

LOCAL PLAN WORKING GROUP

Date: Tuesday 22nd December, 2020
Time: 9.30 am
Venue: Virtual

AGENDA

Please note: this is a virtual meeting.

The meeting will be live-streamed via the Council's [Youtube channel](#) at 9.30 am on Tuesday 22nd December, 2020

1. Apologies for Absence
Apologies for Absence
2. Declarations of Interest
To receive any declarations of interest.
3. Minutes- Local Plan Working Group- 4 March 2020 3 - 6
4. Local Housing Needs Assessment/Local Plan housing requirement 7 - 38
5. Potential Local Plan housing allocations
6. Update on Local Plan progress - verbal update
7. Future work programme and date of next meeting
8. Any other urgent items which in the opinion of the Chair, may be considered.

Any other urgent items which in the opinion of the Chair, may be considered.

Charlotte Benjamin
Director of Legal and Governance Services

Town Hall
Middlesbrough
Date Not Specified

MEMBERSHIP

Councillors A Waters (Chair), , D Coupe, A High, C Hobson, J Hobson, A Preston, D Rooney and M Smiles

Assistance in accessing information

Should you have any queries on accessing the Agenda and associated information please contact Susie Blood, ,

LOCAL PLAN WORKING GROUP

A meeting of the Local Plan Working Group was held on 4 March 2020.

PRESENT: Councillors A Waters (Chair); Councillors; Coupe, J Hobson, Rooney and Smiles and

PRESENT AS OBSERVERS: A. Liddle (Stainton & Thornton Parish Council), M. McClintock (Nunthorpe Parish Council), W. Tovey (Middlesbrough Alternative Planning Partnership)

OFFICERS: S. Bonner, P. Clarke, R Horniman, H Nelson and K. Whitwell,

APOLOGIES FOR ABSENCE Councillor A High, Councillor C Hobson and Mayor A Preston.

DECLARATIONS OF INTERESTS

None were declared that this point in the meeting.

1 **WELCOME AND FIRE EVACUATION PROCEDURE**

The Chair welcomed the working group and read out the fire evacuation procedure.

2 **APOLOGIES FOR ABSENCE**

Apologies were submitted from the Mayor, Councillor High and Councillor C Hobson

3 **DECLARATIONS OF INTEREST**

None declared.

4 **MINUTES OF THE LAST MEETING HELD ON 29 JANUARY 2020**

The minutes of the Local Plan working group held on 29 January 2020, were submitted and approved as a true record.

AGREED

That the minutes be approved.

5 **LOCAL PLAN VISIONING EXERCISE**

The Head of Planning outlined that the purpose of the meeting was to consider the Local Plan, looking at its vision, its objectives and identify the strategy of what the Local plan will be. The officers had submitted the vision from the previous draft Publication Local Plan for information. This vision had now been withdrawn to enable a new vision to be developed. vision and plan would look to the year 2034.

The start of this is the strategic plan/ Mayor's vision and although this only covers 3 years, the local plan has focused on the main priorities e.g. social regeneration/ anti -social behaviour. In terms of the local plan, this will look at Place, people and business as well as environmental issues (encourage cycle routes/ solar panels), which will link to the sites within the local plan.

The officers outlined that we need to encourage and take a proactive start to the sites with developers, which will be explored. The Group outlined that the long term goal to ensure we have sustainable housing should be included within the vision and the plan.

In terms of infrastructure, the Chair outlined that there has been frustrations from bus companies where there are no bus routes through new housing developments. It would therefore be proactive to ensure the bus companies are involved in initial discussions.

In terms of key projects e.g. Centre Square and Middlehaven, these will also be included within the vision.

A group member queried whether it was possible to encourage a local work force to support development sites and this would be built into the vision under infrastructure and throughout the plan.

The officer outlined the proposed Local Plan objectives:

- To revitalise and transform the Town Centre by delivering a range of key projects and encouraging new buildings that inspire awe
- To protect and enhance a network of green space/ green infrastructure across Middlesbrough
- To make Middlesbrough look and feel amazing through the promotion of high quality and well designed development
- To support a growing economy and make Middlesbrough 'the digital city'
- To deliver a range of housing to meet the needs of our communities with a focus on delivering urban living
- To achieve a stable/growing population
- To ensure provision of an appropriate network of infrastructure to support our growth/development aspirations
- To sustain and enhance Middlesbrough's heritage and cultural assets

AGREED- That the vision be developed

6 LOCAL PLAN STRUCTURE

The Head of Planning outlined the draft Local Plan structure:

- Introduction
- Vision and strategy including Local Plan priorities
- Development strategy and key projects
- Green/Natural environment
- Design/making Middlesbrough look and feel amazing
- Housing
- Economic Growth and town centre/retail
- Infrastructure (inc education, health, transport)
- Historic Environment & culture

The group welcomed the structure, however the Chair outlined that he felt infrastructure was a major part of our local plan and needed to be taken as a priority. The officers outlined that this would be integrated throughout the plan.

Agreed- That the proposed local plan structure be approved.

7 DRAFT HISTORIC ENVIRONMENT CHAPTER

The officers outlined that the draft Historic Environmental chapter had been developed under National guidance. The chapter outlined what is special about Middlesbrough in terms of conservation areas and local lists.

Within the chapter there are 2 policies:

- Historic areas
- Historic buildings

The group welcomed the chapter, however outlined we must ensure they are protected due to their importance, so wording could be looked at to ensure this was maintained.

Agreed- that the Draft historic Environment chapter be agreed.

8 **ANY OTHER BUSINESS**

None

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Middlesbrough Local Plan

Housing Requirement and Potential Housing Allocations

Alex Conti
Strategic Policy Manager
22nd December 2020

Introduction

- Local Housing Needs Assessment (LHNA) 2020
- Housing Requirement
- Potential Housing Allocations/Sites for Consideration

Local Housing Needs Assessment 2020

- National Planning Policy Requires that Local Plans determine the level of housing required through a Local Housing Needs Assessment
- Starting point – household growth projections, based on population projections (ONS)
- Adjustments made to take account of economic growth ambitions and affordability
- Outputs include
 - Housing Requirement
 - Affordable Housing Needs
 - Needs of other specific groups (e.g. older people)



Housing Requirement

- For the Period 2019 – 2037:
 - 400 dwellings per annum (7,200 total) – **minimum**
- Includes economic growth ambition of +500 jobs per annum
- Current Local Plan – 425 dwellings per annum
- Proposed new methodology (consultation) – higher of demographic projections or +0.5% of existing housing stock
 - Indication this would be 354 dwellings per annum

Delivering the Housing Requirement

Plan Period 2019 – 2037

Delivery so far (since 2019, to April 2020)	655
Existing Sites with Planning Permission	3,606
Existing Local Plan Site without Planning Permission	3,275 (+860 after 2037)
Unidentified Small Windfall Sites	410
Potential from housing allocations under consideration	1,540 (+20 after 2037)
Total	9,486

Potential Housing Allocations

Sites Under Consideration

- Sites in existing adopted Housing Local Plan (2014)
- Sites identified in the previous 'Publication' Local Plan (2018)
- New sites under consideration

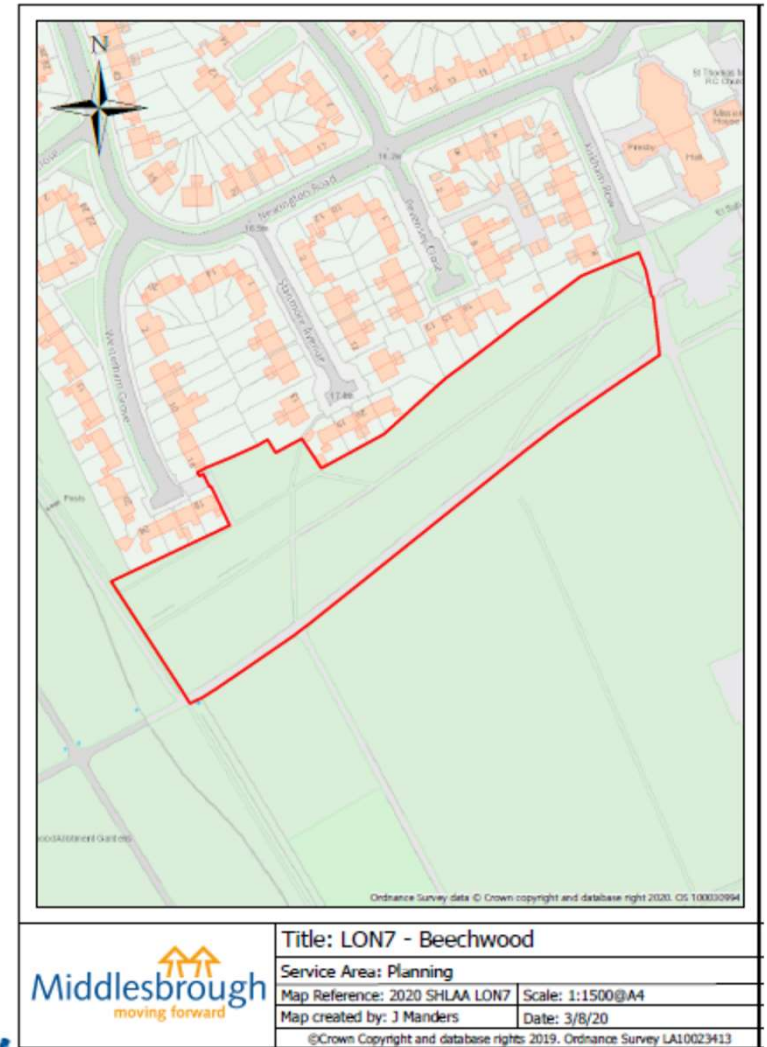
Sites in existing adopted Housing Local Plan

Potential Housing Allocations

Beechwood

- Existing Local Plan site
- Former allotments
- 36 Bungalows
- Council-owned land

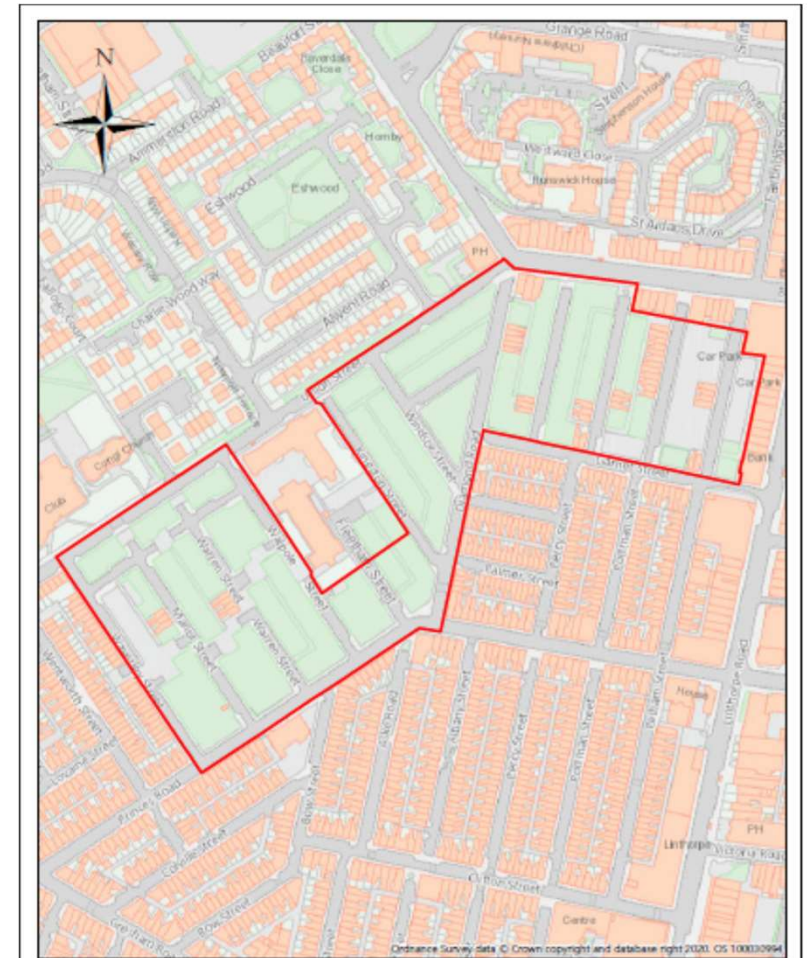
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Potential Housing Allocations

Gresham

- Existing Local Plan site
- Housing clearance site
- 226 new dwellings
- 145 dwellings already with permission (Thirteen)
- Expected to be fully affordable/low cost housing



	Title: NEW2 - Gresham	
	Service Area: Planning	
	Map Reference: 2020 SHLAA NEW2	Scale: 1:2500@A4
	Map created by: J Manders	Date: 3/8/20
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Potential Housing Allocations

Grove Hill

- Existing Local Plan site
- Housing clearance site
- 296 new dwellings (further 127 already developed at Bishopton Rd)
- Thirteen – will be fully affordable & will include bungalows



Potential Housing Allocations

Marton Avenue

- Existing Local Plan site with additional land
- 72 dwellings
- Council owned, already subject to disposal/development guidance

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Potential Housing Allocations

Former St David's School

- Existing Local Plan site
- 139 dwellings
- Part owned by the Council

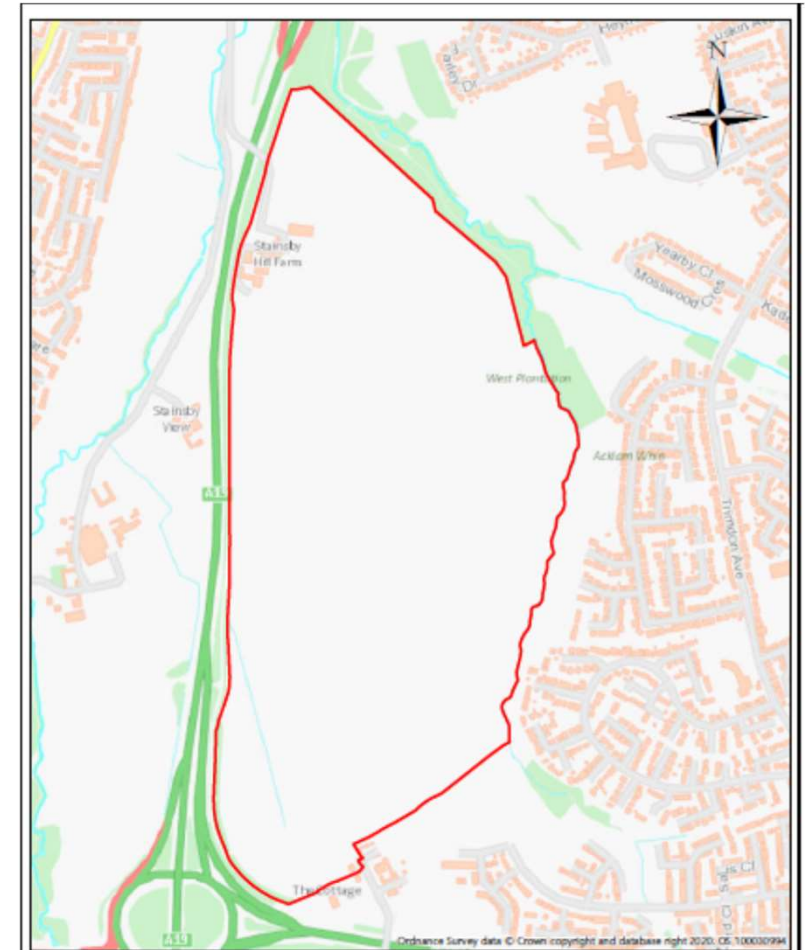
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Potential Housing Allocations

Stainsby

- Existing Local Plan site – 444 dwellings already delivered prior to 2019
- 1,650 new dwellings
- Country Park
- Primary School, local centre
- Road link
- Masterplan being prepared




Potential Housing Allocations

Ford Close (Riding School)

- Existing Local Plan site
- 50 executive houses/bungalows
- Privately owned

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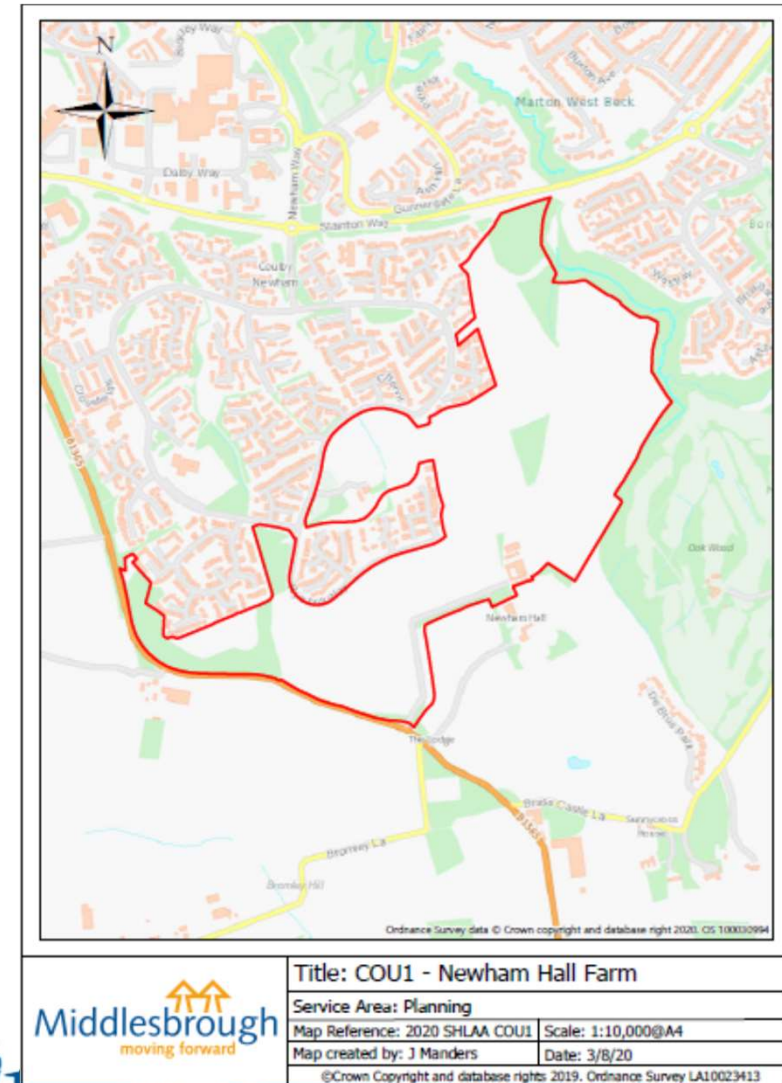
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	Service Area: Planning	
	Map Reference: 2020 SHLAA MAW2	Scale: 1:2500@A4
	Map created by: J Manders	Date: 3/8/20
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Potential Housing Allocations

Newham Hall Farm

- Existing Local Plan site
- 1,100 dwellings in neighbourhoods of varying character
- Open space, community facilities and school provision
- Council owned

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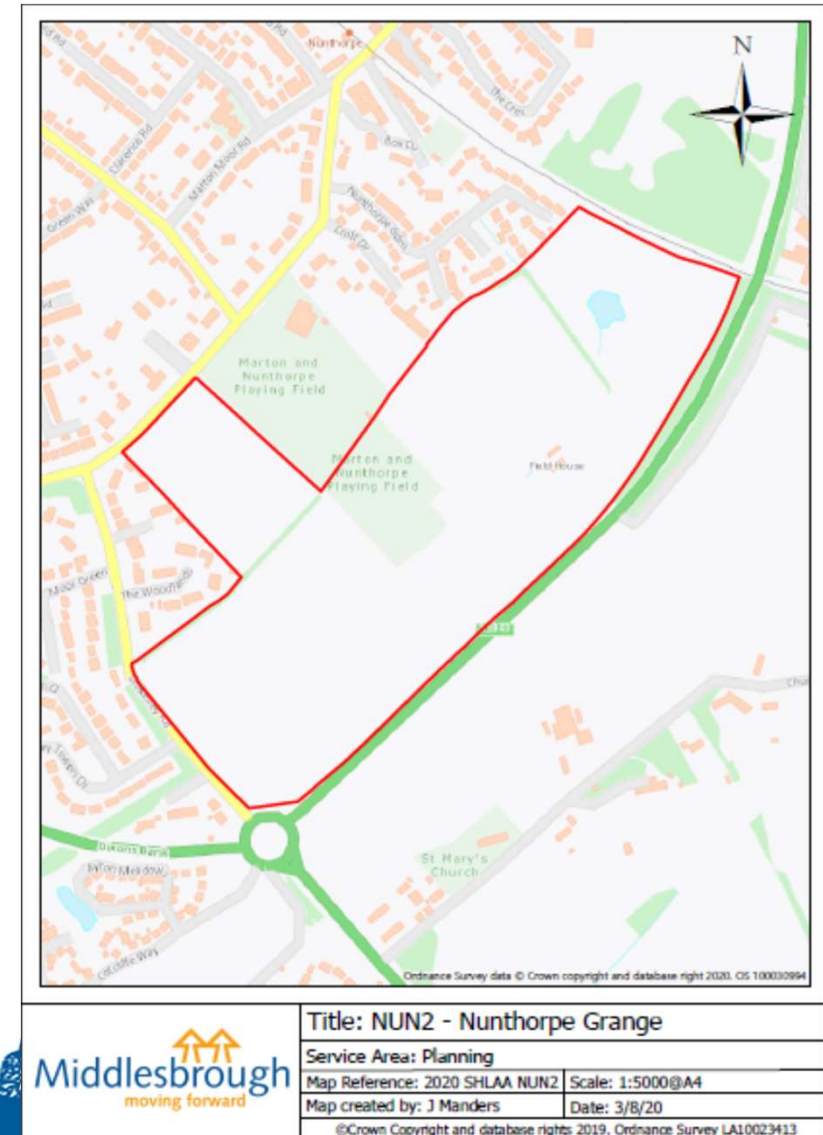


Potential Housing Allocations

Nunthorpe Grange

- Existing Local Plan site
- 250 dwellings including housing for older people
- Significant open space, GP surgery and landscaping
- Partly Council owned
- Application refused on part of site due to design, subject to resubmission & appeal

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Potential Housing Allocations

Hemlington Grange

- Existing Local Plan allocation
- 418 dwellings completed prior to 2019
- 1,288 further houses across various parcels of land:
 - 993 across the existing main site
 - 25 affordable dwellings on Hemlington North
 - 130 dwellings on Hemlington South
 - 140 dwellings on Hemlington West (currently business park)
- Small retail/community facilities on Hemlington West
- Council owned



		Title: Hemlington Grange	
Service Area: Planning		Scale: 1:7000@A4	
Map Reference:		Map created by: J Manders	
Date - 12/11/20		©Crown Copyright and database rights 2019, Ordnance Survey LA10023413	

Sites identified in the previous 'Publication' Local Plan


Potential Housing Allocations

Vancouver House

- Identified in Publication Local Plan
- Formerly Council office building
- Permission for 26 apartments

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Title: CEN15 - Vancouver House	
Service Area: Planning	
Map Reference: 2020 SHLAA CEN15	Scale: 1:500@A4
Map created by: J Manders	Date: 3/8/20
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Potential Housing Allocations

Northern School for Art – Green Lane Campus

- Identified in Publication Local Plan
- College moving to town centre (Denmark St)
- 26 dwellings
- Privately owned

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Middlesbrough
moving forward

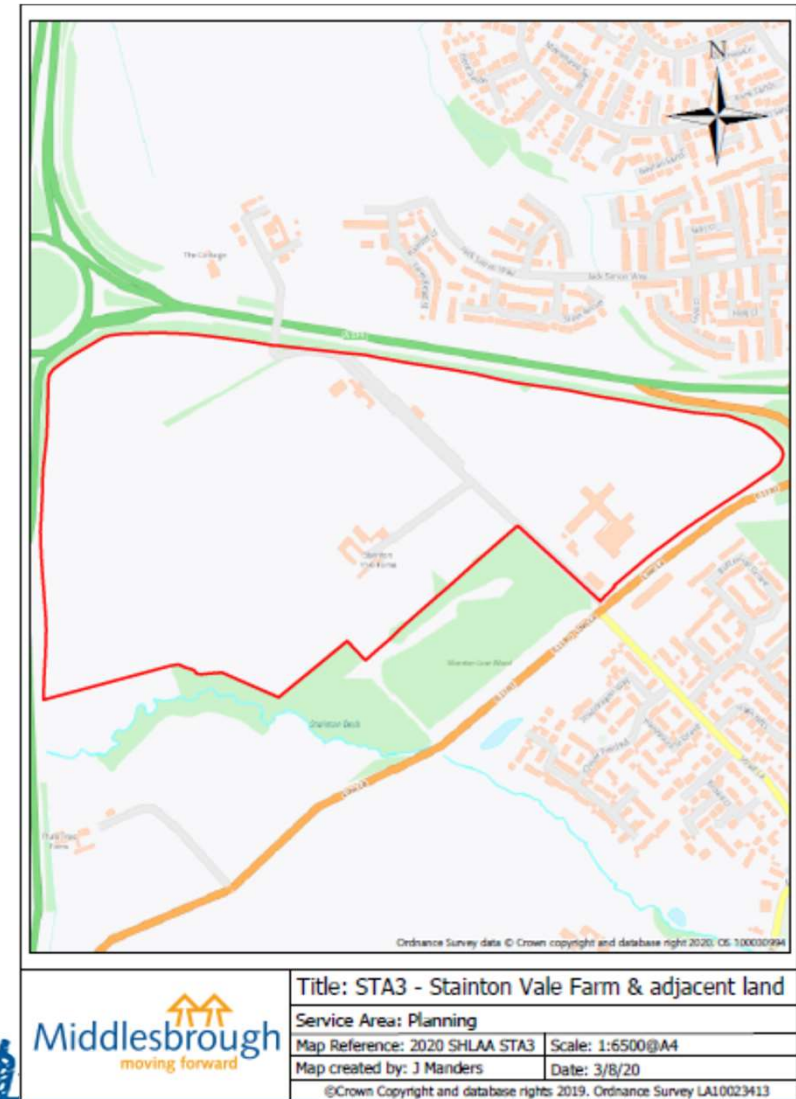
Title: LIN5 - Northern School of Art	
Service Area: Planning	
Map Reference: 2020 SHLAA LIN5	Scale: 1:1000@A4
Map created by: J Manders	Date: 3/8/20
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Potential Housing Allocations

Stainton Vale Farm

- Identified in Publication Local Plan
- 740 dwellings (previously 500)
- Opportunity for highly landscaped scheme with tree planting
- Potential retail (Sporting Lodge)
- Privately owned, multiple ownerships

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Potential Housing Allocations

De Brus Park

- Identified in Publication Local Plan
- 10 self-build plots, reflecting existing development
- Existing residents objected during previous consultation
- Emerging Marton West Neighbourhood Plan seeks to identify as Local Green Space
- Council owned

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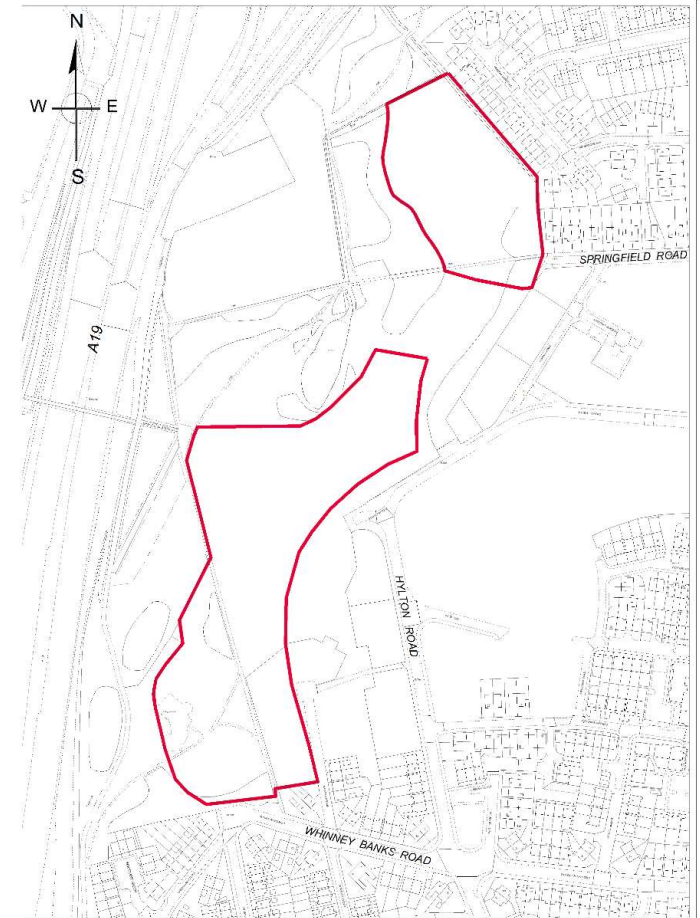


Potential Housing Allocations

West of Acklam Gardens

- Identified in Publication Local Plan
- 45 dwellings
- Expected to be lower value market housing
- Council owned

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**Middlesbrough**
moving forward

H3.19 - L/W of Acklam Green

Head of Service: Paul Clarke	Ref: GIS/LPR/11/3.19/L
Service Area: Planning	Scale: 1:2500@A4
Created by: John Manders	Date: 19th September 2018

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Potential Housing Allocations

Jupiter Court, Milford House, Portland House and land south of Longlands Road

- Identified in Publication Local Plan (in part)
- Clearance of existing apartments (-162)
- 95 new dwellings (mix of houses, apartments, bungalows)
- Thirteen scheme
- Some Council owned land included

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Middlesbrough
moving forward

Title: BRAS - Jupiter Court, Milford & Portland House

Service Area: Planning

Map Reference: 2020 SHLAA BRAS Scale: 1:3000@A4

Map created by: J Manders

Date: 3/8/20

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New sites under consideration

Potential Housing Allocations

Middlehaven – BoHo Towers

- 120 apartments (1/2 beds)
- Council owned

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Potential Housing Allocations

Middlehaven – Sheperdson Way

- 109 apartments (1/2 beds)
- Council owned

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Potential Housing Allocations

Former Cleveland Scientific Institute site

- Currently surface car park
- 131 apartments (1/2 beds)
- Privately owned

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Potential Housing Allocations

Gurney Street

- Existing surface car park
- 120 apartments (1/2 beds)
- Privately owned

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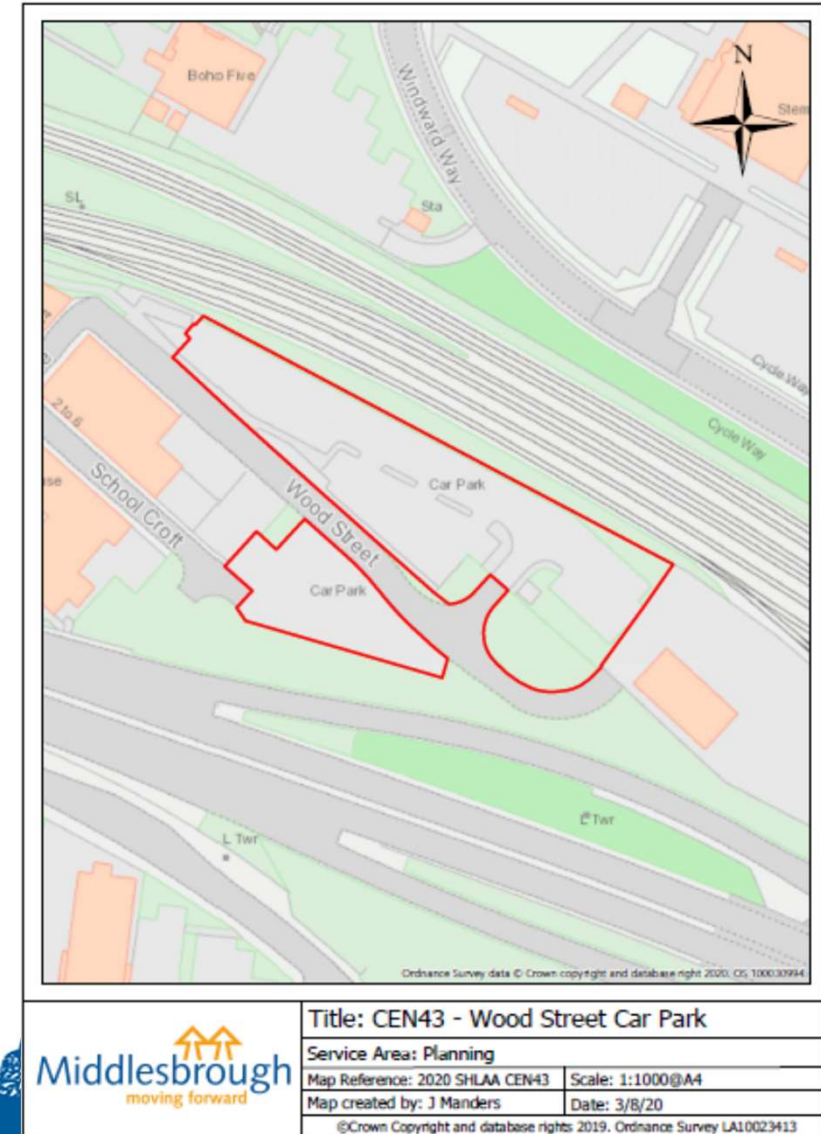
	Title: CEN42 - Gurney Street Car Park	
	Service Area: Planning	
	Map Reference: 2020 SHLAA CEN42	Scale: 1:500@A4
	Map created by: J Manders	Date: 3/8/20
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Potential Housing Allocations

Wood Street

- Existing car parks serving railway station
- 100 apartments (1/2 beds)
- Partly Council owned

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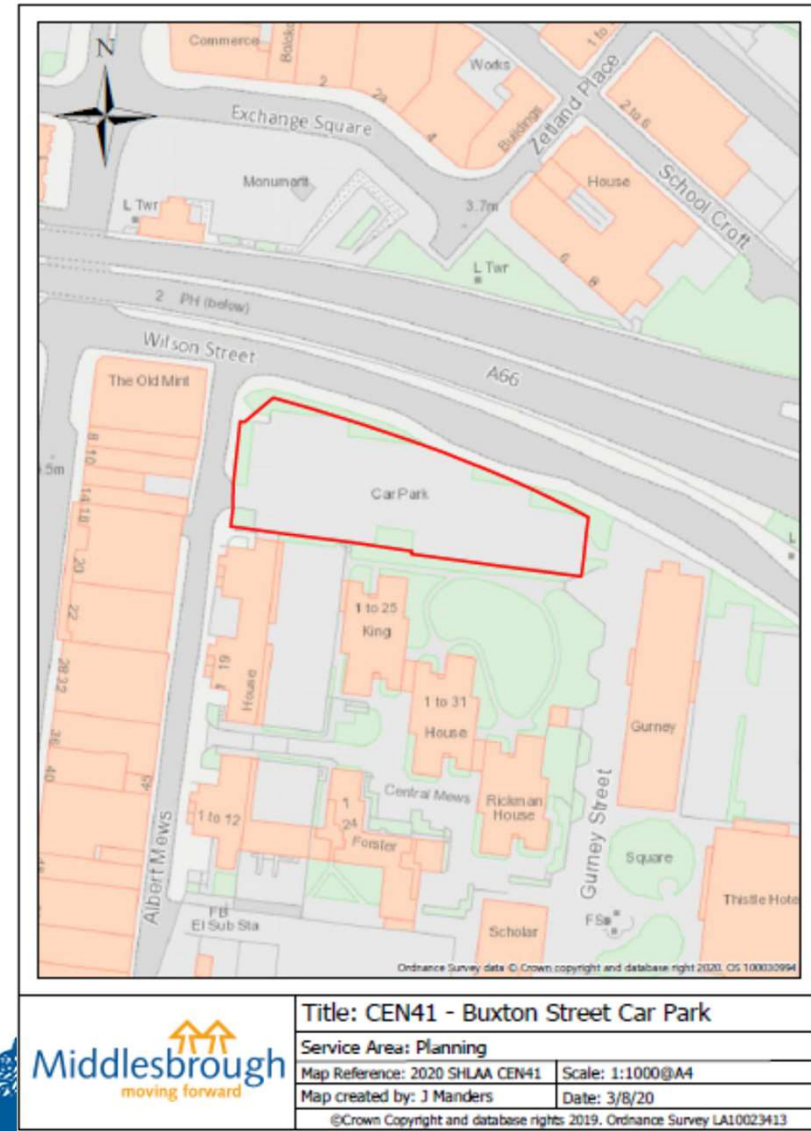


Potential Housing Allocations

Buxton Street

- Current Car Park
- 149 apartments (1/2 beds)
- Council-owned land

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Potential Housing Allocations

Tollesby Shops

- Neighbourhood Centre, cleared site
- Application for new retail units and 24 apartments (1/2 beds)
- Council owned

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Title: ACK1 - Newbridge Court, Tollesby	
Service Area: Planning	
Map Reference: 2020 SHLAA ACK1	Scale: 1:500@A4
Map created by: J Manders	Date: 3/8/20
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