

Appendix 1: Report of Consultation for Hemlington North

Name	Hemlington North – Consultation Comments	Council Response
Stewart Jones	Development of non public open space is supported to bring Middlesbroughs housing stock up to sustainable standard	Support noted.
Amy Dawson	Social/rented housing should not be permitted as per the original policy. The proposal states that the policy can be relaxed to include apartment dwellings, how is this possible?	The Housing Local Plan policy H7 Hemlington Grange allocated Hemlington grange for the creation of a sustainable community of 1230 dwellings. Policy H23 allocates the site for a range of dwelling types and states that an element of affordable housing (5%) should be delivered on site. The Hemlington North development will deliver the affordable housing element of the wider Hemlington Grange scheme. Apartments will allow us to meet a range of housing needs including those of smaller households.
Jessica Ross	I am unhappy that social and affordable housing is potentially being built. At the time of reserving I was told this would be private houses only. If affordable housing is built then it will affect house prices in the area. I believe the area would decline as a result and could be more open to crime and anti social behaviour.	The Housing Local Plan policy H7 Hemlington Grange allocated Hemlington grange for the creation of a sustainable community of 1230 dwellings. Policy H23 allocates the site for a range of dwelling types and states that an element of affordable housing (5%) should be delivered on site. The Hemlington North development will deliver the affordable housing element of the wider Hemlington Grange scheme.
Tom Regan	I think this is a bad idea because there is already a lot of houses here with two ongoing developments (Elderwood and Ashwood). These developments are privately owned and social/rented housing nearby will bring down the house value of these already built homes that we thought on purchase wouldn't have social housing anywhere near. There is already a bad record with burglaries in this area due to the social housing in hemlington so bringing more and even closer social housing will see this increase for the people of elderwood and ashwood that have spent a lot of money on their houses with assurance this would not happen!	The principle of housing on this site has already been established through the Local Plan process and planning application M/FP/0082/16/P. The Housing Local Plan policy H7 Hemlington Grange allocated Hemlington grange for the creation of a sustainable community of 1230 dwellings. Policy H23 allocates the site for a range of dwelling types and states that an element of affordable housing (5%) should be delivered on site. The Hemlington North development will deliver the affordable housing element of the wider Hemlington Grange scheme.

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Michael	<p>So much housing estate already in development. Mis sold property on premise of enough affordable housing in the area. Too busy already.</p>	<p>The principle of housing on this site has already been established through the Local Plan process and planning application M/FP/0082/16/P. The Housing Local Plan policy H7 Hemlington Grange allocated Hemlington grange for the creation of a sustainable community of 1230 dwellings. Policy H23 allocates the site for a range of dwelling types and states that an element of affordable housing (5%) should be delivered on site. The Hemlington North development will deliver the affordable housing element of the wider Hemlington Grange scheme.</p>
William Botham	<p>There is already enough houses being built in the area with the Ashwood and Elderwood Park developments still under construction. These are all privately owned, however, having rented council accommodation on this land will no doubtably bring down the value of our properties. The buildings will impose an unsightly view when approaching The Gables Country Inn which has already lost most of its green land and needs to remain a country pub rather than an estate pub. There is no direct access to this proposed planning via the main road, therefore will create traffic outside the pub door. This will also cause many problems for the dog walkers who enjoy a peaceful walk down the lane and around the green rural area. This green land is also used by local residents enjoying the space, nature and fresh air. The land lady of The Gables would like to state that they are a semi rural pub that strives for easy matured nature. Not filled with construction undermining neighbourhood togetherness!!</p>	<p>The principle of housing on this site has already been established through the Local Plan process and planning application M/FP/0082/16/P. The Housing Local Plan policy H7 Hemlington Grange allocated Hemlington Grange for the creation of a sustainable community of 1230 dwellings. Policy H23 allocates the site for a range of dwelling types and states that an element of affordable housing (5%) should be delivered on site. The Hemlington North development will deliver the affordable housing element of the wider Hemlington Grange scheme. The draft development brief makes provision for the green edges of the development to be retained and for the creation of greenspace within the centre of the proposed development.</p>

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Nicola Eddon	Objection to social housing proposed for site, there is already plenty of this available throughout Middlesbrough and prior to purchasing our new house from Taylor Wimpey on phase 2 of Elderwood Park we were told there would be no social housing on these sites, the proposed plans will have a detrimental effect on our properties	The Housing Local Plan policy H7 Hemlington Grange allocated Hemlington Grange for the creation of a sustainable community of 1230 dwellings. Policy H23 allocates the site for a range of dwelling types and states that an element of affordable housing (5%) should be delivered on site. The Hemlington North development will deliver the affordable housing element of the wider Hemlington Grange scheme and allow for a range of housing needs to be met.
Jayne Dawson	Should not go ahead. Enough council properties near the Elderwood Park estate at Hemlington. Plenty of properties been built in other areas and there is plenty of land near BelleVue to accommodate. Land in the centre of Middlesbrough that could be used cross roads on Boro Road all over the border not developed. Lots of redundant land that needs tidying up and developing without taking away valuable unspoilt countryside for wildlife, family walks. nature and green belt. No other land should be taken up until all available building land is utilised fully in the inner town area. Roads in the Cleveland area are struggling to cope the amount traffic these new estates have already created.	The principle of housing on this site has already been established through the Local Plan process and planning application M/FP/0082/16/P. The Housing Local Plan policy H7 Hemlington Grange allocated Hemlington Grange for the creation of a sustainable community of 1230 dwellings. Policy H23 allocates the site for a range of dwelling types and states that an element of affordable housing (5%) should be delivered on site. The Hemlington North development will deliver the affordable housing element of the wider Hemlington Grange scheme. The draft development brief makes provision for the green edges of the development to be retained and for the creation of greenspace within the centre of the proposed development.
John Moses	I wonder if dwellings more than two stories high would not be too high and create a barrier to views of the countryside and in particular would create a closed in feeling to this area and not be in keeping with the other housing already existing in the Hemlington area? I also wonder if affordable housing should not include 2 bedroom properties too? I also note that the extra traffic from Hemlington will undoubtedly cause more traffic congestion at peak times between Trimdon Avenue and Mandale Road and also between Mandale Road and Green Lane in Acklam. This would imply that the existing traffic management in Acklam Road must be changed and upgraded.	A low rise, well designed 4 storey/ five storey apartment building within the roof space is considered appropriate in north east corner of the site and will assist in meeting the a range of housing needs including those of smaller households. While Local Plan policy H23 specifies 3/4 bedroom properties, two bedroom properties may also be acceptable in this location. Traffic implications and any appropriate mitigation will be considered as part of any planning application.

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Richard Payne	<p>To build housing on a such a small slice on green space is ridiculous and will have no benefit to the local area and be an eyesore. The new housing been built by Persimmon Homes & Taylor Wimpey is more than adequate and fits in with the surrounding area. Access to the site will be an issue along Hemlington Village Road especially with the new care home opening . A more suitable site for this type of housing would be the area around the new ski centre / Middlesbrough College. We need to keep green spaces in the town and use many of the sites in the town which are run down and need regenerating. I know the council does not like maintaining the green spaces in the town as this space has only been cut 3 times this year but to build housing here is complete madness and needs an urgent rethink!!!!</p>	<p>The principle of housing on this site has already been established through the Local Plan process and planning application M/FP/0082/16/P. The Housing Local Plan policy H7 Hemlington Grange allocated Hemlington grange for the creation of a sustainable community of 1230 dwellings. Policy H23 allocates the site for a range of dwelling types and states that an element of affordable housing (5%) should be delivered on site. The draft development brief makes provision for the green edges of the development to be retained and for the creation of greenspace within the centre of the proposed development.</p>
Clare Wren	<p>In line with Middlesbrough's local plan, no apartment blocks to be built. Over development of green areas is spoiling not enhancing semi rural spaces. Facilities and infrastructure must be added or improved with recreation areas for cycling and walking to be included in any developments.</p>	<p>The principle of housing on this site has already been established through the Local Plan process and planning application M/FP/0082/16/P. The Housing Local Plan policy H7 Hemlington Grange allocated Hemlington grange for the creation of a sustainable community of 1230 dwellings. Policy H23 allocates the site for a range of dwelling types and states that an element of affordable housing (5%) should be delivered on site. A low rise, well designed 4 storey/ with five storeys apartment building within the roof space is considered appropriate in northeast corner of the site and will assist in meeting a range of housing needs including those of smaller households.</p>

<p>Carolyn Simpson, Natural England</p>	<p>Thank you for consulting Natural England on the Draft Development Briefs detailing the design and development expectations for housing at Land Hemlington North. We note the brief for Hemlington North is dated January 2020. Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. Our comments on the drafts take account of the indicative site yield 25-30 dwellings at Hemlington North; the Middlesbrough Housing Local Plan (adopted 2014) policies for Hemlington Grange H7, and H23. We also note that National planning policy and guidance should also be taken into consideration in the preparation of development proposals. Paragraph 170 of the National Planning Policy Framework (NPPF) states: 170. Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; On the basis of the above, Natural England advises that the following details of policy H23 should be taken into account in the design expectations and principles, as may be applicable at the Hemlington North site: H23 n) pedestrian crossing points should be provided on the B1365 and Stainton Way. Links with the Lingfield countryside centre should also be included if possible; H23 o) bridleways, cycleways and footpaths should be incorporated into the site layout with links to the Unicorn Centre, Hemlington, Stainton and Thornton and Coulby Newham. H23 j) water bodies should be incorporated into the development to help prevent flooding downstream, create a recreational and ecological resource, and form part of</p>	<p>The Hemlington North development brief has taken account of relevant Housing Local Plan policies referred in the response e.g. it makes provision for new pedestrian and cycleway links.</p>
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	<p>a sustainable urban drainage system; H23 k) there is the potential to de-culvert across the site. This should be carried out where possible and a buffer zone created along the watercourse. Green Infrastructure and Biodiversity Net Gain are not mentioned within the development brief. With regard to green infrastructure, section 2.90 of the Housing Local Plan (pg 37) states: Development will be required to contribute to the delivery and implementation of this network by, where appropriate, providing green infrastructure that: c) maintains and enhances bio-diversity to ensure that development and implementation results in a net gain of Bio-diversity Action Plan habitats. Natural England would welcome recognition of the above and opportunities to deliver GI and net gains within the design principles / the development brief. € The following sections of H23 should also be considered as part of the design principles: H23 g) green corridors should be incorporated within the layout to facilitate the movement of wildlife and pedestrians, and which contribute to the creation and management of habitats identified in the Tees Valley Biodiversity Action Plan. These corridors should be coincidental with existing desire lines and should link the Gables public house and the existing public right of way network to the south, and should continue through to the Hemlington regeneration area creating linkages with the wider green space network and local facilities; H23 h) creation of a community park to give the development a focal point and to provide additional biodiversity / landscape value.</p>	

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Graham Hadfield	<p>The assumption that the land at Hemlington North is appropriate as a site for approximately 25-30 affordable residential dwellings is flawed. Middlesbrough is crying out for affordable housing but such housing is required at accessible sites, not stuck out on the southern boundary of the Borough where bus services would be infrequent or even non-existent. Lack of public transport would tend to increase the demand for multiple cars per household. That would lead to parking on pavements as seen in other areas of the town, notwithstanding the parking provision conditions in the brief. This site is a green wedge, it's very prominence being an enhancement to the south of the Borough as a whole. Building on it would simply result in an ugly area of urban sprawl which would not, in any way, be compensated for by an artificial "green open amenity space for residents". Any development would be bound to cause an increase in traffic on the already busy B1365/Acklam Road and on Stainton Way, the A174 and A19. That would provide ammunition to those who care nothing for the green corridors which the town already has too few of and would lead for further calls for the destruction of Bluebell Beck Valley purely to service an increase in vehicular traffic from housing development of the type which is not needed in Middlesbrough.</p>	<p>The principle of housing on this site has already been established through the Local Plan process and planning application M/FP/0082/16/P. The site is not designated as green wedge in the Local Plan. The Housing Local Plan policy H7 Hemlington Grange allocated Hemlington Grange for the creation of a sustainable community of 1230 dwellings. Policy H23 allocates the site for a range of dwelling types and states that an element of affordable housing (5%) should be delivered on site. The Hemlington North development will deliver the affordable housing element of the wider Hemlington Grange scheme. The draft development brief makes provision for the green edges of the development to be retained and for the creation of greenspace within the centre of the proposed development.</p>

<p>Katherine Bennett</p>	<p>I oppose the building of Hemlington North for the following reasons: When I was purchasing the property at Elderwood Park, I was informed by Taylor Wimpey that there would be no social housing on the estate and no plans to build social housing as there was 'enough in the surrounding areas' Hemlington North will bring more social housing to the estate, causing house values to lower and insurance rates to rise, as social housing estates typically have higher crime rates. It was identified that a Middlesbrough council objective want to encourage professionals to live within the borough, supporting the local economy, however building this estate will only encourage these professionals who have recently bought private property in the area to move out to neighbouring boroughs. The residents of Elderwood park pay maintenance charges for the communal areas of the estate: this is on top of council taxes that are paid in full, despite the council not being responsible for maintaining the area. The Hemlington North estate lacks the communal areas such as children's parks and pond areas that you will find in Elderwood park, this will mean that the residents of Hemlington North will travel to Elderwood park to use the facilities and areas that are paid for by the residents of Elderwood Park. Will the council pay for the upkeep of the facilities and communal areas of Elderwood and Ashwood park if they build this Hemlington North Estate? The new estate will add to the already growing population in the area, there will be more traffic causing the roads in the area to suffer from the same issue as on Marton Road, commonly known as the Marton road crawl, that the council have struggled to resolve. The area also lacks the infrastructure to cope with the number of planned houses: there are a limited number of schools in the area and the area behind the Gables would be better used as a location for a primary school. There are many areas closer to the centre of Middlesbrough that could be used for social housing areas, where old houses have been demolished but the area seems to have been</p>	<p>The principle of housing on this site has already been established through the Local Plan process and planning application M/FP/0082/16/P. The site is not designated as green wedge in the Local Plan. The Housing Local Plan policy H7 Hemlington Grange allocated Hemlington Grange for the creation of a sustainable community of 1230 dwellings. Policy H23 allocates the site for a range of dwelling types and states that an element of affordable housing (5%) should be delivered on site. The Hemlington North development will deliver the affordable housing element of the wider Hemlington Grange scheme. The draft development brief makes provision for the green edges of the development to be retained and for the creation of greenspace within the centre of the proposed development.</p>
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	<p>abandoned. (Grove Hill, Gresham and the area around the Riverside Football Stadium, which have been abandoned for decades.) The area proposed will damage the natural woodlands in the area, many people travel to the area to walk around the woodlands and use the local businesses in the area that are currently classed as semi-rural, such as the Gables pub, Larchfield Farm and community centre, Coulby Farm and Cherry Hill nurseries. Building this estate will lose the semi-rural feel of the area and make it less appealing for people to visit.</p>	

Name	Hemlington North – Consultation Comments	Council Response
Martin Chohan	<p>When we purchased a property on the Taylor Wimpy development we were particularly concerned about the proximity to Hemlington and the 'mixed' housing we have seen on other local developments over the years, but felt reassured by the various policies relating to the new builds, in particular Policy H23 that stated that apartments will not be permitted within the Hemlington Grange development and other elements referencing the type of houses, parking, green spaces etc. It now seems that the policies we were under the impression would be applied to all the land bordered by Stainton Way and the B1365, do not, and that been the case we have clearly paid a premium not only for the property but are doing so in Council Tax. The land in question is a green space bordering the road and should be retained as such, as it is along the whole of Stainton Way and the B1365. Houses and flats in this area will be an eyesore, detracting from the feeling of openness and entering the countryside as you cross the roundabout, How long before other similar land is developed in this way. The additional volume of traffic existing at the Gables (Hemlington Village Road) will be unacceptable and potentially unsafe, has a Traffic Survey been completed outside of Covid and the B1365 road closure etc to asses these risks. If the development proceeds, what about the quality of life of the residents living in close proximity to a busy road with vehicles constantly slowing down and speeding up, both air quality and noise will be an issue.</p>	<p>The principle of housing on this site has already been established through the Local Plan process and planning application M/FP/0082/16/P. The site is not designated as green wedge in the Local Plan. The Housing Local Plan policy H7 Hemlington Grange allocated Hemlington Grange for the creation of a sustainable community of 1230 dwellings. Policy H23 allocates the site for a range of dwelling types and states that an element of affordable housing (5%) should be delivered on site. The Hemlington North development will deliver the affordable housing element of the wider Hemlington Grange scheme. The draft development brief makes provision for the green edges of the development to be retained and for the creation of greenspace within the centre of the proposed development.</p>

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Alan Liddle, Stainton and Thornton Parish Council	<p>The site is only 0.7 hectares and too many units are being proposed to be built. The site has a large open drain running down the western edge and is part of the SuDs drainage system for the development to the south. Any further development will increase the risk of flooding. If this covid pandemic has taught us anything, it should be that green spaces are vital for our health and well being so to suggest building 4/5 storey apartments on the site is wrong and goes against the 2014 adopted local housing plan that NO APARTMENTS should be built on the Hemlington Grange site. If the site goes ahead and apartments are built this will create a precedent for future developments, On behalf of the Stainton and Thornton Parish Council, I think the site, although well meaning (social and/or rented accommodation) is totally unsuitable for any development and is not a particularly "green" approach to any development in the borough as access to the site will mean the removal of both hedgerow and trees. The site should be left as a green open space.</p>	<p>The principle of housing on this site has already been established through the Local Plan process and planning application M/FP/0082/16/P. The Housing Local Plan policy H7 Hemlington Grange allocated Hemlington Grange for the creation of a sustainable community of 1230 dwellings. Policy H23 allocates the site for a range of dwelling types and states that an element of affordable housing (5%) should be delivered on site. The Hemlington North development will deliver the affordable housing element of the wider Hemlington Grange scheme. The draft development brief makes provision for the green edges of the development to be retained and for the creation of greenspace within the centre of the proposed development.</p>

JOHN ROEBU CK	<p>Accept the need to provide affordable housing, however object to the proposed 4-5 storey landmark building which is more likely to become an eyesore, over time. Likewise there are no other high(er) rise buildings in the vicinity. Difficult to understand the logic of a "landmark" building in a residential area. Given that there are higher levels of traffic noise and pollution from the traffic around the stainton way roundabout, it seems inappropriate to build affordable homes in this particular location at this stage of the Hemlington Grange development. The recent GBI consultation illustrated the area as an air pollution hotspot There would be more sense in integrating the homes within the larger hemlington south land where up to 150 dwellings are proposed to be developed. This site proposes around double the number of dwellings per hectare compared to the Hemlington South site, thereby impacting on the quality of life of people The council should display greater initiative and follow the lead of other councils who have provided innovative solutions for affordable homes One such example is that of Clayfields in Suffolk (http://www.mikhailriches.com/project/clay-fields/#text). This RIBA Competition-winning project for 26 dwellings in Elmswell, Suffolk, combines sustainable strategies for construction, lifetime energy use, landscape and the way we live and work from day to day. The project was delivered by Riches Hawley Mikhail Architects for Orwell Housing Association, The Suffolk Preservation Society, Mid-Suffolk District Council and the Parish of Elmswell; its ambition to provide affordable homes as house prices spiral out of the price range of local families and young people. he project has a number of sustainable measures incorporated in keeping with the ethos of the project; to be carbon neutral and an exemplar of sustainable housing design. A woodchip Biomass boiler provides heating and hot water to every house, south-facing glazing allows passive solar gain and whole house ventilation gives a healthy home environment. In addition rainwater recycling has been</p>	<p>The principle of affordable housing on this site has been established through planning applications M/FP/0977/15/P and planning application M/FP/0082/16/P. A low rise, well designed 4 storey/ five storey apartment building is considered appropriate in north east corner of the site and will assist in meeting the a range of housing needs including those of smaller households.</p>
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	<p>incorporated and every house uses this to water their garden and flush toilets. The project achieved an EcoHomes “excellent”™ rating and obtained a grant from the Low Carbon Buildings Programme. The houses are constructed from a structural timber frame and use “Hemcrete”™, a sprayed mixture of lime and hemp, to give a breathable and highly sustainable construction which is finished with lime render and lime washed. Given that Middlesbrough Council are seeking to promote the Green and Blue Infrastructure strategy, more thought should be given to the optimal use of this site, and affordable housing incorporated into the Hemlington South site, which could ought to be used as an exemplar of what can be achieved, in line with the Suffolk example,</p>	

<p>Alex Hewson</p>	<p>I am emailing in relation to the proposal of council housing estates being built to the north and south of my estate, Elderwood Park, Hemlington.</p> <p>I wish to voice my frustration and anger to these proposals. I have worked extremely hard in my life to be able to afford my home, which I moved into in 2018 and these estates will lower my properties value in the future for certain. They will also bring a lot more traffic into Elderwood Park, there are a lot of young families on this estate and children will be more at risk to accidents with all the further traffic.</p> <p>I also pay a lot of council tax on my property. How can Middlesbrough Council justify such high Council tax on a property surrounded by council estates?</p> <p>I am sure you will have many angry residents from both Elderwood Park and Ashwood Park, because this is completely unfair and NOT REQUIRED! There are plenty of new houses being built in this area. Elderwood Park will be at least 5 phases, to the best of my knowledge. How can this be right when most of the area around the town centre is empty/boarded up houses?</p> <p>Please respond to this email and everyone else who is worried and stressed about these proposals. I think the residents of Elderwood Park and Ashwood Park deserve answers. My contact information is below.</p> <p>I am emailing in relation to the proposal of council housing estates being built to the north and south of my estate, Elderwood Park, Hemlington.</p> <p>I wish to voice my frustration and anger to these proposals. I have worked extremely hard in my life to be able to afford my</p>	<p>The principle of housing on this site has already been established through the Local Plan process and planning application M/FP/0082/16/P. The Housing Local Plan policy H7 Hemlington Grange allocated Hemlington Grange for the creation of a sustainable community of 1230 dwellings. Policy H23 allocates the site for a range of dwelling types and states that an element of affordable housing (5%) should be delivered on site. The Hemlington North development will deliver the affordable housing element of the wider Hemlington Grange scheme. The draft development brief makes provision for the green edges of the development to be retained and for the creation of greenspace within the centre of the proposed development.</p>
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Chris Nixon	<p>The proposed Hemlington north development has several issues I feel the design and location of the proposed housing is not in keeping with the local area, this development does not maintain the green verge that has been kept by all other developments in this area.</p> <p>Loss of the green verge will reduce the vision of cars approaching the nearby busy roundabout.</p> <p>While the site is able to be developed there should be a greater distance from the main road and the style of housing should reflect the current housing being developed in this area, the proposed plan states keeping a green belt but the designs submitted do not reflect this and the suggested new properties being 4 or 5 storeys are not appropriate for this rural site.</p> <p>I hope my opinions are helpful and would be grateful if I could continue to be informed of any future planning developments.</p>	<p>The draft development brief makes provision for the green edges of the development to be retained and for the creation of greenspace within the centre of the proposed development. A low rise, well designed 4 storey/ five storey apartment building is considered appropriate in north east corner of the site and will assist in meeting the a range of housing needs including those of smaller households.</p>
Diane wilson	<p>Thank you for inviting Hambleton District Council to comment on the Hemlington North and Hemington Grange South Draft Development Briefs.</p> <p>The cross boundary relationship between Hambleton and Middlesbrough is recognised.</p> <p>Council officers therefore welcome the recognition of the cross boundary relationships and Duty to Cooperate engagement.</p> <p>Hambleton District Council have no comments to make on these draft Development Briefs.</p>	<p>Response noted.</p>
Mr and Mrs Gray	<p>Further to your letter dated 26th June, our main and grave concern is about likely increase in traffic going down Acklam road. The road is already over stretched and even more when schools are on. We feel that any more traffic would make it grid locked. Bear in mind that for every house yu build there will be at least one car more. Houses seem to be built here there and everywhere but no provision is made or can be made to accomodate more traffic</p>	<p>The principle of housing on this site has already been established through the Local Plan process and planning application M/FP/0082/16/P. Transport implications were assessed as part of the planning application process. Any planning application will need to be supported by a transport statement.</p>

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National Grid	No comments to make	Noted.

<p>Mr Ball</p>	<p>We are a family of 3 adults and 1 child aged 15 and we request that you consider our response as set out in this letter. We are all very unhappy about one element of this proposal which affects us as a family and several other families who live on The Birches, Coulby Newham.</p> <p>As part of the above plans, we understand that you are considering an issue which could allow the installation of a footpath which will run from traffic lights on B1365 Road across the grassed area between our property and the TA Centre.</p> <p>We first became aware of this issue a couple of years ago. On that occasion, we do not recall any letter from the Council giving notice of the intention to build this footpath. After being alerted by a neighbour, we did find on your website, on the last page of a 789 page document, a plan with a note as follows: "New footpath to link with existing footpath from Woodlea..." and entered our objections on 22nd June 2018 online. We also spoke with Shelly Pearman to express our concerns verbally. Many of concerns set out in that letter still stand. We did receive a letter acknowledging our objections.</p> <p>At that time we and other local residents were very puzzled as to why, if planning permission had not been passed at that time, was the pedestrian crossing installed and some shrubs been cleared in preparation to create the route and who had given this permission for this work? Since then, we have been subjected to a greater number of people walking across the road at the crossing site and exercising their dogs on the green belt area. Some of them are inconsiderate and either do not remove their dog mess or bizarrely leave poo bags on the green belt.</p> <p>After a site visit in 2018 by planning officers and a subsequent conversation with Shelly Pearman we were assured at the time that the footpath was 'Not a done deal' and that any</p>	<p>The Hemlington North Development brief does not refer to a specific footpath in this location, the brief references that the site does not currently benefit from pedestrian/cycle paths links to local facilities. The brief states only that pedestrian connectivity between the site and existing facilities to the North side of Stainton Way should be provided to improve accessibility. These facilities which form part of the original permission for the wider Hemlington Grange development and are therefore outside of the scope of this consultation will consist of a signalised crossing in the form of a Toucan crossing, together with associated linking footway/cycleways, dropped kerbs and tactile paving.</p>
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consultation would involve local residents. This did not explain why, if there are no plans for the footpath, had a pedestrian crossing been installed.

The proposed route for the footpath or as the proposal often refers to this, a multi user route, cuts through an established green belt, 10 to 12 feet above the level of adjacent houses. Our objections are as below:

- Main concern is detrimental Impact upon privacy of local residents – This route would allow the overlooking of properties from Numbers 52 to 69. It would be a few metres away and many people will walk past the rear of our homes on a piece of land which is at the same height as the bathroom and bedroom windows. These windows need to be open particularly when the shower is in use. As a family of four, this is a daily issue, on multiple occasions, morning and evening. From the proposed route location, users will see into our bedrooms and bathroom which is a risk which will be multiplied should a pathway be built where planned – we would be happy to prove this for you should you wish to do a site visit, although to be frank we are very surprised that such an obvious privacy risk has not led to an alternative route being planned already
- Additional Anti-social behaviour – This multi user route would lead to further anti-social activities as shortcut for motor cyclists and a quick escape route for people committing anti-social behaviour or acts of theft from properties after gaining easier access to rear gardens along The Birches.
- We believe that the area around No s 52 – 55 is at high risk as a surface water flooding area. As you will be aware, the rear of our property is an area in which water accumulates in gardens after significant rainfall to the extent that the Council installed a land drain along the edge of the rear of properties.

There have been many significant rainfalls since this was done and it is evident that the issue is not resolved. Flooding is still a major concern arising from either the housing estate development or the installation of the footpath.

- There will be an increase in pollution - A greater number of persons using this route will create an increase in litter and dog bags being left on the site. The litter would be likely to blow down to our fence line and perhaps into residents' gardens
- Noise Pollution – This footpath would be a gateway from Crossfields, Swallowfields, Beechfield and other estates to Army Reservist Centre, Royal Mail and of course, The Gables Pub.
- Light Pollution – additional light pollution should any form of street lighting be placed adjacent to the footpath as bedrooms are at the rear of our homes.
- Detrimental impact on local wildlife – The area is a natural wild animal friendly environment – we regularly see bats, foxes, hedgehogs, birds of prey

There is already a new footpath leading North on the West Side of the B1365 heading from the development to the Gables Pub and there is already a footpath along The Ridgeway, past the Army Reservist Centre, Royal Mail and up to the rear of Woodlea. It is not clear why another footpath is required only 100 metres away?

We believe there is an expectation that the proposed multi user route will improve the safety of children and adults going from Hemlington Grange Phase 2 to Kings Academy and Parkway Centre as children will walk along the proposed footpath, all the way along the rear of Woodlea to the bridge at the Tesco

Garage and then walk all the way back along to Kings Academy. This is unrealistic. We believe, however, that they will walk along the footpath, past the rear of Woodlea, then cut across the grass and cross Stainton Way near Halfords (as they do now).

Alternative Proposal - Ultimately, we believe that the needs of resident of The Birches and the new estate could all be well supported by an alternative Council proposal as follows:

- a footpath from The Ridgeway, towards The Gables roundabout following round on the South side of Stainton Way and crossing closer to the Academy. This would be quicker for users than the unrealistic expectations under the current proposal

We politely request that you:

- seriously consider our suggestion above
- if an alternative proposal is agreed, that the Council, the developer or whoever removed the shrubs in apparent preparation for the pathway in 2018 despite no such permission being given, be instructed to replace these shrubs etc in order to discourage people from entering the green belt area
- inform us of any meetings, virtual or otherwise at which these proposals will be considered as we would wish to attend if possible
- confirm as soon as possible our rights to challenge this further at Appeal should the proposal be approved at the next stage.

Hopefully the Council will agree to consider the alternative route and satisfy the needs of all residents of both the new estate and The Birches. We feel so strongly about this issue that we need to plan for the next stage and we will seek

Name	Hemlington North – Consultation Comments	Council Response
	<p>professional advice to support our case should this prove necessary.</p> <p>Thank you.</p>	
Sara Pecock, Cleveland Fire Brigade	<p>Cleveland fire Brigade offers no representations regarding the development as proposed, however Access and Water Supplies should meet the requirements as set out in: Approved Document B, Volume 1:2019, Section B5 for Dwellings.</p> <p>It should be noted that Cleveland Fire Brigade now utilise a Magirus Multistar Combined Aerial Rescue Pump (CARP) which has a vehicle weight of 17.5 tonnes. This is greater than the specified weight in AD B Vol 1 Section B5 Table 13.1.</p> <p>It should be confirmed that ‘shared driveways’ and ‘emergency turning head’ areas meet the minimum carrying capacity requirements as per ADB Vol 1, Section B5: Table 13.1, and in line with the advice provided regarding the CARP, above.</p> <p>Further comments may be made through the building regulation consultation process as required.</p>	Noted.

<p>Sunny Ali, Highways England</p>	<p>The comments that we would like to make are as follows:</p> <ul style="list-style-type: none"> • Relationship with the Local Plan <p>As the Development Briefs identify, the Local Plan recognises the Hemlington Grange location as an area of development within the Plan period.</p> <p>The allocation in the Local Plan (and wider policies) identify a number of requirements for the site, including the need to comply with the Hemlington Grange specific policies (H7, H23 and H25 of the Housing Local Plan (adopted November 2014)); the “connectivity” related policies (CS17 and CS18 of the Core Strategy (adopted February 2008)) and any other policies that may be relevant to bringing the sites forward (e.g. CS6 Developer contributions). Reference is also made to a Greater Hemlington Supplementary Planning Document and a Greater Hemlington masterplan.</p> <p>With a view to the above, further work should ensure the linkages to policy are clearly made through cross-reference to the Plan, the Supplementary Planning Document and masterplan. It should also cover elements such as:</p> <ul style="list-style-type: none"> o How the contributions of the developments to transport infrastructure improvements are being identified and how the “balanced package of highway improvements” (as noted in the Infrastructure Delivery Plan) are being identified. o How the sustainable urban extension envisaged (i.e. provision of both housing and employment development) is being ensured as the overall allocation is developed. o How a direct consideration in relation to any impacts at the SRN (as identified in policies) will be built in to future Transport Assessment. <ul style="list-style-type: none"> • Relationship with (and cumulative consideration of) other 	<p>Noted.</p>
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Name	Hemlington North – Consultation Comments	Council Response
	<p>planning permissions</p> <p>The Hemlington Grange South Development Brief identifies that, for the Hemlington Grange allocation, 655 dwellings have been granted planning permission to date, of which over 200 are built. The assessment of the proposals subject to the Development Briefs, should build-in (from both policy and impact perspectives) consideration of elements that already have planning permission, in particular those on the allocation site (including application reference M/FP/0082/16/P).</p> <ul style="list-style-type: none"> • Specific comments on the Development Briefs <p>Based on the detail offered at this stage within the Development Briefs, the table below sets out a schedule of specific comments.</p>	
	<p>Given the scale of development at Hemlington North, it is not considered likely that this element of development will have a material impact at the SRN that would require specific consideration. This will need to be confirmed through a Transport Assessment.</p>	<p>Comments noted.</p>
	<p>Consideration will be required within the Transport Assessments with regard the relationship with the Plan and other planning permissions (as identified above).</p>	<p>Comments noted.</p>
	<p>The sustainable connectivity proposals should be welcomed.</p>	<p>Comments noted.</p>
	<p>This is a matter for the Council to satisfy itself with, but the provision of a suitable scale of parking is welcomed</p>	<p>Comments noted.</p>
	<p>It is not clear as to why the smaller scale development (Hemlington North) is specifically identified as requiring a Transport Assessment, but the larger site (Hemlington Grange South) is not. As a starting point, the need for a Transport Assessment should be treated as “in scope” for both development areas.</p>	<p>Comments noted and Hemlington South Brief will be amended to include requirement for a transport statement.</p>
	<p>A consistent approach, in line with the Plan requirements should be developed to ensure any developer contributions are appropriately identified.</p>	<p>Comments noted</p>

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Mark Rushworth, North Yorkshire County Council	<p>Highways & Transport It is recommended that the impact of the proposal on the North Yorkshire distributor network is understood, in particular the A19 and A172 and the approach to Stokesley. Any resulting capacity issues or associated impact on the highway should be explored and mitigation tested accordingly.</p> <p>Children & Young Peoples Service We have no shared catchment areas, or cross border catchments, near Hemlington. Schools to the north of North Yorkshire currently have surplus places, even primary and secondary schools in the urban centres such as Stokesley. As such, there are no Section 106 implications.</p> <p>Heritage – Landscape Both sites are close to the North Yorkshire County boundary, and either in semi-rural locations or at the edge of open countryside. Both development briefs recognise this and incorporate the requirement to retain ‘green edges’ to maintain semi-rural character to the south, which is welcome. This will help to protect the wider landscape setting and overlap with North Yorkshire’s rural landscape character areas.</p>	<p>The principle of housing on this site has already been established through the Local Plan process and planning application M/FP/0082/16/P. Transport implications were assessed as part of the planning application process. Any planning application will need to be supported by a transport statement.</p>

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Caitlin Newby, Environment Agency	<p>Thank you for allowing us the opportunity to provide comment to this draft development brief. We are a statutory consultee in the planning process providing advice to Local Authorities and developers on pre-applications enquiries, planning applications and strategic plans.</p> <p>We aim to reduce flood risk, while protecting and enhancing the water environment. Based on the environmental constraints within the proposed development area, we have no detailed comments to make on this development brief.</p> <p>There are pockets of surface water flood risk on site, which we would not be the statutory consultee. However, we have previously advised that the Middleborough Local Plan should be underpinned by an up to date Strategic Flood Risk Assessment (SFRA) and this plan should have applied up to date sequential and exception tests, where necessary. All strategic policies should be informed by an SFRA and should manage flood risk from all sources.</p>	Comments noted.

<p>Lyn, Newby Parish Council</p>	<p>States approximately 25-30 affordable residential dwellings HOUSING TYPES POINT 31 The council states that you would accept a well-designed low rise (maximum four storeys/five storeys into roof space) ` marker` apartment building on the north east corner of the site fronting Stainton Way/B1365 roundabout junction. The Parish Council appreciates this whole site is to be developed for affordable/social housing and apartments will help to cater for this .We raise concerns about the potential impact the proposed height of the apartments could have on the surrounding area and the village of Newby. Depending on the height of the proposed apartment buildings these could be visible from the village. Newby is a small unique settlement situated between 4 working farms & sits beside the green belt which borders Hambleton District Council, therefore we have concerns regards the visual impact any further development may have on the village from the surrounding area. Also it is indicated that the possible apartments are to be located to the north east creating a strong corner marker building(s). We would make comment on the design of the apartments as these could look intrusive within the development & the surrounding housing. The design of these would need to be sympathetic to the semi - rural environment in which they are being built. SITE DESCRIPTION POINT 3, 4 & ACCESSSS POINT 9 The draft states that sole vehicular access to the site is to be provided from Hemlington Village Road the approach is through a mature semi-rural setting further emphasised by several large trees at the entrance. Newby Parish Council raises the point that an increase in the volume of traffic onto the already busy roundabout on Stainton Way, plus increased traffic from the Hemlington South development has the potential to cause problems, there are signalled lights before and beyond the roundabout which at</p>	<p>A low rise, well designed 4 storey/ five storey apartment building is considered appropriate in north east corner of the site and will assist in meeting the a range of housing needs including those of smaller households. While the principle of housing on the site has already been established, a planning application will need to be support by a transport statement.</p>
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	<p>busy times does cause traffic to `back up` on the B1365. We feel that if this congestion is not addressed appropriately it will cause further traffic to pass through the smaller surrounding villages.</p> <p>DESIGN PRINCIPLES POINT 7 & LANDSCAPE DESIGN POINT 24</p> <p>The Parish Council is pleased to note that you state - the boundary hedgerow to the south, west & east of the site provide a semi-rural character, a sense of enclosure and level of privacy which should be retained. Furthermore, they represent potentially important components of a network of green ecological corridors anticipated for the wider Hemlington Grange development.</p> <p>The semi-rural character provides a cue for landscape strategy with the existing boundary & trees to be retained wherever possible maintaining the soft green edge.</p> <p>Again the wording in the final planning document for safeguarding of these natural features we feel is important to ensure that they are retained and not removed as a matter of convenience thus retaining the semi – rural character. Again the retaining of mature trees can only enhance the development.</p> <p>We are pleased to read in both the South & North Development that opportunities for SUDS should be explored and the possible incorporating of swales to aid drainage/run off be considered. SUDS whilst aiding drainage can form an interesting and attractive focal point again attracting and encouraging bio diversity.</p>	

<p>Mr & Mrs Taylor</p>	<p>For the record, we strongly oppose the planned development for affordable housing as detailed on your website. This was conveniently left out of the documents sent to us by post.</p> <p>In response to the letter dated 26/06/2020, I would like to bring your attention to the following points:</p> <ul style="list-style-type: none">- We were never informed that there were to be any future plans to build affordable housing. Neither Persimmon Homes or our Conveyancing Solicitor were aware. It was explicitly stated by our solicitor that there were to be no affordable houses to be built in this estate.- We purchased our property here with the understanding that Taylor Wimpey and Persimmon were the only developers to be building houses. We looked at the plans to see the extent and boundary lines of future houses and then went on to purchase our property with those plans in mind.- The open spaces around us are what we moved here for. We wanted to be away from the traffic and daily hustle and bustle. The open green belt land surrounding our home was particularly attractive to us for dog walking, exercising and taking the grandchildren to play on the fields in a safe environment.- We have been reliably informed that affordable housing can, and does attract the wrong type of tenant. There is an estate just over the road from your proposed plans that has an affordable housing scheme that does have an element of the wrong type of tenant. There has been an increase in crime, particularly burglary and theft, on our estate. These crimes have been proved by the police to have been committed by tenants from the affordable housing estate close to our home.	<p>The principle of housing on this site has already been established through the Local Plan process and planning application M/FP/0082/16/P. The site is not designated as green wedge in the Local Plan. The Housing Local Plan policy H7 Hemlington Grange allocated Hemlington Grange for the creation of a sustainable community of 1230 dwellings. Policy H23 allocates the site for a range of dwelling types and states that an element of affordable housing (5%) should be delivered on site. The Hemlington North development will deliver the affordable housing element of the wider Hemlington Grange scheme as agreed through the relevant planning applications.</p>
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Name	Hemlington North – Consultation Comments	Council Response
	<p>- Adding more houses to an already growing estate will increase the volume of traffic encountered on a daily basis; this will also increase congestion on the roundabout at Stainton Way which is already a very busy roundabout at present. This will lead to further backlogs and increase journey times significantly especially when Kings Academy School is open.</p> <p>- The proposed development will endanger the traditional values of the country style pub the Gables. After having conversations with the owner/landlady of the establishment she has expressly stated that building affordable housing will attract the wrong type of crowd to an otherwise mature and quaint family pub.</p> <p>- Our hard earned life savings were used to buy our property. Building affordable housing in such close proximity to our home will devalue the house should we need to sell it in the future.</p> <p>Furthermore the proposed development is causing anger, anxiety and unnecessary stress that we do not want or need at this point of in our lives. We feel that that there are much more suitable brownfield sites in Middlesbrough, highlighted on the local development plan, that should be used instead. If this development was mentioned to us before we purchased the house outright, we would not have moved here. We feel cheated and disappointed by the way this has been brought to our attention.</p> <p>We hope our concerns do not fall on deaf ears. We would appreciate acknowledgement of receipt of this email by return.</p>	

Name	Hemlington North – Consultation Comments	Council Response
Patricia Brittan	<p>I am writing to voice my concerns to the above development.</p> <p>My email is to appeal to the Councils belief in our Environment and the future of our indigenous wildlife.</p> <p>Most of the Hedgerow, shrubs and trees have been torn out, all the way to the new Police Hub and only a small section remains from The Gables to Beckenham Gardens. I implore the council to leave this part alone.</p> <p>That area has always been a haven for many wildlife species, especially birds (this I know as in the 30+ years I have lived in Hemlington I have fed them) this Spring and Summer I have noticed a massive decline, and this can only be attributed to the loss of their environment and homes. And as a wildlife fan, I find this incredibly sad.</p> <p>The Council are making strides in the wonderful wild flowers on roundabouts and around the perimeters of grassland areas that are kept by you. And for this I congratulate and thank you.</p> <p>Keeping this in mind, please consider the wildlife at the above development and leave the Hedgerow and Shrubbery (the very small part that is left)alone, so the birds and wildlife, may have some place to nest in the spring.</p>	<p>The Hemlington North development brief makes provision for the retention of green edges to the site.</p>