

Middlesbrough Council

Development Brief for

Middlesbrough College

Marton Campus



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INTRODUCTION

- 1.1 This Development Brief has been prepared by Nathaniel Lichfield & Partners on behalf of Middlesbrough Borough Council and Middlesbrough College.
- 1.2 The document has been prepared to assist Middlesbrough College's proposals to relocate to a new single-site campus at the Middlehaven regeneration site in central Middlesbrough.
- 1.3 The document is structured as follows:
 - Strategic Context and Aims (Section 2.0)
 - Site and Surroundings (Section 3.0)
 - Policy Framework (Section 4.0)
 - Consultations (Section 5.0)
 - Design Concept and Development Principles (Section 6.0)
 - Implementation (Section 7.0)

STRATEGIC CONTEXT AND AIMS

2.1 The information in this section is presented as follows:

- Middlesbrough College
- The Relocation Proposals
- The Need for Development Briefs
- The Development Brief Preparation Process and
- Scope, Structure and Purpose of the Development Briefs

2.2 Each matter is now explained in turn.

Middlesbrough College

2.3 Middlesbrough College has existed in its present form since 1st August 2002, following the merger of Middlesbrough College and Teesside Tertiary College. The college is currently based on four campuses at Kirby, Longlands, Marton and Acklam.

2.4 The strategic aims of the College can be summarised as follows:

- Provide a responsive, relevant and accessible curriculum to meet the needs of its learners
- Ensure effective learning and high levels of achievement through excellent teaching and support
- Enable all staff to develop their skills and acquire knowledge to meet the changing needs of learners, employers and the wider community
- Implement an infrastructure and physical environment that supports excellence in teaching and learning
- Embed equality and diversity in all its activities
- Contribute to the development of the Tees Valley Vision and Regional Economic Strategy

2.5 However, the ability of the College to achieve its strategic aims is inhibited by a number of factors including:

- Obsolete teaching accommodation not compliant with modern standards
- Obstacles to access for the disabled
- Unsustainable running and maintenance costs
- Duplication of facilities – diseconomies of scale
- Various constraints to expansion at existing sites

2.6 Taken together, these constraints result in a learning and teaching environment that is outdated and unacceptable.

The Relocation Proposals

2.7 Middlesbrough College is therefore proposing to relocate from its existing four campus sites and consolidate its operations on a single-site purpose-built facility at Middlehaven.

2.8 Middlehaven is a 250 acre riverside site that is to be the focus of a major regeneration initiative to create a mixed-use development, connected to the town centre and beyond by improved transport links. Within the redevelopment area a site has been identified for a new campus. Middlesbrough College believes that the site represents the optimum location, being highly accessible to existing and future students. The proposals, if successful, would enable the expansion and development of the existing portfolio of courses in modern teaching accommodation, compliant with up-to-date standards. This would allow greater choice to students and provide a better learning environment. In addition to teaching facilities, the new campus is proposed to include a nursery and other support services that will benefit the wider population.

2.9 The move to Middlehaven has the full support of Middlesbrough Borough Council and Tees Valley Regeneration, the drivers of the Middlehaven initiative. The partners believe that in addition to delivering the vital teaching improvements outlined above, the creation of a new College at the site would, as a key development component, inject early impetus into what is a key flagship project for the wider area. Furthermore, as a result of its proximity both to the town centre and to the other planned developments at Middlehaven, 'spin-off' benefits to local businesses are anticipated.

2.10 Key to the success of the College proposal is the securing of an adequate level of funding from the Learning and Skills Council (LSC). To this end, Middlesbrough College submitted an outline bid for funding at the end of March 2004.

The Need for Development Briefs

2.11 Through early discussions between representatives of Middlesbrough College and officers of various departments of Middlesbrough Borough Council it was agreed that the most appropriate approach was one of joint-working towards the preparation of a Development Brief for each of the existing sites.

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2.12 The function of the Development Briefs is to provide clear guidance from Middlesbrough Borough Council to Middlesbrough College on the type and form of development that is considered appropriate in the context of its Adopted Local Plan, and other relevant planning policies. In doing so, the Development Briefs provide Middlesbrough College with the necessary degree of certainty to enable an accurate funding submission to the LSC, based upon a realistic development.

2.13 The Development Briefs have been approved by Middlesbrough Council's Corporate Management Team and the Council's Executive and are therefore afforded the status of official Council planning documents. The Development Briefs will represent a significant material consideration in the determination of any planning application for the development of each site.

2.14 As a major academic institution which is deeply engrained within the community it serves, Middlesbrough College is keen to ensure that it can be proud of the redevelopment of each of its existing sites. Middlesbrough Borough Council is also keen to see that opportunities for high quality development at the sites are fully realised, within the context of relevant planning policy. The Development Brief approach is considered to represent the best means of ensuring the delivery of these goals.

The Development Brief Preparation Process

2.15 In order to assist in the preparation of the Development Briefs, Nathaniel Lichfield & Partners (NLP), planning consultants and urban designers, was commissioned by Middlesbrough Borough Council and Middlesbrough College. This was made possible by funding from the Tees Valley Partnership.

2.16 In the preparation of each Development Brief there has been close liaison between NLP, officers of the various departments of Middlesbrough Borough Council, and representatives of Middlesbrough College and its own appointed professional team of advisors. The Development Briefs have drawn upon comments made by Council members at an interim stage in the process. They have also drawn on comments of the wider public, obtained via a series of manned community engagement events held at the respective College sites.

Scope, Structure and Purpose of the Development Brief

2.17 This Development Brief sets out the aims and re-

quirements for the redevelopment of the Marton Road Campus site. It provides information on:

- The physical context of the site
- The relevant planning policy framework, against which proposed uses should be considered
- Guidance on suitable future use
- Guidance on suitable design influences and principles and
- The information required to support a planning application for the redevelopment of the site

2.18 The Brief should be considered in conjunction with Middlesbrough Borough Council's adopted Local Plan. This document has been prepared in line with 'Planning and Development Briefs: A Guide to Better Practice' (DETR, 1998) which was based on research work carried out by Llewellyn Davies and Drivers Jonas. Whilst it provides design guidance it is not intended to fulfil the role of a detailed Design Brief and it should not be used as such.

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SITE AND SURROUNDINGS

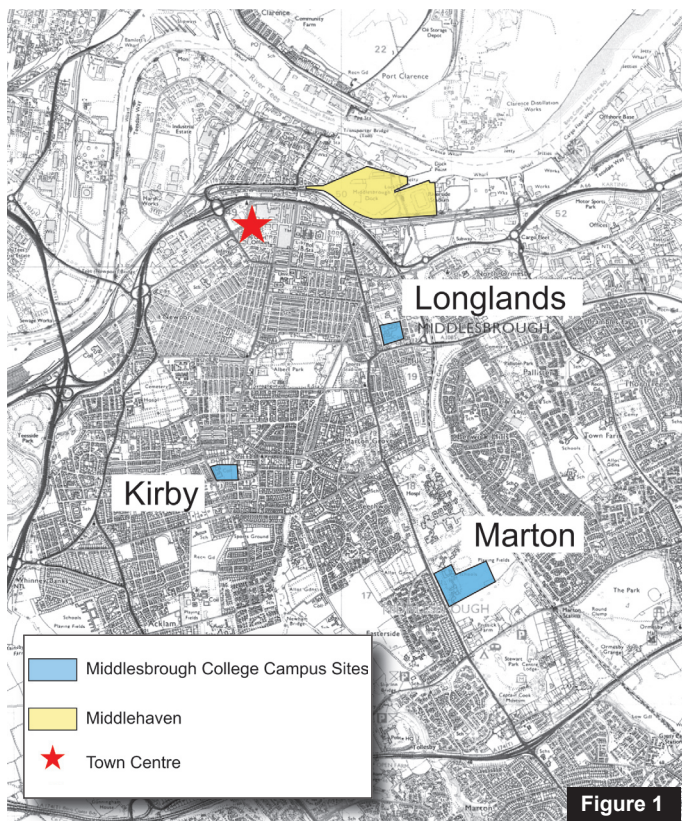
3.1 The information in this section is presented as follows:

- Site Location
- Site Description
- Access
- Ownerships and Other Interests
- Surrounding Area
- Planning History

3.2 Each matter is now considered in turn.

Site Location

3.3 Figure 1, below, illustrates the location of the site.



3.4 The Middlesbrough College site at Marton is located on the east side of Marton Road (A172), approximately 3.5km to the south of Middlesbrough Town Centre. The campus is bounded to the north by Brackenhoe School (now closed), James Cook University and St Luke's Hospitals, and to the south by Prissick Sports Centre and playing fields. The eastern boundary is formed by the edge of an area of rough grassland that lies beyond college sports pitches. Beyond this grassland is the Community Forest area around Ormesby Beck and a protected railway corridor that

runs between Middlesbrough and Nunthorpe and is adjacent to the Middlesbrough to Whitby line. This transport corridor is protected by both regional and local policy and is identified as having potential as a future strategic rail route. This is discussed later, in the policy framework section of this document.

3.5 The broad area within which the site lies is characterised by two major land-uses: institutional land-uses such as hospitals, schools and a sports centre; and residential land-use on the west side of Marton Road.

3.6 On the east side of Marton Road the land-use is primarily institutional in nature, with the now vacant Brackenhoe School and the two hospitals beyond, on the northern boundary of the College site. To the south is the Prissick leisure complex, which comprises a large expanse of playing fields, and an indoor tennis facility accessed off Landgate Lane (B1380).



3.7 On the west side of Marton Road, the land-use is predominantly residential. The residential area of East-side lies opposite the College site on the west side of Marton Road and incorporates a local shopping centre and two primary schools. The houses fronting Marton Road are predominantly two-storey, semi-detached, brick-built villas (Photograph 1).

Site Description

3.8 The site comprises 12.16ha and consists of three areas of differing character, each of which is now discussed.

3.9 The area immediately adjacent to Marton Road comprises a broad grassed strip bounded by a hedge. Within the grassed area, a line of mature trees exists along the Marton Road boundary, parallel to the road. A further two avenues of trees run either side of the

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main entrances into the site (photograph 2), in addition to a tree group in the southern part of this area, adjacent to the building in current use as a nursery. Another line of trees runs along the outside southern boundary with the Prissick sports ground (photograph 3). The Marston Road area within which the site lies is characterised by mature tree planting and the frontage area of the College site clearly contributes to this character, the trees giving the site the appearance of maturity and establishment.



Photograph 2: The avenues of trees at the entrance to the site

3.10 The second area is that containing the College buildings. The College buildings are generally two and three storeys in height, with flat-roofs (Photograph 4). None of the buildings are listed. Amongst the buildings it is important to note the presence of changing facilities, used in conjunction with the playing fields to the east of the buildings, and also the 'Gymworld' facility. Around the buildings significant external areas are laid out as car parking, with provision for 456 cars.



Photograph 4: The flat-roofed College buildings



Photograph 3: Mature trees along the Southern boundary of the site

3.11 The third area is the eastern part of the site, comprising playing fields on which the playing pitches are laid out (Photograph 5). Whilst the exact layout is the subject of rotation, the playing field area provides a total of 4 pitches for both football and rugby, and a residual area nearest the building 'footprint, that is used to provide a training grid. The College considers that there is little scope to provide additional pitches within the playing field, as a result of its size and topography. It is understood that the pitches are undrained, and that this results in problems of waterlogging in certain areas.

3.12 It is the intention of the College to retain a playing field function at the Marston site, sufficient to enable the ongoing grass playing pitch requirements of its students to be met, possibly in conjunction with the use of other playing pitches elsewhere in the town. The playing pitches at the site are used solely by the College and, for reasons of limited pitch play capacity, are not currently available for public usage.

3.13 To the north of the College's playing field area are adjacent pitches and a disused running track formerly used by Brackenhoe School. The use of these facilities ceased with the closure of the school. The Brackenhoe School site is in the ownership of Middlesbrough Borough Council.

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Photograph 5: The Playing Pitches

Existing Access

- 3.14 Vehicular access to the site is via a one-way loop onto Marton Road (A172), which is a main arterial route into and out of Middlesbrough. The A172 is a heavily trafficked road and the College contributes to this as a significant traffic generator. Currently, vehicles leaving the site at peak traffic times, experience difficulties in turning right onto Marton Road.
- 3.15 The site is well located for access to the A66 (west and east), the A19 (north and south), and the A1085 (east). The site is also well served by public transport with frequent bus services connecting to Middlesbrough Town Centre and calling at the stops on both sides of Marton Road close to the site.
- 3.16 Regional and local transport policy protects a transport corridor, which runs north to south beyond the eastern boundary. Alongside this is the route of the railway that runs between Middlesbrough and Whitby. The nearest railway station, on the Whitby line, lies approximately 1km to the south east of the college site. Trains from this station link via Middlesbrough station to the main east coast line. The site also lies in close proximity to a footpath/cycleway that runs east-

west, to the immediate north of the site. This route connects to others that run north, towards the town centre, south, east and west.

Ownerships and Other Interests

- 3.17 Middlesbrough College has owned the site since the merger of Middlesbrough College and Teesside Tertiary College in August 2002.
- 3.18 The outline of the College's ownership interlocks with land currently owned by Middlesbrough Education Department to the north of the site.
- 3.19 There is also an access arrangement between Middlesbrough College and Middlesbrough Council to enable users of the building to the south of the former Brackenhoe School buildings to gain both access and egress from Morton Road. A revised arrangement will need to be agreed with Middlesbrough Council as part of the proposals for the redevelopment of the campus site. Land to the south is part of the Prissick sports grounds and is owned by Middlesbrough Borough Council.

Planning History

- 3.20 Information available from 1975, regarding the planning history of the site, indicates that the site has been used for educational purposes since that time. There have been several permissions granted for minor works such as extensions to class room accommodation and erection of fencing. However, the documented history does reveal a gradual reinforcement of the sports facilities on the site until the mid-1990s.
- 3.21 There have been no planning applications that are considered to have a significant bearing on the guidance set out in this document.

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PLANNING FRAMEWORK

4.1 The purpose of this section is to provide a brief overview of policy guidance, considered relevant to proposals for redevelopment of the site. This is set out as follows:

- Middlesbrough Local Plan
- Tees Valley Structure Plan
- National Planning Policy Guidance
 - PPG 3: Housing (2000)
 - PPG 13: Transport
 - PPG17: Sport, Open Space and Recreation

4.2 The relevant guidance of each is now summarised.

Middlesbrough Local Plan

4.3 The Middlesbrough Borough Local Plan was adopted in August 1999. An extract from the Local Plan Proposals Map illustrating the site and its surroundings is shown below.

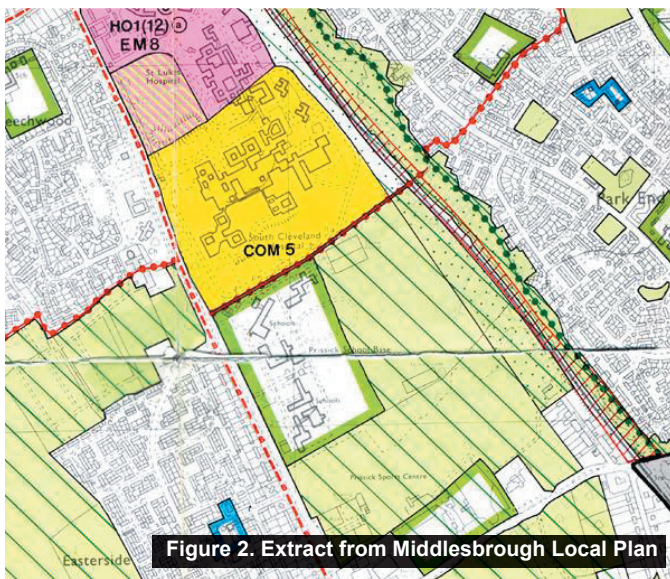










Figure 2. Extract from Middlesbrough Local Plan

	E7	Primary Open Space
	COM1 COM2 COM3 COM5	Community Uses Proposed
	EM8 HO1 HO10 HO3	South Cleveland Hospital (Part)
	E10	Secondary Open Space
	TR4	Bus Priority
	E6 TR11	Existing major footway
	E4, E6	Greenlinks - Existing
		Green Wedge

Open Space

4.4 Three Environment and Recreation policies are directly relevant to the subject site. The site is allocated in the plan under policies E2, E7 and E10.

4.5 Policy E10, Secondary Open Space identifies a rectangular area encompassing the existing developed areas of the Marston site and the former Brackenhoe School. As a result of its rectangular configuration the designation also takes in an amount of undeveloped playing field area that is in the College's ownership. Policy E10 permits development of such sites where it would not result in the loss of an area of significant value as a recreational, visual or amenity resource. In all cases where development is acceptable the predominantly green character of the open space should still be retained. Any development of the Marston site should therefore seek to retain any visual amenity value of the site, especially in views from Marston Road.

4.6 Policy E2 designates land to the east of the Secondary Open Space as Green Wedge. This policy does not allow development that would:

- Involve residential development not required for agriculture or forestry or substantial building works; or
- Affect the predominantly open, green character of a Green Wedge or create undue nuisance or disturbance to occupiers of nearby properties or to quiet enjoyment of the open space in the Green Wedge; or
- Harm visual amenity; or
- Impair public access to green wedges

4.7 Policy E7 designates the same portion of the site as Primary Open Space, which safeguards land from development, and explaining that:

'Exceptions will only be made for development which complements its function, or is of overriding benefit to the community as a whole and does not result in significant loss of open space which is:

- *Within a defined Green Wedge (policy E2) ; or*
- *Necessary for meeting existing needs or suitable for meeting future needs or deficiencies for public open space (policy E9) or outdoor sports (policy E14) and cannot be satisfactorily replaced by an alternative provision elsewhere; or*
- *In custom or practice used for public recreation, unless replaced by alternative provision of similar quality and accessibility*

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Any development which meets these criteria must be of a scale, design and location which does not harm the character, visual amenity, nature conservation value or recreational value of the remaining space, either on its own or cumulatively with other development.'

- 4.8 Collectively Policies E2 and E7 therefore afford considerable protection against built development.
- 4.9 Policy E12, which relates to outdoor sports provision, states that there should be 1.6ha of open space per 1,000 people for the population of Middlesbrough. New development is required to provide open space to meet this standard, unless adequate provision exists in the vicinity. Similarly, Policy E9 requires new residential development to ensure that no deficiency exists in the provision of parks (at least 0.8ha per 1,000 of population, for general-purpose housing).

Housing

- 4.10 Policy HO6 states that proposals for residential development on unallocated land within the defined limit to development will be approved provided that general development policy criteria are met Policy E1, and the land is not protected open space or Green Wedge land. In the context of this policy, 'protected open space' relates to Primary Open Space rather than Secondary Open Space.
- 4.11 Policy HO9 states that permission may be granted for higher density developments within or adjoining the town and district centres, close to shops or community facilities and close to public transport routes and main cycleway/footpaths.
- 4.12 Policy HO10 states that an element of affordable housing will be sought by the Council for all developments over 25 dwellings or 1 hectare, with the amount and form to depend upon local circumstances.
- 4.13 In addition, Policy HO17 explains that, in determining applications for new housing, the Council will seek to negotiate an element of housing designed to meet the needs of the disabled. All new homes with ground floor accommodation should also be built in accordance with the Council's Visitability and Lifetime Homes Guidelines in compliance with Policy HO16.
- 4.14 Policy HO15 states that new community facilities, particularly recreational, will be sought through planning conditions and obligations, appropriate to the scale of the proposed development.

Design and Appearance

- 4.15 In relation to the design and appearance of new development, Policy E30 of the Plan (Appendix A) lists a number of design principles to which development proposals should have regard. These include:
- the space between buildings
 - durability of the visual attractiveness of buildings
 - the character of the area
 - frontages to major routes and public spaces
 - the impact on open land at the urban edge
 - views and vistas
 - opportunities taken to provide landmark buildings
 - attractiveness and convenience of pedestrian movement
 - design for the needs of the elderly and those with restricted mobility
- 4.16 Policy E1 also lists a number of factors to which the Council will have regard when determining planning applications, including external appearance, layout, the effect on the environment, protected open space, amenity, and highway safety and infrastructure.
- 4.17 Policy HO8 sets out a number of similar requirements for new residential developments, including measures to reduce potential noise pollution from neighbouring uses and reduce the potential for crime through various design principles. Policy E31 also explains that development should incorporate measures to reduce the opportunities for crime, and Policy E32 requires landscaping to be integral to the design of new development.
- 4.18 Policy E49 states that, when assessing proposals for development on main approach routes, of which the A172 is one, particular regard will be had to the quality of design and landscaping.

Transportation

- 4.19 In relation to transport, Policy TR1 indicates that planning permission for substantial developments outside the town centre will only be granted where adequate public transport is made or exists, and no building is more than 400m walking distance from a bus stop or rail halt.
- 4.20 Policy TR4 of the Local Plan protects the Bus Priority Measure route along Marton Road (along the west boundary of the site) into the town centre. On the east side of the site Policy TR5 protects a potential future transport route between Middlesbrough and

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Nunthorpe, running alongside the Middlesbrough/Whitby Railway.

- 4.21 Policy TR9 states that permission will only be granted for new residential developments where traffic-calming measures are incorporated into the design and layout of internal roads. Policy TR10 also states that new development should, where appropriate, include safe, convenient and attractive pedestrian routes, linking to existing networks, public open space, local facilities and amenities, and public transport. Policy TR12 requires provision for cyclists in new developments, where possible connected to the existing network, and TR13 requires secure provision for cycle parking. In addition, Policy TR14 requires reasonable and practical provision for the movement of people with disabilities.
- 4.22 Policy T17 states that proposals involving the creation of new access points on the A172 (Marton Road), will not normally be permitted. Any new development would, therefore, be required to restrict the number of access points to two, as currently serve the College site.

Tees Valley Structure Plan

- 4.23 The Tees Valley Structure Plan is the strategic plan for the Tees Valley area, which includes Middlesbrough. The Structure Plan was formally adopted by the five constituent boroughs in February 2004.
- 4.24 Policy H1A of the Structure Plan states that the target for the proportion of housing development to be provided on previously developed land and buildings is 60% by 2008 and 65% by 2016. Policy H4 explains that higher densities should be sought in accessible locations. Policy H6 states that, where appropriate, proposals should provide for a range of house types.
- 4.25 Policies T5, T6 and T25 state that development should be located and designed to give priority to pedestrians, cyclists and public transport provision. Policy T27 explains that contributions towards funding for public transport, walking and cycling improvements will be sought from developers, where appropriate, and Policy T26 states that maximum parking standards will be imposed at new developments.
- 4.26 L1 states that priority will be given to leisure, recreation and tourism developments that are located on brownfield land and close to the communities they are designed to serve. They should make adequate provision for the disabled, be within easy reach of

public transport, and enhance the amenity and environment of the surrounding area. Policy L2 explains that demand created for small scale leisure facilities should be provided within or close to that development.

- 4.27 Leisure, Recreation and Tourism Policy L10 protects playing fields from development. Development will only be permitted if alternative provision of equivalent community benefit is provided, or where the facilities in question can best be retained through the redevelopment of a small part of the site. Development may also be permitted in areas where there is an excess of provision, taking into account the amenity value of such provision as well as the recreational value.
- 4.28 Policy ENV14 identifies areas of Green Wedge, as designated in the Local Plan at Marton, and states that they will be retained for open land uses or to maintain local identity. Supporting text to this policy states that development within Green Wedges should not adversely affect their open character.
- 4.29 Policies T5, T6 and T25 state that development should be located and designed giving priority to pedestrians, cyclists and public transport provision. Policy T27 explains that contributions towards funding for public transport, walking and cycling improvements will be sought from developers, where appropriate, and Policy T26 states that maximum parking standards will be operated for parking

National Planning Policy Guidance

- 4.30 National planning guidance is provided in Planning Policy Guidance Notes (PPGs), to be replaced in the future by Planning Policy Statements (PPSs), some of which have recently been published in draft form. This section of the Development Brief therefore concentrates on the relevant guidance of the finalised PPGs. Nevertheless it is important for prospective developers to acknowledge the future amendments to the PPGs and the emerging system of PPSs that may be in place at the time of any future planning application.

PPG 3: Housing (2000)

- 4.31 PPG3 provides guidance in relation to new housing development. Its principle aim is to promote more sustainable patterns of development, prioritising the development of previously developed land and conversion of existing buildings within urban areas to provide new housing.

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4.32 PPG3 also encourages more efficient use of land, by developing at densities of between 30 and 50 dwellings per hectare, particularly at sites close to good quality public transport facilities.

4.33 The guidance states that new developments should help to achieve a better social mix, by assessing local housing needs and delivering affordable housing. The design and layout of new housing must be informed by the wider context, having regard to the townscape and landscape of the wider locality.

PPG 13: Transport (2001)

4.34 The PPG's key objectives are to:

- promote more sustainable transport choices
- promote accessibility to facilities including shopping and leisure by public, transport, walking and cycling, and
- reduce the need to travel, especially by car

4.35 Local authorities are encouraged to actively manage the pattern of urban growth to make the best use of public transport. New development should help to create places that connect with each other sustainably, providing the right conditions to encourage walking, cycling and the use of public transport.

4.36 PPG13 records that schools are major generators of travel.

PPG 17: Sport, Open Space and Recreation

4.37 PPG17 provides guidance on the role of the planning system in promoting opportunities for provision of facilities for sport and recreation, and for safeguarding open space including that which provides playing fields.

4.38 PPG17 provides advice on assessing applications for the development of playing fields, explaining that in advance of an assessment of need, as is currently the case in the, planning permission for such developments should not be allowed unless:

- a) the proposed development is ancillary to the use of the site as a playing field (eg new changing rooms) and does not adversely affect the quantity or quality of pitches and their use
- b) the proposed development only affects land which is incapable of forming a playing pitch (or part of one)
- c) the playing fields that would be lost as a result of the proposed development would be replaced by a playing field or fields of equivalent or better quantity and quality and in a suitable location, or

d) the proposed development is for an outdoor or indoor sports facility of sufficient benefit to the development of sport to outweigh the loss of the playing field

4.39 PPG17 recognises that development may provide the opportunity to substitute for any loss of open space, or sports or recreational facility, and this is considered relevant both to the existing changing accommodation at the site and also the 'Gymworld' facility. PPG17 explains that substitute facilities should be at least as accessible to current and potential new users, and at least equivalent in terms of size, usefulness, attractiveness and quality. It adds that, in considering planning applications for development within or adjoining areas of open space, local authorities should weigh the benefits being offered to the community against the loss of open space that will occur.

4.40 Whilst not incurring a requirement for Sport England consultation it is also relevant to recognise PPG17 advice that:

"Existing open space, sports and recreational buildings and land should not be built on unless an assessment has been undertaken which has clearly shown the open space or the buildings and land to be surplus to requirements.... In the absence of a robust and up-to-date assessment by a local authority, an applicant for planning permission may seek to demonstrate through an independent assessment that the land or buildings are surplus to requirements. Developers will need to consult the local community and demonstrate that their proposals are widely supported by them."

4.41 In the above regard, we are aware that the Prissick Building houses the well-used 'Gymworld' facility which has a regional function. It is understood that the College intention is to provide a suitable replacement facility at the proposed new Middlehaven campus. On this basis the above policy requirement should be capable of being satisfactorily addressed.

CONSULTATIONS

5.1 This section provides details of the responses by those who were consulted during the preparation of this Development Brief.

Feedback from Statutory Consultees

5.2 The following organisations were consulted with regard to the potential redevelopment of the site during the preparation of this Development Brief:

- Northumbrian Water
- The Environment Agency
- British Telecom
- Transco
- Northern Electric
- Tees Archaeology
- Middlesbrough Borough Council Community Protection Service
- Cleveland Police

5.3 Copies of the responses received from each organisation are available from Middlesbrough Council. At this stage it is not considered that any of the requirements are unduly onerous, however the statutory bodies will require to be consulted again in the event of a detailed planning application for the development of the site.

Sport England

5.4 Early discussions highlighted the need to fully understand the implications of proposals to develop playing field land or sports facilities at the site, and the circumstances in which Sport England would require to be notified as a statutory consultee in the event of a planning application. Accordingly, a meeting was held between representatives of NLP and Sport England's Planning Manager for the area. At the meeting Sport England confirmed that the provision of the replacement changing accommodation required by the College to enable ongoing pitch use at the site would or principle, replacement an acceptable circumstance for pitch loss, subject to its exact location and specification.

Public Comments

5.5 A public exhibition was held at the College site on 10 March 2004, manned by officers of Middlesbrough Borough Council and representatives of NLP and Middlesbrough College. Comments made both at the exhibition and subsequently, via the comments slips provided included:

- There is a need to assure the public that no increase in traffic will result from development
- The retention of the open grassed frontage with its existing trees is supported
- High quality housing should be provided at the site
- There is a need to incorporate the gymnastics facility into the development at Middlehaven
- The future plans for the former Brackenhoe School site should be taken into account in any development proposals

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DESIGN CONCEPT AND DEVELOPMENT

6.1 This section sets out the issues to be considered and the principles to be followed when preparing a design concept for the Marton site. The guidance is set out under the following headings:

- Acceptable Land Uses
- Overall Approach to Development
- Design Requirements
- Density, Diversity and Height
- Privacy and Spacing Standards
- Sport Provision
- Open Space and Landscaping
- Access, Parking and Movement

Acceptable Land-uses

6.2 Following an analysis of relevant national and local planning policy guidance and a site assessment, housing was identified as the preferred land use for the Marton site. The site comprises previously developed land within an urban area and performs well against the tests set out at paragraph 31 of PPG3. In this context, it is considered that proposals for residential development in accordance with the relevant policies of the Middlesbrough Local Plan, would be acceptable in principle on the site.

6.3 As indicated in earlier sections, cognisant of existing traffic levels on Marton Road a survey of vehicle movements generated by the College was undertaken in February 2004. Having assessed the findings of that survey, the Council considers that the site is capable of accommodating a maximum upper limit of around 275 dwellings, based upon an assumed standard house type mix.

6.4 The retention of the existing nursery use within the redevelopment of the site would be acceptable. The new nursery should provide at least as many places as the current facility.

6.5 An element of open space will also be necessary within any redevelopment proposals. More detailed guidance on the location and appearance of the open space within the site is provided later in this section.

6.6 Uses that are unlikely to be acceptable for this site include industrial development and retail development. Such uses are considered unacceptable for a number of reasons including their potential effect on existing residential amenity, and their likely conflict in principle with national policy which directs 'key town centre uses' to more centrally located sites. Emerging national planning policy proposes to extend the list of

'key town centre uses' to also include uses such as offices, hotels and health clubs.

Overall Approach to Development

6.7 There should be a holistic approach to the design and development of the site to ensure that the layout and built form are in keeping with the surrounding area. The existing mature landscape features should be incorporated into the development proposals as these features provide an important opportunity to assist in the integration of new development into the area. Figure 3, below illustrates the total site area.

6.8 Figure 3 illustrates the area considered to represent the extent of the developable area of the Marton site, effectively comprising that part of the site occupied by the Middlesbrough College buildings and representing 'previously developed' land.

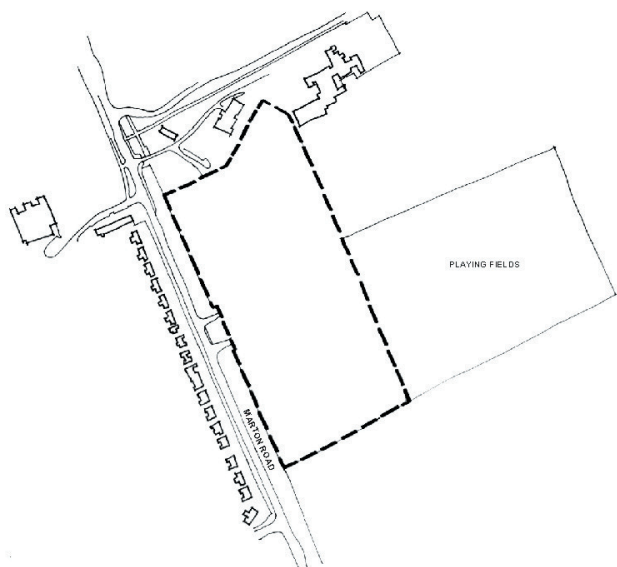


Figure 3. The Developable Area

Design Requirements

6.9 As indicated a holistic approach is required. For a site of this size, it is therefore considered appropriate that a design statement for the entire site is submitted to accompany an application for the site's development.

6.10 The scale and massing of new built form should be arranged in a way that respects the surrounding landscape and built character. Development blocks should be organised within the framework of the existing mature landscape structure to aid integration of new buildings with the surrounding area. The aim should be that all new buildings are designed and located so as to enhance the general character and appearance of the residential development along this stretch of Marton Road.

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Density, Diversity and Heights

- 6.11 Re-development of this site presents an opportunity to provide a sustainable development with a broad mix of housing types. The average built density over the site should be around 30 units per hectare, in line with current sustainability policy.
- 6.12 The site can be viewed in several parts when considering appropriate heights and types of development. Development along the western boundary, fronting Marton Road, should be no more than 2 storeys in height to be in keeping with the existing housing in the area, particularly that opposite the site. Areas further into the site, at the north and south edges of the site, can accommodate developed at a maximum of 2.5 storeys, while inner areas of the site, adjacent to the access roads, are considered capable of accommodating 3-storey development.
- 6.13 Figure 4 below indicates maximum storey heights. It also proposes a new building line along Marton Road, considered capable of retaining the existing open frontage character, and also adding visual interest. In broad terms the line is derived by connecting the front face of the existing nursery building at the southern end of the site with that of the Brackenhoe School buildings beyond the site's northern boundary.

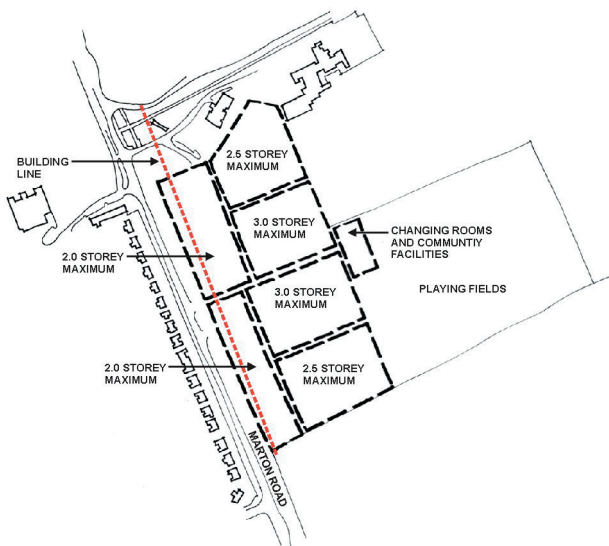


Figure 4. Building Heights and Lines

Privacy and Spacing Standards

- 6.14 Due regard should be had to the design standards set out in the Middlesbrough Local Plan, including adherence to the well established minimum distance of 21m between habitable rooms of existing dwellings adjacent to the site and new dwellings within the site.
- 6.15 The Council is prepared to relax this standard within the site (i.e. new dwelling to new dwelling) for the development of the interior of the site, where the developer can demonstrate that it is necessary in order to meet other requirements of this Development Brief such as necessary development densities or where it would bring about other planning benefits.
- 6.16 The form and layout of new buildings and open space should be prepared in line with the guidance provided by the Secure By Design guide and Circular 5/94 on Planning Out Crime. The Middlesbrough Police Crime Prevention Design Advisor should also be consulted at an early stage of the design process to identify site specific issues arising from the proposals.

Sports Provision

- 6.17 As indicated earlier PPG17 permits development of existing playing fields where it is for development that is ancillary to the use of the site as a playing field, citing new changing rooms as an example, where this does not adversely affect the quantity or quality of pitches and their use.
- 6.18 The existing College changing facility is provided within its complex of buildings. In order to enable the ongoing use of its playing fields by students the College will require the provision of new changing accommodation capable of adequately serving its anticipated users and constructed to an appropriate specification. The College has also indicated that within its existing playing field area there are areas which could potentially accommodate new changing accommodation without compromising its ability to provide 4 pitches, as existing.
- 6.19 In the event of this approach, there would be a requirement to notify Sport England as a statutory consultee. Sport England has also indicated that any changing accommodation should be provided in a location that enables it to properly serve its users. Such accommodation would also be required to be accompanied by an appropriate amount of car parking. Whilst the previous figure on which maximum storey heights are indicated figure suggests a potential location for a new changing facility, it should be recognised that no discussions as to location or size have been held with Sport England officers.

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6.20 Alternatively, new changing accommodation could be provided within the existing built 'footprint' area, without the need for statutory consultation of Sport England.

6.21 Additionally, there may be scope to provide nursery or other community facilities as part of a single block also providing changing, perhaps with 2 storeys.

6.22 In the event of playing field development for non-ancillary uses being proposed then there would obviously be a requirement to satisfy other criteria of PPG17 as well as that of relevant Sport England guidance. Should such an approach be pursued then it is advised that developers liaise with officers of the Council's Leisure Section in order to explore the potential to deliver necessary replacement provision on the adjacent Council-owned Prissick sports ground. Other options may include the creation of new grass pitches at the proposed new campus at Middlehaven. Discussions with Sport England indicate that it is unlikely that the provision of new all-weather pitches at the Middlehaven site would be viewed as a suitable replacement for grass pitch loss.

6.23 As also indicated previously, it is assumed that the existing 'Gymworld' facility will be re-provided at the proposed new College site.

Open Space and Landscaping

6.24 The design of any new development on the site should demonstrate a robust landscape framework that links with surrounding landscape and streetscape.

6.25 As indicated earlier a defining landscape feature of the site is the grass strip that runs along its western side adjacent to Marton Road. New development should be set back to the existing building line, indicated on Figure 4.

6.26 There is a line of mature trees along the front of the site, at Marton Road and another along the southern boundary with Prissick sports ground. Avenue tree planting extends into the site along the two existing access roads. Full advantage should be made of these features to aid the visual integration of new development into the surrounding area. Tree loss should be avoided, although some loss in order to allow adequate visibility splays associated with the necessary new highways accesses is likely to be necessary. Tree loss for other reasons will only be justifiable with reference to a full arboricultural survey.

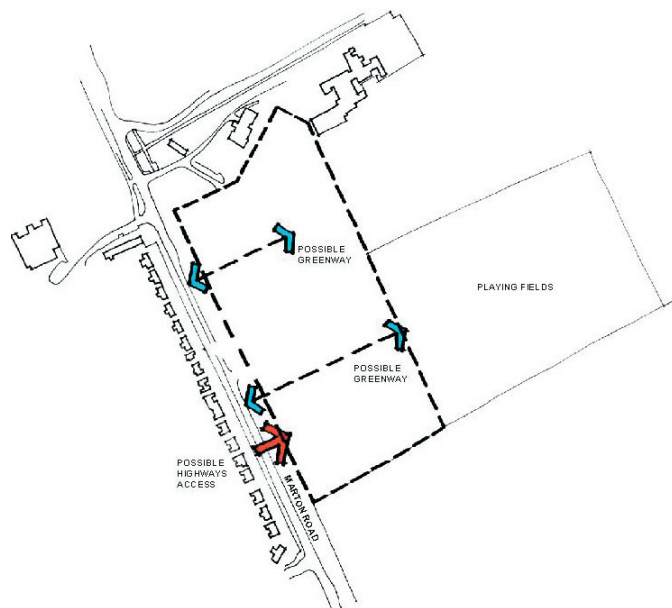


Figure 5. Potential Access Points

6.27 As a minimum, open space should be provided in accordance with the requirements of Local Plan policy. In addition to the open space along the western boundary, smaller areas of open space should be provided throughout the development and incorporating the existing tree planting.

6.28 As indicated, Local Plan policy requires that the green character of the site is maintained. The developer should therefore produce a detailed landscape scheme for the site.

6.29 Private arrangements for the management and maintenance of all areas of open space and landscaping within the site for an agreed period should be made by the developer, and subject to a suitable agreement, to be confirmed with Middlesbrough Council.

Access, Movement and Parking

Access

6.30 Figure 5 indicates the general location of new access points at the site.

6.31 New development on this site should be served by one access point sited in the general vicinity of the existing access arrangement. As this development will exceed 50 dwellings it will be necessary for an emergency access to be provided at a location to be agreed.

6.32 It must be noted that there is an existing access arrangement through the site to the Brackenhoe School site, part of which is to be released as a development

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site. This may have implications on site layout of the College site as the Marlon Road access point is currently the only route to this proposed development.

Movement

- 6.33 It is essential that the level of traffic generated by the proposed development does not exacerbate the existing traffic patterns in this area. Traffic counts have been carried out to ascertain the current traffic flow at the site. The TRICS database has been used to determine the level of traffic that would be generated by a residential development in this location. Using this information in conjunction with the traffic counts has resulted in an estimation of an acceptable number, in highway terms, of residential dwellings. It is felt that this site can accommodate some 275 dwellings without prejudice to the highway network.
- 6.34 Proposals should also be accompanied by a Green Travel Plan setting out the measures by which the use of non-car modes by users of the proposed development will be encouraged.

Parking

- 6.35 Parking should be provided in accordance with the requirements of the Middlesbrough Local Plan and Design Guide and Specification for Residential and Industrial Estates Developments. This states that the requirement is for 2 spaces per household, which in a conventional development will consist of a garage and a drive of 6m in length. In a flatted development 1.5 spaces per dwelling is the maximum provision. This reflects the Government's emphasis on securing a sustainable residential environment.
- 6.36 Any on-street parking should be organised in way that does not result in its dominance within the streetscape or impingement of other activities on the street.
- 6.37 Cycle parking and storage facilities should be provided at appropriate locations within the site in order to encourage the use of non-car modes.
- 6.38 'Greenways' providing pedestrian and cycle access through the site to Marlon Road should be provided, capitalising on the existing tree-line avenues.

IMPLEMENTATION

Status and Role of Development Brief

- 7.1 This Development Brief has been prepared to complement and provide more detailed site-specific advice for potential developers than the Middlesbrough Local Plan.
- 7.2 Proposals for the development of the site must be able to demonstrate that the guidance has been followed and that the proposed development fully complies with the requirements of this Development Brief.

Submission Requirements

- 7.3 In addition to the standard requirements of a planning application, the minimum requirements of submission material are:
 - A detailed site layout plan illustrating the proposed development including all buildings, roads, footways, landscaping, walls and fencing as well as information regarding the phasing of development
 - A design statement, supported by graphical material, to illustrate how the development fits in with the surrounding area
 - For housing development the following information should also be included:
 - House types (including details of floor areas, bedrooms and persons per dwelling)
 - Density (dwellings per hectare)
 - The number and layout of garages/parking spaces
 - Materials
 - A Transport Assessment, a fundamental requirement of which is to demonstrate that proposals will not materially worsen the existing traffic situation on Marton Road
 - A 'Green Travel Plan' identifying the most ecologically sound and sustainable methods of travel between the site and various destinations (to be agreed with the Council). The Plan should also investigate ways in which to encourage the use of these methods of travel, such as active promotion of cycle use on various routes, and commit to manage and monitor implementation of the plan
 - 1:500 landscaping layout plan indicating plant mixes, species, size and spacing. The landscape layout should also indicate the details, including height and materials of proposed boundary enclosure treatment (e.g. wall, fence

ing or railing)

- An indication of likely drainage routes (subject to detailed design information)

- 7.4 Supplementary Planning Guidance Note No.1 'Planning Obligations' provides advice on the circumstances in which the Council will use planning obligations. In relation to this site, planning obligations may be required in relation to education provision in the locality. The exact amount required will be dependant upon the form and scale of residential development proposed and the educational circumstances at the time of any application.

Marton Campus

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Appendix A

E30 Built Form and Urban Design

Where development proposals are in accordance with policies elsewhere in this Local Plan, the quality of design will be treated as a material consideration in the determination of the planning application. New development will only be permitted where it is demonstrated to be appropriate to its setting in terms of scale, landscaping, layout and accessibility. Where appropriate, regard will be had to the following design principles:

- i) Spaces between buildings are of the utmost importance. Development should create a series of linked and varied spaces defined by buildings and integrating buildings and landscape design, and having clear and specific functions;
- ii) New buildings should be designed to have a durably attractive appearance and be appropriate to their location, an especially high quality design will be expected in the town centre and in conservation areas;
- iii) Within existing areas of distinctive and attractive character, development will be expected to reinforce the established pattern of the built form;
- iv) Development adjoining public spaces or routes (eg roads, squares, parks, major open space, railways, the river) should provide positive and attractive built frontages to them;
- v) Development on or near the urban edge should be so located and designed as to minimise adverse impacts on open land uses, including agriculture;
- vi) Visual interest should be created in details of design as well as overall concept, and opportunities taken to create landmark buildings in appropriate locations, whilst respecting existing views and vistas and the character of their surroundings;
- vii) Developments should provide for attractive and convenient pedestrian movement, whilst minimising opportunities for crime; and
- viii) Design should consider the needs of elderly people, people with disabilities, and others whose mobility is restricted.

Other relevant policies include: listed buildings (E37toE40) conservation areas (E41); energy conservation (E56)

