

<b>Report of:</b>	Executive Member for Regeneration: Councillor Ashley Waters Director of Regeneration and Culture: Richard Horniman
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<b>Submitted to:</b>	Executive - 27 October 2020
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<b>Subject:</b>	Adoption of Development Briefs for Sites at Hemlington North and Hemlington Grange South
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**Summary**

<b>Proposed decision(s)</b>
That Executive adopts Development Briefs for sites at Hemlington North and Hemlington Grange South.

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

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

<b>Ward(s) affected</b>
This report affects Stainton and Thornton Ward. The Ward Member was consulted on both the draft briefs and the outcomes of the consultation.

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

1. To adopt the Development Briefs for sites at Hemlington North and Hemlington Grange South.

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

2. Whilst not part of the Council's Policy Framework, the Development Briefs for sites at Hemlington North and Hemlington Grange South establish guidance concerning how the Council would like to see the sites developed and assist with the disposal process in maximising the capital receipt and achieving an appropriate quality of development. The briefs will function as Supplementary Planning Documents (SPDs) and, upon adoption, will become material planning considerations in the determination of future planning applications. Such decisions fall within the remit of the Executive.

## **Report Background**

3. The Executive approved draft Development Briefs for the development of land at Hemlington North and Hemlington Grange South in March 2020. Both sites form part of the wider Hemlington Grange mixed-use development site that is allocated in the Housing Local Plan (2014). The briefs provide a significant opportunity to support place making in the south of the borough, with both of them supporting sustainable development and high levels of environmental enhancement.
4. Consultation was subsequently undertaken between 29<sup>th</sup> June and 10<sup>th</sup> August 2020, the consultation having being delayed from its intended commencement date of April 2020 due to COVID-19. It was necessary to depart from the consultation standards set out in the Council's Statement of Community Involvement due to the ongoing lockdown restrictions, with the consultation being limited to the following format:
  - Emails and letters were sent to statutory consultees, and other consultees included within the Council's planning consultation database;
  - Letters were sent to residents living within close proximity to the sites, as would be the case for planning applications;
  - Site notices were placed in prominent locations adjacent to the sites;
  - The draft briefs were placed on the Council's website and consultation portal, with hard copies being made available upon request; and
  - Planning officers have been available to discuss the briefs via telephone and email throughout the consultation period.
5. Overall 60 comments were received, 30 relating to the Hemlington North site and 30 relating to Hemlington Grange South. Two reports of consultation have been prepared (one for each development brief, see Appendices 1 and 2), setting out details of these comments and the Council's response to them, with summaries of the key points set out below:

### ***Hemlington North***

6. A significant number of the respondents were concerned about the provision of affordable housing on the site, and the impact that might have on crime and house

prices. Respondents stated that the site should stay green and that there should be no apartments on the site. Respondents were also concerned about the potential increase in traffic from this proposed development and the Hemlington Grange South proposal.

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

7. Respondents were concerned about the traffic implications of additional houses and, in particular, a number of those that responded suggested that there should be a separate access to the site rather than the proposed development being accessed through Elderwood Park.

### ***Next Steps***

8. The Development Briefs have been finalised, taking into account all of the comments received, with some minor amendments being made in view of material planning considerations. The amended briefs are attached at Appendix 3 (Hemlington North) and Appendix 4 (Hemlington Grange South). Responses have been prepared for each of the comments received, and these are set out in the Reports of Consultation (Appendices 1 and 2).
9. Following their adoption, the Development Briefs will be used to help to market the sites, and in the selection of the preferred bidder. They will also be used in the consideration of any future planning applications.

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

10. That Executive adopts the Development Briefs for sites at Hemlington North and Hemlington Grange South.

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

11. The development briefs will help to clarify the Council's expectations for the development of the Hemlington North and Hemlington Grange South sites for residential development, which will help deliver a high quality development whilst, at the same time, reducing risk and uncertainty for future developers.

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

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

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

#### ***Legal***

13. The development briefs set out the Council's expectations for the development of sites at Hemlington North and Hemlington Grange South, and will inform the

marketing of these sites. There are no statutory requirements for the Council to prepare such guidance for development sites.

14. Consultation has been undertaken in accordance with the latest Government guidance on undertaking planning consultations in view of Covid-19. The Council's Statement of Community Involvement has been followed as much as has been practicable under these circumstances. The consultation time period was extended from the usual 4 weeks to 6 weeks, to take into account the fact that consultation material was not available in public buildings.
15. Once adopted, the development guidance will become a material consideration in the determination of planning applications for the site.

### **Financial**

16. The costs associated with the preparation of the development guidance have been met from established departmental budgets.
17. It is anticipated that the guidance will help deliver development that will broaden the Council Tax base and attract additional funding via the New Homes Bonus. It will also help the Council realise an enhanced capital receipt through clarifying the future residential development opportunity of the site. These are critical for the financial sustainability of the Council and will help achieve the objectives of the Medium Term Financial Plan.
18. Once the Hemlington Grange South site sold, part of the capital receipt will be retained for infrastructure improvements that would be secured through a Section 106 agreement if the site wasn't owned by the Council. The precise figures will be dependent on the value of the capital receipt, but will be expected to provide the following:

#### Hemlington Grange South

- a. 10% of the capital receipt to be allocated for the provision of affordable housing off-site (the developer will be expected to provide 5% on-site);
- b. £159,295 per net developable hectare, for strategic transport improvements;
- c. An amount for the provision of education facilities (subject to confirmation); and
- d. An amount for the provision of flood alleviation scheme (subject to confirmation).

Hemlington North will be expected to make the following contributions:

- e. s278 and s38 agreement for highway improvements;
- f. s106 agreement to ensure that the dwellings remain affordable; and
- g. s106 agreement that the first occupiers of each dwelling will be offered the choice of either:
  - a bus pass to the maximum value of £250 (e.g. a 3 month Smartzone Teesrider bus pass); or
  - cycle / cycle accessories to the maximum value of £250.

## **Policy Framework**

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

## **Equality and Diversity**

20. The Development Briefs for sites at Hemlington North and Hemlington Grange South have been subject to an initial Impact Assessment (IA), which accompanies this report (see Appendix 5). This identifies that a full IA is not necessary.

## **Risk**

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

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

22. Once adopted, the briefs will be used as information to support the subsequent marketing of the sites, the selection of the preferred bidder, and as material planning considerations in the determination of any future planning applications.

## **Appendices**

- Appendix 1 – Report of Consultation for Hemlington North.
- Appendix 2 – Report of Consultation for Hemlington Grange South.
- Appendix 3 – Development Brief for Hemlington North.
- Appendix 4 – Development Brief for Hemlington Grange South.
- Appendix 5 – Initial Impact Assessment of the Development Briefs for Hemlington North and Hemlington Grange South.

## **Background papers**

<b>Body</b>	<b>Report title</b>	<b>Date</b>
Middlesbrough Council	Draft Development Briefs for land at Hemlington North and Hemlington Grange South	March 2020
Middlesbrough Council	Hemlington North Draft Development Brief	July 2018

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