

LOCAL PLAN WORKING GROUP

A meeting of the Local Plan Working Group was held on 8 November 2016.

PRESENT: Councillors C M Rooney, Cole and Harvey

OFFICERS: P Clarke, A Conti, K Whitwell

APOLOGIES FOR ABSENCE were submitted on behalf of Councillors Bloundele and N J Walker.

DECLARATIONS OF INTERESTS

There were no Declarations of Interest at this point in the meeting.

16/6 MINUTES - LOCAL PLAN DEVELOPMENT GROUP - 22 SEPTEMBER 2016

Minutes of the meeting of 22nd September 2016 were agreed as being an accurate record.

PC to follow up on outstanding action regarding TV Combined Authority data analysis.

16/7 MIDDLESBROUGH LOCAL PLAN REVIEW - ISSUES PAPER NOVEMBER 2016

KW presented the Local Plan Issues Report to the MWG. The structure of the report was explained as being in chapters relating to specific topics, with each chapter setting out the relevant legislation and national/local policy context including the Mayor's Vision, with questions being asked for each topic.

PC explained that by asking these questions it would help us demonstrate that we had considered the various issues at this stage.

Setting the Strategy

KW explained this section, and that the questions would help us determine the appropriate strategy for the local plan. For example, the level of development to take place on brownfield/greenfield sites.

Cllr JC asked questions about the Thirteen scheme at Grove Hill and for an update on Middlehaven. PC responded that no permission yet at Grove Hill, and that the 1st phase of the Pioneers had moved in at Middlehaven. It was noted that we are not relying on delivery of Middlehaven to meet the housing requirement.

PC also noted that the split between greenfield and brownfield development would be considered through the Local Plan, and would ultimately be determined by the preferred strategy.

Housing

KW explained the housing section. Key question would be whether the level of housing would need to remain the same or increase/decrease.

Cllr CR noted that the existing strategy is based on stopping population decline and asked whether this had been achieved.

PC responded that we are still awaiting the evidence due to the delay in showing this through updated statistics.

It was noted that a key challenge is the ease with which residents can choose to live in neighbouring boroughs, if the supply of housing is more attractive elsewhere.

Cllr TH asked whether the Tree Policy was being taken into consideration. PC/KW stated that it wasn't, due to not having had sight of it. Cllr TH agreed to circulate copies of the policy.

Cllr CR asked what the preferred strategy was regarding population. PC confirmed that this would be considered as the Preferred Options Local Plan was being prepared.

KW explained the other housing issues relating to Gypsy and Traveller site provision, student housing, meeting the needs of older people and affordable housing.

Economic Growth

KW explained this section and the questions being asked.

PC noted it was likely that we would be moving away from providing for traditional industrial estates and focusing on knowledge-based industries, most likely offices within the town centre. Noted that there is significant supply of industrial land in close proximity but in neighbouring authority areas.

Town Centre

KW explained this section and the questions being asked.

PC explained that the retail sector was changing, with strong competition for the Town Centre coming from Teesside Park and increase in internet shopping.

Town centre boundary discussed, noting that it was very large and possibly no longer appropriate. Discussion about Linthorpe Road and the 3 different characters areas along the road.

Infrastructure

KW explained this section and the questions being asked, with a focus on the potential new Tees Crossing, Middlesbrough Railway Station and potential new schools.

Green Infrastructure

KW explained this section and the questions being asked. Noted that whilst there are significant areas of open space, development provides an opportunity to improve these areas and enable better accessibility to them.

Cllr CR - need to get message out about these areas and encourage people to use them.

Historic Environment

KW explained this section and the questions being asked.

PC - reusing older buildings is a sign of their success, and can help support economic growth.

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NEXT STEPS

- Approval at Single Member Executive
- Consultation
- All member briefing to take place at start of consultation.
- Consultation feedback to the MWG to help inform Preferred Options.

Cllr TH requested that copies of the Local Plan Issues Report be provided for use by community groups.

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ANY OTHER URGENT ITEMS WHICH IN THE OPINION OF THE CHAIR, MAY BE CONSIDERED

None.

