

**THE CHAIR AND ALL MEMBERS OF THE COUNCIL**

Tuesday 25 February 2025

Dear Member

**COUNCIL - WEDNESDAY 5TH MARCH, 2025**

You are hereby summoned to attend a meeting of the Council of the Borough of Middlesbrough to be held on **Wednesday 5th March, 2025 at 7.00 pm** in the Council Chamber to transact the following business, namely:-

1. Welcome and Fire Evacuation Procedure

In the event the fire alarm sounds attendees will be advised to evacuate the building via the nearest fire exit and assemble at the Bottle of Notes opposite MIMA.

2. Apologies for Absence

3. Declarations of Interest

To receive any declarations of interest.

4. Publication Local Plan

3 – 442



Charlotte Benjamin, Director of Legal and Governance Services

PLEASE NOTE THERE IS RESTRICTED  
DISABLED ACCESS TO THE COUNCIL CHAMBER

Inspection of Papers – Documents referred to on this Summons may be inspected between 9.00 am and 4.00 pm Monday to Friday at the Town Hall, Middlesbrough. Copies may also be downloaded from the Council's Website.

Questions / Motions – Details of questions or notices of motion received and not enclosed with the Summons will be circulated prior to the meeting.

Should you have any queries in regard to the items on this agenda please contact Susan Lightwing/Scott Bonner, Democratic Services on (Direct Line 01642 729708/729712 or e-mail on: [scott\\_bonner@middlesbrough.gov.uk](mailto:scott_bonner@middlesbrough.gov.uk); [susan\\_lightwing@middlesbrough.gov.uk](mailto:susan_lightwing@middlesbrough.gov.uk).

Address: Democratic Services, Middlesbrough Council, Town Hall, Middlesbrough TS1 9FX

Website: [www.middlesbrough.gov.uk](http://www.middlesbrough.gov.uk)

**MIDDLESBROUGH COUNCIL**

<b>Report of:</b>	Director of Regeneration
<b>Relevant Executive Member:</b>	Executive Member for Development
<b>Submitted to:</b>	Council
<b>Date:</b>	5 March 2025
<b>Title:</b>	Publication Local Plan
<b>Report for:</b>	Decision
<b>Status:</b>	Public
<b>Council Plan priority:</b>	A successful and ambitious town
<b>Key decision:</b>	No
<b>Why:</b>	Not applicable
<b>Subject to call in?:</b>	No
<b>Why:</b>	Council Decision

**Executive summary**

This report seeks approval of the Publication Local Plan, which sets out the Council's emerging planning policy framework that will guide development and decisions on planning applications and covers the period 2022 – 2041. Critically, it sets out the housing allocations where new housing development is proposed to take place, alongside other planning policies for: housing; economic growth; green and blue infrastructure; physical, social and environmental infrastructure; the historic environment; and design/placemaking.

Once agreed, the Publication Local Plan will be subject to a statutory period of public consultation, following which the plan will be submitted to the Government for Independent Examination ahead of its adoption.

There is a statutory duty for the Council to prepare a Local Plan for its area. The Publication Local Plan has been prepared in accordance with national policy and legislation, taking into account other Council plans and strategies. This includes being based on a robust evidence base. It has been informed by two earlier public consultation exercises.

The implications of the recommendations have been considered by the appropriate officers of the Council and are set out in the main body of the report.

## **1. Purpose**

- 1.1 To seek approval of the Publication Local Plan and its subsequent submission to the Secretary of State for Independent Examination.

## **2. Recommendations**

### 2.1 That the Council

- approves the Publication Local Plan its subsequent submission to the Secretary of State for Independent Examination; and
- recommends that the Council delegates authority to the Director of Regeneration, in consultation with the Executive Member for Development, to agree minor changes to the plan during the Independent Examination.

## **3. Rationale for the recommended decision(s)**

- 3.1 It is a statutory requirement to prepare a Local Plan that identifies land for development and can be used as a basis for determining planning applications. The Local Plan is critical for delivering some of the Council's key strategic objectives, in particular population retention, increasing the housing supply and supporting economic growth. The development it will help secure will make a positive contribution to the financial sustainability of the Council.
- 3.2 Following earlier stages of plan preparation, including two separate periods of public consultation, the Local Plan has now been finalised for 'Publication' stage. This is a statutory stage, the purpose of which is to make the Local Plan available for inspection and invite formal representations upon it. It provides the opportunity for interested parties and stakeholders to make formal representations, which must relate only to matters of soundness or legal compliance.
- 3.3 Once the representations period has closed for the Publication Local Plan, it will need to be submitted to the Secretary of State for Independent Examination. Following this, the Local Plan will be brought back to a future meeting of the Council for adoption.

## **4. Background and relevant information**

- 4.1 Under the provisions of the Planning and Compulsory Purchase Act 2004, the Council is required to prepare a statutory development plan, otherwise known as a Local Plan, for the borough that sets out the policies and land allocations to guide development in the area. The Local Plan is a strategic document that will help facilitate the right type of development the Council wishes to deliver to achieve its ambitions and support the long-term financial sustainability of the borough.

- 4.2 Currently, the statutory development plan for Middlesbrough comprises a number of documents:
- the Housing Local Plan 2014;
  - the Joint Tees Valley Minerals and Waste Core Strategy Development Plan Document (DPD) 2011;
  - the Joint Tees Valley Minerals and Waste Policies & Sites DPD 2011;
  - part of the Middlesbrough LDF Core Strategy 2008 (policies that that haven't been replaced or deleted);
  - part of the Regeneration DPD 2009 (policies that that haven't been replaced or deleted);
  - part of the Local Plan 1999 (policies that that haven't been replaced or deleted); and
  - adopted Neighbourhood Plans for Stainton and Thornton, and Marton West.
- 4.3 In September 2022, the Council agreed to commence work on a new Local Plan for the borough. The purpose of the review is to ensure all of the Council's planning policies are up-to-date, and to bring them together into a single document. The review excludes Minerals and Waste policies, which were adopted jointly across the Tees Valley in 2011 and will be reviewed jointly by the Tees Valley Authorities separately to the Local Plan review. The review also excludes the adopted Neighbourhood Plans, which are prepared at the neighbourhood level and remain the responsibility of their respective Neighbourhood Forums or Parish Councils.
- 4.4 In November 2022, the Council approved the Local Plan Scoping Report. This enabled the local planning authority to meet Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 by notifying each of the specified bodies and persons of the subject of the Local Plan and inviting them to make representations on what the Local Plan ought to contain. The Scoping Report was subject to public consultation between 5<sup>th</sup> December 2022 and 31<sup>st</sup> January 2023.
- 4.5 In January 2024, the Executive approved the Draft Local Plan. This was a non-statutory stage that enabled community engagement on the plan between 1<sup>st</sup> February and 15<sup>th</sup> March 2024. The Draft Local Plan was made available online and in various Council buildings and libraries, and there was a series of 17 drop in events held across Middlesbrough.
- 4.6 Prior to the start of the consultation, an all-Member briefing was held on 8<sup>th</sup> January 2024. All Members were also invited to Ward Member workshops with the Executive Member for Regeneration and planning officers. These enabled a series of discussions about the impact of the Local Plan in their areas, and the opportunities for addressing planning issues through the Local Plan. It also allowed Ward Members to be fully briefed on the public consultation and how their constituents could get involved.
- 4.7 During the consultation, over 2000 responses were received on the Draft Local Plan, along with 4 petition-style responses, all of which have been considered in preparing the Publication Local Plan. The Report of Consultation on the Draft Local Plan is attached as Appendix 2 to this report.

## Publication Local Plan

- 4.8 The Publication Local Plan is attached as Appendix 3 to this report. It is based upon a robust and credible evidence base and has been prepared in accordance with legislation and national planning policy. It takes into consideration the wider policies, plans and strategies of the Council and sets out a positive framework to support their delivery.
- 4.9 All the comments received during the public consultation have been taken into consideration in preparing the Publication Local Plan. The Local Plan Member Working Group has led both the consideration of these comments and changes to the draft policies. The main issues arising and the changes to the Local Plan are summarised as follows:

<b>Issue Raised/Identified</b>	<b>Response/Change to the Local Plan</b>
<p>Objections to the identification of a new Gypsy &amp; Traveller Site at Teessaurus Park.</p>	<p>Consultants were commissioned to look in detail at alternative site options. As no private land had been promoted, this focused on Council-owned land.</p> <p>An alternative site has been identified at Cannon Park Way to meet future Gypsy &amp; Traveller needs.</p>
<p>The approach to identifying sites in the Middlesbrough Development Corporation (MDC) area lacked the detail necessary for site allocations.</p>	<p>Council officers have continued to work collaboratively with representatives of the MDC to seek the most up-to-date information regarding the key development sites in this area. The policy approach has been strengthened with new site allocation policies included in the Housing and Economic Growth chapters.</p>
<p>Statutory consultees identified that some of the policies in the Green and Blue Infrastructure chapter lacked focus and detail. This includes the policy approach to Climate Change and Biodiversity Net Gain (BNG).</p>	<p>Officers met with Natural England to discuss these issues.</p> <p>In addition to revising policy wording, a new separate Climate Change policy has been included (having previously been included with Flood Risk). A new BNG policy has also been included.</p> <p>The Chapter has also been renamed 'Natural Environment' to reflect that the policies are broader than 'Green and Blue Infrastructure'.</p>
<p>Historic England recommended rewording policies, so they better reflected our strategic priorities. They also recommended restructuring the policies to deal with archaeology separately.</p>	<p>Policies have been reworded with more detail on our priorities and a new, separate Archaeology policy has been included.</p>

There was lack of clarity over how development sites have been prioritised/selected for inclusion in the Local Plan.	A new 'Spatial Strategy' policy has been included to set out the approach to selecting sites in the plan and for other development proposals, focusing on the most sustainable locations, and making effective and efficient use of land.
The proposed employment allocation at Cargo Fleet has been identified as being at a high risk of flooding.	Site allocation has been removed. It is considered that there is sufficient land identified elsewhere to meet identified needs.
The Objectives didn't always reflect the key aims of the plan.	3 of the Objectives have been reworded to better reflect the aims of the plan.
Some parts of the evidence base were considered to be insufficient to properly evidence the plan.	Additional work has been completed in house or commissioned to address this, including: <ul style="list-style-type: none"> <li>• Transport Assessment</li> <li>• Strategic Flood Risk Assessment</li> <li>• Viability Assessment</li> <li>• Gypsy &amp; Traveller Site Assessment</li> <li>• Habitats Regulation Assessment</li> <li>• Heritage Impact Assessment</li> <li>• Infrastructure Delivery Plan</li> </ul>

4.10 Whilst a significant number of other comments were received on our policies, including many objections to the approach to housing development and specific housing allocations, these have not resulted in significant changes to the plan. The overall approach is considered to be the correct one to meet Middlesbrough's needs and aspirations. Some minor wording changes have been made throughout the plan to address specific points raised.

4.11 The structure of the Publication Local Plan follows that of the Draft Local Plan:

Chapter	Strategic Objective	Summary of Policy Approach
1. Introduction		
2. Strategy and Vision		Sets out the Vision to 2041, overall development and spatial strategy, and policy on the Middlesbrough Development Corporation area.
3. Creating Quality Places	<ul style="list-style-type: none"> <li>• <b>Objective A</b> To deliver new high quality, well-designed and energy efficient development that is resilient to the effects of climate change and meets the</li> </ul>	Includes design and generic development control policies to ensure development is of high quality and helps create quality places.

	needs and aspirations of our current and future residents <b>Objective H</b> To achieve healthy and safe communities	
4. Economic Growth	<ul style="list-style-type: none"> <li>• <b>Objective B</b> To revitalise Middlesbrough Town Centre through diversifying our retail and leisure offer, and attracting new urban dwellers, supported by a strong network of district and local centres</li> <li>• <b>Objective C</b> To strengthen our local economy by supporting existing businesses and attracting new employers</li> </ul>	Sets out the economic growth policies for regeneration sites, industrial and employment areas, and the Town Centre. Helps to create an environment conducive to securing investment.
5. Housing	<ul style="list-style-type: none"> <li>• <b>Objective D</b> To build high quality homes that help strengthen our communities</li> </ul>	Includes policies determining the overall housing requirement, the type and mix of housing that will be required, site allocations, affordable housing, the approach to Gypsies, Travellers and Travelling Showpeople, and policies for guiding conversions and changes of use to Houses in Multiple Occupation.
6. The Natural Environment	<ul style="list-style-type: none"> <li>• <b>Objective E</b> To protect and enhance our Natural Environment</li> </ul>	Sets out our approach to protecting existing open spaces and securing new ones as part of new development.
7. Physical, Social and Environmental Infrastructure	<ul style="list-style-type: none"> <li>• <b>Objective F</b> To ensure that new development is properly served by, and sustainably connected to, new and improved physical, social and environmental infrastructure</li> <li>• <b>Objective H</b> To achieve healthy and safe communities</li> </ul>	Includes policies that set out our approach to securing infrastructure that supports new development, including transport, community facilities, education, health, communications and burial grounds.
8. Historic Environment	<ul style="list-style-type: none"> <li>• <b>Objective G</b> To conserve and where</li> </ul>	Sets out polices to manage listed buildings, conservation area and



	appropriate enhance our historic environment and cultural heritage	other designated & non-designated heritage assets.
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4.12 The Publication Local Plan has been subject to Sustainability Appraisal (SA), which is a legal requirement of plan preparation. The SA has assessed the policies against the Council’s sustainability framework, along with alternative site options, to ensure that the preferred approach promotes a sustainable pattern of development. Similarly, the Publication Local Plan has been subject to a Habitats Regulations Assessment (HRA). This legal requirement considers the impact that the Local Plan will have on important nature conservation designations including the Teesmouth and Cleveland Coast Special Protection Area, and the North York Moors. Both the SA and HRA are independent assessments, having been prepared by consultants, and will be made available alongside the Publication Local Plan.

**Recent Changes to the National Planning Policy Framework**

4.13 In December 2024, the Government published changes to the National Planning Policy Framework (NPPF). Most of the proposals either don’t affect Middlesbrough or are relatively minor in terms of impacting on the Local Plan. However, the change to calculating the housing requirement has a significant, material impact on the plan, raising the level of housing required from the level consulted in the Draft local Plan (400 dwellings per annum) to 522 dwellings per annum.

4.14 The NPPF does, however, also include some transitional arrangements that would allow the Local Plan to progress and be examined under the previous NPPF. The key proviso is that the housing requirement would need to meet at least 80% of the new housing requirement, which for Middlesbrough means at least 418 dwellings per annum throughout the plan period. Therefore, the Publication Local Plan has been prepared to reflect this revised requirement.

**Next Steps**

4.15 Following approval by the Council, it will be subject to a statutory period of consultation.

4.16 The Publication period is programmed to take place between 11<sup>th</sup> March and 23<sup>rd</sup> April 2025. Various awareness raising and engagement methods will be used including direct communication with Local Plan consultees, site notices at proposed allocations, a press release and promotion through social media. A number of consultation drop in sessions will be arranged to raise awareness and advise on how people can make representations to the plan.

4.17 Once the Publication period closes all the representations received will be logged and submitted, alongside the Publication Local Plan, to the Secretary of State for Independent Examination. Following the approval of the Publication Local Plan it will only be possible to make changes to the Plan during the Independent Examination, and with the approval of the appointed Planning Inspector.

**5. Other potential alternative(s) and why these have not been recommended**

5.1 **Not to approve the Publication Local Plan.** This will mean that we will no longer progress the Local Plan as agreed previously by the Council and will retain existing out-of-date policies for longer. This will, in turn, present more challenges in achieving the type and quality of development that will help the Council realise its ambitions. It will also mean that the next Local Plan will need to be prepared under the new NPPF. This will need to accommodate the higher housing requirement of 522 dwellings per annum.

**6. Impact(s) of the recommended decision(s)**

Topic	Impact			
Financial (including procurement and Social Value)	<p>The costs associated with this stage and future stages of the Local Plan through to adoption are likely to be in the region of £0.200m. This comprises £0.135m associated with plan preparation and evidence base in 2024/25, with £0.065m of examination costs in 2025/26.</p> <p>The annual Planning Policy revenue budget includes £0.086m for professional and hired &amp; contracted services. Additionally, the confirmed Council capital programme includes the Capitalisation of Planning Surveys scheme. The anticipated costs and available funding for the adoption of the Local Plan are stated within the table below. The costs will be attributed to each of the budgets available as applicable. The remaining available budgets will be utilised on other Planning Services initiatives.</p>			
	<b>Anticipated Costs/Funding for Adoption of Local Plan</b>			
		<b>2024/25 £m</b>	<b>2025/26 £m</b>	<b>Total £m</b>
	Cost	0.135	0.065	0.200
	Available Budgets:			
	Capital	0.084	0.076	0.160
	Revenue	0.086	0.086	0.172
	<b>Total Available Budgets</b>	<b>0.170</b>	<b>0.162</b>	<b>0.332</b>
	<b>Remaining Available Budgets</b>	<b>0.035</b>	<b>0.097</b>	<b>0.132</b>
	<p>The Local Plan will be critical in providing the certainty that investors require in making their decisions to invest in Middlesbrough, and in achieving the quality of development to support the needs and aspirations of our population.</p>			

	<p>Over the lifetime of the Local Plan, it is anticipated that it will help secure new housing development that will have the potential to substantially broaden the Council Tax base (both in terms of overall number of chargeable dwellings and the proportion of those dwellings at Band D and above) and support business rates growth. Subject to the continuation of the grant, which remains uncertain, increasing the net number of housing dwellings will attract additional funding via the New Homes Bonus. Increasing the Council Tax base will improve the financial sustainability of the Council given that it currently has a low taxbase with around 85% of households in Bands A to C.</p> <p>Housing growth may also increase the demand for Council services and potentially local infrastructure. The Local Plan will be accompanied by an Infrastructure Delivery Plan (IDP), which will set out the high level requirements and costs that are likely to support the development in the plan. Detailed costs can only be ascertained at the planning application stage. The costs associated with any increase in demand for Council services will be met through the uplift in Council Tax arising from the new homes.</p>
<p>Legal</p>	<p>There is a statutory duty to prepare a Local Plan in accordance with the Planning and Compulsory Purchase Act 2004. Failure to have an up-to-date Local Plan will result in the Council, as local planning authority, losing some control over the decision-making process for planning applications.</p> <p>The Publication Local Plan covers the whole of the borough of Middlesbrough, including the part that is covered by the Middlesbrough Development Corporation (MDC). Whilst the MDC is the planning authority for making decisions on planning applications in that area of the town, Middlesbrough Council remains the plan-making authority. Once adopted, the Council and the MDC will both be required to make decisions in accordance with the Local Plan unless material considerations indicate otherwise.</p> <p>The Localism Act 2011 includes the 'Duty to Cooperate', which places a duty on the Council to cooperate with other, specified organisations to ensure strategic and cross-boundary issues are properly considered in the plan making process.</p> <p>The Local Planning Regulations 2012 set out, in further detail, the process that must be followed in preparing a Local Plan.</p> <p>The Publication Local Plan is a statutory plan making stage. The consultation must, be undertaken in accordance with the Regulations and Council's adopted Statement of Community Involvement.</p>

<p>Risk</p>	<p>O8-055 - If the Council doesn't respond effectively and efficiently to legislative changes it could be in breach of statutory duties in relation to service delivery and fail to make the most of opportunities.</p> <p>The Draft Local Plan has been prepared in accordance the legislation and latest Government guidance. This will provide the opportunity to best ensure legislative requirements will be satisfied, so this will have a positive impact on this risk.</p> <p>O1-005 - If poor economic growth occurs, then this will reduce public and private sector investment in the town, including town centre retail, housing development and business.</p> <p>The development of a new local plan will support the revitalisation of the town with urban housing etc. so will have a positive impact on this risk.</p> <p>O1-051 - A major downturn in housing growth that results in a significant decline in new housebuilding in Middlesbrough, resulting in lower house building rates lower Council Tax receipts and thereby increasing the risk of impact on successful delivery of the MTFP.</p> <p>By producing a new local plan with revised base data this will ensure that the correct data is being utilised and that any links with the MTFP will be more accurate so this will have a positive impact on this risk.</p> <p>O1-052 - Substantial areas of the town have high residential voids/low sales values and high population churn, effectively creating market failure resulting in significant social consequences which in turn have implications for Council resources and service delivery. Such an approach is unsustainable and will result in the need for significant market invention at great cost to the Council.</p> <p>By reviewing the local plan it will create a positive planning framework for areas across the Borough but with the new strategic direction this will look at the revitalisation of the town centre so this would have a positive impact on this risk.</p>
<p>Human Rights, Public Sector Equality Duty and Community Cohesion</p>	<p>An impact assessment has been completed on the Publication Local Plan and is attached to this report at Appendix 1. This concluded that the Publication Local Plan will not have an adverse impact on individual human rights.</p>
<p>Climate Change / Environmental</p>	<p>The Publication Local Plan sets out a policy framework to deliver sustainable development, including policies that will help minimise the impact of development on climate change,</p>

	and help mitigate the impact of climate change on our communities. This includes specific policies on Climate Change and Flood Risk.
Children and Young People Cared for by the Authority and Care Leavers	The Publication Local Plan does not impact on Children and Young People Cared for by the Authority and Care Leavers.
Data Protection	The public engagement associated with the Publication Local Plan will involve the collection and processing of personal data, in accordance with the statutory requirements associated with plan preparation. Given this statutory basis, there are no concerns that the Publication Local Plan could impact adversely on data protection or GDPR.

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

<b>Action</b>	<b>Responsible Officer</b>	<b>Deadline</b>
Seek Council approval	Alex Conti	5 <sup>th</sup> March 2025

### **Appendices**

1	Initial Impact Assessment
2	Report of Consultation on the Draft Local Plan
3	Publication Local Plan

### **Background papers**

<b>Body</b>	<b>Report title</b>	<b>Date</b>
Middlesbrough Council	Local Plan Scoping Report	November 2022
Middlesbrough Council	Draft Local Plan	January 2024

**Contact:** Alex Conti, Strategic Policy Manager

**Email:** alex\_conti@middlesbrough.gov.uk

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Appendix 1 – Initial Impact Assessment of the Publication Local Plan

Impact Assessment Level 1: Initial screening assessment

<b>Subject of assessment:</b>	Publication Local Plan			
<b>Coverage:</b>	Crosscutting			
<b>This is a decision relating to:</b>	<input checked="" type="checkbox"/> <b>Strategy</b>	<input checked="" type="checkbox"/> <b>Policy</b>	<input type="checkbox"/> <b>Service</b>	<input type="checkbox"/> <b>Function</b>
	<input type="checkbox"/> <b>Process/procedure</b>	<input type="checkbox"/> <b>Programme</b>	<input type="checkbox"/> <b>Project</b>	<input type="checkbox"/> <b>Review</b>
	<input type="checkbox"/> <b>Organisational change</b>	<input type="checkbox"/> <b>Other (please state)</b>		
<b>It is a:</b>	<b>New approach:</b>	<input type="checkbox"/>	<b>Revision of an existing approach:</b>	<input checked="" type="checkbox"/>
<b>It is driven by:</b>	<b>Legislation:</b>	<input checked="" type="checkbox"/>	<b>Local or corporate requirements:</b>	<input type="checkbox"/>
<b>Description:</b>	<p><b>Key aims, objectives and activities</b></p> <p>The Publication Local Plan sets out the Council’s revised Local Plan. It has been prepared following earlier public consultation and will the statutory processes to take place ahead of the Independent Examination.</p> <p>The Publication Local Plan identifies key policy areas including: the overall vision and strategy; creating quality places; economic growth; housing; natural environment; physical, social and environmental infrastructure; and the historic environment.</p> <p>The Publication Local Plan will be subject to six weeks statutory consultation, where formal representations can be made on legal compliance and soundness matters. Any representations made will be submitted to the Secretary of State with the Publication Local Plan and will be taken into consideration during the Independent Examination.</p> <p><b>Statutory drivers</b></p> <p>The Council must prepare Local Plans and associated planning documents, under the requirements of Planning and Compulsory Purchase Act 2004, the Localism Act 2011, and the National Planning Policy Framework (NPPF).</p> <p><b>Differences from any previous approach</b></p> <p>The emerging Local Plan will update the whole of the Council’s planning framework (except that relating to minerals and waste development) in line with the latest legislation and policy/guidance. This includes new policy approaches for all areas with a strengthened focus on placemaking, good quality design, a revitalised town centre and a strong network of infrastructure. New site allocations have also been identified for the location of new development.</p>			

	<p><b>Key stakeholders and intended beneficiaries (internal and external as appropriate)</b></p> <p>The key stakeholders are: The Council, Middlesbrough Development Corporation, developers, businesses, investors and the local community.</p> <p><b>Intended outcomes.</b></p> <p>To set out the Council’s Publication Local Plan and to enable statutory consultation and submission to the Secretary of State for Independent Examination, the outcomes of which will be used in finalising the Local Plan.</p>			
<b>Live date:</b>	The Council will consider the report seeking approval for the Publication Local Plan on 15 <sup>th</sup> January 2025.			
<b>Lifespan:</b>	Until the Local Plan is finalised for adoption following Independent Examination.			
<b>Date of next review:</b>	Not applicable			
Screening questions	Response			Evidence
	No	Yes	Uncertain	
<p><b>Human Rights</b></p> <p>Could the decision impact negatively on individual Human Rights as enshrined in UK legislation?</p>	☒	☐	☐	<p>The Publication Local Plan will be subject to consultation in accordance with the regulations and the Council’s Statement of Community Involvement. It will provide the opportunity for everyone to understand the Council’s approach to changing its planning policies and to make formal representations to these. The representations will be fully considered and taken into account by a Planning Inspector during the Independent Examination into the Local Plan.</p> <p>In light of the above, it is not considered that the Publication Local Plan will have an adverse impact on individual human rights.</p>



<p><b>Equality</b></p> <p>Could the decision result in adverse differential impacts on groups or individuals with characteristics protected in UK equality law? Could the decision impact differently on other commonly disadvantaged groups?*</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The Publication Local Plan sets out the approach to changing the Council’s planning policies. It has been prepared in accordance with all relevant legislation and national planning policy. It includes a suite of policies that seek to ensure the assessed needs of existing and future residents are fully met based on a robust and extensive evidence base. There are specific policies designed to meet the needs of particular groups who have specific housing needs, including older people, disabled people, and Gypsies &amp; Travellers. The suite of design and other policies seek to ensure new development is well designed, safe and useable by all sectors of the community, including those with protected characteristics. The plan has also been subject to Sustainability Appraisal to meet broader economic, environmental and social objectives that include reducing health inequalities and poverty/deprivation.</p> <p>An initial consultation on a Scoping Report was followed by a public consultation on Draft Local Plan in 2024, and the significant number of responses from both consultation stages have been taken into consideration when finalising the Publication Local Plan. The document will be subject to further consultation in accordance with the regulations and the Council’s Statement of Community Involvement, and is open to everyone. The representations received during this period will be submitted to the Government along with the Plan, following which an Independent Examination will take place to ensure that the Plan meets the Government’s Tests of Soundness, and that it has been prepared in a legally compliant way.</p> <p>In light of the above, it is not considered that the Publication Local Plan will have an adverse impact on different groups or individuals in terms of equality.</p>
<p><b>Community cohesion</b></p> <p>Could the decision impact negatively on relationships between different groups, communities of interest or neighbourhoods within the town?*</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The Publication Local Plan sets out the approach to changing the Council’s planning policies. The plan has been subject to Sustainability Appraisal to meet broader economic, environmental and social objectives. It will be subject to consultation in accordance with the regulations and the Council’s Statement of Community Involvement, and is open to everyone.</p> <p>In light of the above, it is not considered that the Publication Local Plan will impact negatively on relationships between different groups, communities of interest or neighbourhoods within the town.</p>
<p><b>Next steps:</b></p> <ul style="list-style-type: none"> <li>➤ If the answer to all of the above screening questions is No then the process is completed.</li> <li>➤ If the answer of any of the questions is Yes or Uncertain, then a Level 2 Full Impact Assessment must be completed.</li> </ul>				
<p><b>Assessment completed by:</b></p>	<p>Alex Conti</p>		<p><b>Head of Service:</b></p>	<p>Paul Clarke</p>
<p><b>Date:</b></p>	<p>14/02/2025</p>		<p><b>Date:</b></p>	<p>14/02/2025</p>



# **Middlesbrough Draft Local Plan**

Report of Consultation

December 2024

## 1 Introduction

In February 2024, the Council published a Draft Local Plan as the second stage in the preparation of a new Local Plan. The purpose of the document was to gather views from the public and stakeholders on the Council's draft policies. The document was intended to be a discussion document. Views from stakeholders and the public were sought from 1<sup>st</sup> February 2024 to 15<sup>th</sup> March 2024.

This report provides a summary of the consultation undertaken on the Middlesbrough Draft Local Plan. It sets out how the consultation was carried out, including details of how it was promoted and the materials which were made available, and identifies the issues that were raised and the Council's response to these. In doing so, this report demonstrates how this consultation and the comments received have informed the development of the publication version of the Local Plan.

The consultation was carried out in line with the agreed Consultation Plan, and also in accordance with the Council's Local Plan Statement of Community Involvement which was adopted in March 2020. Although it wasn't a statutory consultation, the provisions of the Town and Country Planning (Local Planning) (England) Regulations 2012 have also been taken into account in the undertaking of the consultation and this associated report.

## 2 Background

The commencement of work on a new Local Plan was formally agreed by the Council in September 2022. The first stage was the production of a Scoping Report (Regulation 18), on which a consultation was undertaken in December 2022 to January 2023. The representations received during this consultation helped inform the development of a Draft Local Plan document. A period of public consultation was undertaken on the Draft Local Plan between February and March 2024.

## 3 Details of Consultation

The Draft Local Plan consultation ran for a period of six weeks between 9am on 1<sup>st</sup> February 2024 and 5pm on 15<sup>th</sup> March 2024.

The following documents were made available on the Council's website and at Middlesbrough House:

- the Draft Local Plan (January 2024);
- the Draft Local Plan Policies Map and its associated Town Centre inset Map; and
- the Draft Local Plan Sustainability Appraisal.

The Draft Local Plan and the Draft Local Plan Policies Map and its associated Town Centre inset Map, were also made available in all Libraries and community hubs.

## 4 Who was invited to make comments?

A total of 2940 letters and emails were sent out directly to the statutory consultees, individuals and organisations on the Council's Local Plan consultee database inviting them to comment on the Draft Local Plan. Consultees included statutory consultees, such as National Highways, Historic England, the Environment Agency and Natural England, parish and community councils, community groups, interested local residents and land owners, developers and other with an interest in land. Letters

were also sent to residents adjoining housing allocations to inform them of the consultation. (A copy of the letter can be viewed in Appendix 2).

## 5 How the consultation was publicised

The consultation was publicised on the Council's website (See website text in Appendix 3), and the Draft Local Plan document was made available to view at Middlesbrough House and at all libraries and community hubs in Middlesbrough. Notices were also placed on nearby lamp-posts and/or fencing on or close to the boundary of all proposed housing development sites identified in the Draft Local Plan document (See Appendix 4 for example site notice). The site notice contained a QR code which could be scanned and linked directly to the consultation on the Council's website.

A press release (See Appendix 5) was issued by the Council, and this resulted in articles in the Evening Gazette and on the BBC news website (See Appendix 6). In addition, the consultation was publicised on the Council's social media channels including Facebook and Twitter (See attached in Appendix 7). The Council webpage also included a series of Frequently Asked Questions (FAQs) in Appendix 8 to assist with understanding the Draft Local Plan and how to respond to the consultation.

## 6 Drop in events

A number of drop-in events were hosted across the borough, the details of which can be seen below.

<b>Middlesbrough Draft Local Plan Consultation – Drop-in Events</b>		
<b>Venue</b>	<b>Date</b>	<b>Time</b>
<b>Langdon Square Community Centre</b> , Langdon Square, Coulby Newham TS8 0TF	12/02/2024	3:00 pm – 6:00 pm
<b>Old Fire Station</b> , Town Hall, Albert Rd, Middlesbrough TS1 2QJ	12/02/2024	4:00 pm – 7:00 pm
<b>Acklam Green Community Centre</b> , Stainsby Road, Acklam TS5 4JS	13/02/2024	3:00 pm – 6:00 pm
<b>North Ormesby Community Hub and Library</b> , Derwent Street, North Ormesby, TS3 6JB	14/02/2024	2:00 pm – 5:00 pm
<b>Thorntree Community Hub and Library</b> , Birkhall Road, Thorntree TS3 9JW	14/02/2024	2:00 pm – 5:00 pm
<b>Easterside Community Hub and Library</b> , Broughton Avenue, Easterside TS4 3PZ	15/02/2024	2:00 pm – 5:00 pm
<b>Hemlington Community Hub and Library</b> , Crosscliff, Hemlington TS8 9JJ	15/02/2024	2:00 pm – 5:00 pm
<b>Stainton and Thornton Memorial Hall</b> , Strait Lane, Stainton TS8 9BB	16/02/2024	3:00 pm – 6:00 pm
<b>Acklam Community Hub and Library</b> , Acklam Road TS5 7AB	19/02/2024	2:00 pm – 5:00 pm
<b>St Margaret's Church</b> , The Oval, Brookfield TS5 8ET	20/02/2024	3:00 pm – 6:00 pm
<b>Grove Hill Community Hub and Library</b> , Bishopton Road, Grove Hill TS4 2RP	21/02/2024	2:00 pm – 5:00 pm
<b>Neptune Centre</b> , Ormesby Rd, Berwick Hills TS3 7RP	21/02/2024	2:00 pm – 5:00 pm

<b>Marton Community Hub and Library</b> , The Willows, Marton TS7 8BL	22/02/2024	2:00 pm – 5:00 pm
<b>Newport Community Hub and Library</b> , St Paul's Road, Middlesbrough TS1 5NQ	22/02/2024	2:00 pm – 5:00 pm
<b>Nunthorpe Methodist Church</b> , Connaught Rd, Nunthorpe TS7 0BP	23/02/2024	3:00 pm – 6:00 pm
<b>Linthorpe Community Centre</b> , Linthorpe Road, Middlesbrough TS5 6JG	26/02/2024	3:00 pm – 6:00 pm
<b>Marton Community Centre</b> , Cypress Road, Marton TS7 8PZ	27/02/2024	4:00 pm – 7:00 pm

The drop-in sessions provided an opportunity for members of the public to find out more about the Draft Local Plan and the consultation. The events were attended by Council officers, the Executive Member for Regeneration and the Executive Member for Environment. Physical copies of the Draft Local Plan and Policies Map were available to view, as well as a series of display boards which summarised the Draft Local Plan and provided details on how to submit any comments. These display board are included in Appendix 9. During the drop-in events officers were available to provide any further information and answer any questions or queries. These events were well attended by residents and local businesses.

## 7 Member Briefings

A briefing for all Members of the Council was held before the consultation commenced and the Executive Member for Regeneration offered to meet with all Members individually, or as groups of members on a ward by ward basis to discuss their issues/concerns in relation to the Draft Local Plan and what local issues they wanted to see addressed by the Local Plan. A series of meetings were held for most wards, typically involving the Executive Member for Regeneration, Council officers and the relevant ward members.

## 8 Methods of Response

Comments could be submitted via an online form on the Council's website. A downloadable version of this form was also made available. Comments could also be submitted via email or post.

## 9 Summary of Representations Received

During the consultation, 4122 comments were received from a total of 2136 respondents. They included responses from statutory consultees including Historic England, the Environment Agency, Natural England and National Highways. In addition, four petition style responses were received.

## 10 Summary of Issues Raised

All comments received have been considered by officers. A summary of the issues raised in relation to each chapter/policy has been included in Appendix 1, this also includes Council's response to the responses. This summary has been restricted to matters that are material planning considerations all comments have been anonymised. The summary includes whether the response has been made by a statutory or general consultee, the Council's response to the matters raised and if this has led to any changes in the Publication Local Plan.

Comments were also received on the Sustainability Appraisal which accompanied the Draft Local Plan. These comments have been taken account of during the preparation of the Sustainability Appraisal of the Publication Local Plan.

## 11 Summary of changes to the Publication Local Plan

As a result of the consultation, policy changes and updates to the local plan evidence base, a number of changes have been made to the Publication Local Plan. The significant changes include:

- Revisions to the Local Plan Vision
- Amendments to the strategic objectives, in particular to include reference to climate change
- Introduction of a new Policy ST2 Spatial Strategy
- Further detail in Policy ST3 Middlesbrough Development Corporation
- Removal of Cargo Fleet (EC2.5) from EC2 employment locations
- Inclusion of detailed policy EC5, for the regeneration of Gresham
- Inclusion of new housing allocation HO4r Wood Street
- Removal of Teessaurus Park as a site for Gypsy and Traveller accommodation
- Inclusion of a new site at Cannon Park for Gypsy and Traveller accommodation
- Inclusion of new policy on the approach to Biodiversity Net Gain and Climate Change
- Inclusion of new policies in the Historic Environment on archaeology HI4 and Stockton and Darlington Railway HI5.

## 12 Duty to cooperate and joint working arrangements

In 2011 the Localism Act introduced the duty to cooperate in relation to planning of sustainable development. The duty to cooperate places a legal duty on local planning authorities, and other public bodies to engage on strategic cross-boundary matters in a meaningful way.

The Council has taken this duty on board and works closely with other local authorities within the Tees Valley, and other duty to cooperate bodies such as the Historic England, Natural England and National Highways.

In preparing the Draft Local Plan document, officers had regular meetings with the rest of the Tees Valley Local Planning Authorities, both as a group and on an individual basis. In addition, as part of the consultation on the Draft Local Plan, meetings were held with a number of Duty to Cooperate bodies. Further details of these discussions are contained within the separate Duty to Cooperate Statement.

## 13 What happens next?

The next stage in the process involves preparing the Publication Local Plan. The Publication stage forms part of the formal plan-making, where the draft planning policies should be fully formed. As part of the formal plan-making process the Publication Local Plan - will be subject to a further six-week public consultation process, where formal representations will be sought on matters concerning legal compliance and soundness. Following conclusion of the publication period, the Plan will be submitted to the Secretary of State for Independent Examination.

## **Appendix 1 Summary of Issues Raised**



## Chapter 1 – Introduction

Summary of issues raised	Statutory or general consultee	Response
There is no evident identification of the transport evidence base that has been used to inform the development of the Plan and define policy and infrastructure requirements.	Statutory	There is a list of all the evidence base documents that have been used to inform the development of the Local Plan on the website and the Publication Local Plan has been updated to include reference the key evidence documents.
Clarification is required regarding the geographic extent of Local Plan. It's relationship to the town centre and Middlehaven, where the MDC are the decision-making authority, should be clarified.	Statutory	Text amended to clarify that Local Plan covers all of the Middlesbrough Local Authority area, including the area of the town centre and Middlehaven where the MDC are the local planning authority for decision-making.
To accommodate any potential delays in the adoption of the Local Plan, and also assist in the effective long-term planning of larger scale developments, the plan period should be reviewed and amended to comfortably cover the minimum 15-year period required.	General	Consider plan period to 2041 is sufficient to ensure 15 year period following adoption of the Local Plan.
It is stated that 'the issues being faced now were significantly different to those the Local Plan has previously been seeking to address' however these are not identified and explained.	General	Text amended.
<p>A number of responses were received in relation to the evidence base:</p> <p>The evidence base is not clearly identified.</p> <p>Documents in the evidence base are not up to date. In particular, comments stated that evidence on housing and the historic</p>	General	<p>There is a list of all the evidence base documents that have been used to inform the development of the Local Plan on the website and the Publication Local Plan has been updated to include reference the key evidence documents.</p> <p>The evidence base is subject to ongoing update and review. There is a list of all the evidence base</p>

<p>environment were not up to date.</p>		<p>documents that have been used to inform the development of the Local Plan on the website and the Publication Local Plan has been updated to include reference the key evidence documents.</p>
<p>A complete, up-to-date evidence base needs to be made available at earliest opportunity.</p>		

## Chapter 2 – Strategic Objectives and Vision

Summary of issues raised	Statutory or general consultee	Response
The protection and enhancement of the natural environment could be strengthened within some of the strategic objectives. Indeed, as part of an objective, it was recommended that a specific reference should be to protecting and enhancing the natural environment.	Statutory	Objectives have been amended to reflect response.
To better align with the ambitions of Biodiversity Net Gain and the 25 Year Environment Plan, the creation of Green and Blue Infrastructure could be included in Objective E.	Statutory	Objectives have been amended to reflect response.
The importance of contributing towards climate change mitigation, and the protection of the natural environment and designated Green and Blue Infrastructure sites, could be included in the vision.	Statutory	The Local Plan Vision has been amended to reflect the response.
Middlesbrough's role in assisting the North East Housing crisis should be included within the vision	General	Middlesbrough's role in addressing housing issues is considered to be adequately referenced throughout the plan including in the Vision.
The vision should explicitly identify the alleviation of deprivation and poverty as a goal. In addition, particular areas of deprivation and poverty should be identified and monitored over the medium to long term.	General	Local Plan Vision has been amended to include reference to the alleviation of deprivation and poverty.
The role of development in facilitating community safety should be highlighted.	General	Not considered appropriate to amend the Vision. This matter is dealt with in the Creating Quality Places chapter of the Local Plan.
The relationship between Middlesbrough Council and the MDC, and how this will facilitate the realisation of the plan, should be included in the vision and strategic objectives.	General	The supporting text to policy ST3 addresses the relationship between the Council and the MDC.
The evidence base is not up to date.	General	The evidence base is subject to ongoing update and review. There is a list of all the evidence base documents that have been used to

		inform the development of the Local Plan on the website and the Publication Local Plan has been updated to include reference the key evidence documents.
The vision does not take into account the climate crisis	General	Vision has been amended to reference climate change.
It is not clear which strategic objective would cover the protection and enhancement of valued landscapes. This should be expressly included in the appropriate objectives.	General	The strategic objectives have been reviewed and updated, landscape is covered by Objective E and it is unnecessary to reference every issue in these objectives. This is also addressed through updates to Chapter 6 Natural Environment, in particular policy GR1.

## Policy ST1 – Development Strategy

Summary of issues raised	Statutory or general consultee	Response
A point should be added to the policy to ensure that development is directed away from areas of increased flood risk (Flood Zone 2 and 3).	Statutory	Policy has been amended to reflect response.
For point e., specific references to the ‘water environment’ and the benefits to biodiversity and/or wildlife would provide clarity and strengthen the policy.	Statutory	Policy has been amended to reflect response.
Climate change is strongly tied to the biodiversity crisis and point i. should therefore be amended to acknowledge this.	Statutory	Policy has been amended to reflect response.
Point a. could be worded more positively, aiming to not only minimise the impact on the environment, but also, wherever possible, to result in an enhancement.	Statutory	Policy has been amended to reflect response.
One respondent stated that, in conformity with paragraphs 123 and 124 of the National Planning Policy Framework, recognition should be given to the Government’s commitment to	General	A new policy ST2 Spatial Strategy has been included in the Publication Local Plan to set out the Council’s approach to selecting and prioritising sites for development.

<p>redevelop brownfield and vacant sites.</p> <p>Similarly, numerous other responses suggested that priority should be given to the use of brownfield sites over greenfield. In particular, the prioritisation of house building on brownfield sites, such as the town centre, was raised.</p>		
<p>The focus on urban living should require that housing development on brownfield sites is located close to existing amenities.</p>	<p>General</p>	<p>Point j. of Policy CR2 will require development to be served by adequate infrastructure, services, and community facilities, either existing, improved, or new.</p>
<p>Emphasis should be placed on the provision of social housing rather than private housing.</p>	<p>General</p>	<p>Policy HO5 sets out the Council's approach to affordable housing.</p>
<p>A number of responses stated that existing green and blue spaces, including trees and woodland, should be protected from development.</p> <p>Additionally, a respondent suggested that recognition and protection should be given to the vital habitats that green and blue spaces provide.</p>	<p>General</p>	<p>Policy GR1 gives protection to existing green and blue infrastructure. Policies GR2, GR3, GR4, GR5 and GR6 protect different types of open space and this protected open space is shown on the Local Plan Policies Map.</p> <p>Biodiversity net gain is addressed through a new Policy GR7.</p>
<p>There is no specific reference to habitat or biodiversity protection and enhancement for its own sake.</p> <p>In addition, another response specifically identified that a criterion should be added to the policy regarding the protection and enhancement of valued landscapes, sites of biodiversity or geological value, and soils.</p>	<p>General</p>	<p>Policy has been amended to reflect response. It not considered appropriate to refer to landscape and soils within this policy.</p>
<p>Figures on the cost of development and expenditure to implement them are not included</p>	<p>General</p>	<p>It is not appropriate to provide this level of detail in a Local Plan. A Viability Assessment and Infrastructure Delivery Plan have been produced to accompany the Publication Local Plan.</p>

		Policy CR4 will require developer contributions to fund necessary infrastructure and other community benefits that are required as a result of proposed developments.
The policy is written as a statement of ambitions and is not effective or justified. It should be re-written to be clear and evident how a decision maker should react to development proposals, avoiding unnecessary duplication.	General	It is not considered necessary to amend the policy.
In the absence of a Middlesbrough Design Code, the 'Building for a Healthy Life' design toolkit should be signposted.	General	Design matters are dealt with in the Creating quality Places chapter.  Middlesbrough Council is committed to good quality design and we have a Design SPD along with a series of site specific masterplans and design guidance. We will consider preparation of a borough wide design code following the adoption of the Local Plan.
Economic growth needs to be accompanied with housing growth. This needs to be recognised and clearly identified in the policy.	General	Economic and housing growth are considered to be adequately reflected in this policy and throughout the Local Plan.
It was suggested that there may be a greater need to deliver family housing, which would support economic growth by helping retain economically active sections of the community, and that this should be recognised.  On the other hand, a different response suggested that residents of Middlesbrough need bungalows, flats, and smaller houses.	General	Detailed housing requirements are dealt with in the Housing Development Chapter which is supported by our evidence base. It is not considered appropriate to include details within this policy.

<p>There should be a stronger presumption in favour of development.</p>	<p>General</p>	<p>The NPPF establishes a presumption in favour of sustainable development. The Council believes that the Plan accords with the NPPF and the provisions it sets out for applying a presumption in favour of sustainable development in plan-making.</p>
<p>Concerns were raised that new development, particularly housing, will lack appropriate infrastructure such as schools, doctors, and shops.</p>	<p>General</p>	<p>The Publication Local Plan is supported by an Infrastructure Delivery Plan (IDP). The IDP will help ensure that new development is supported by appropriate infrastructure.</p> <p>Point g. of Policy ST1 aims to deliver appropriate infrastructure to support development. This is supported by other policies in the Plan, including GR1 and those in chapter 7. Housing allocation policies also identify the provision of infrastructure such as schools and local centres, where appropriate.</p> <p>It should also be noted that Policy CR4 will require contributions from developers. These will fund necessary infrastructure and other community benefits required as a consequence of development.</p>
<p>Priority should be given to large, green open spaces that can be utilised by the residents for recreation.</p>	<p>General</p>	<p>Point f. of the policy seeks to ensure that the provision and protection of high quality, integrated and connected green and blue spaces. This is supported by other policies in the Plan including those in the Natural Environment Chapter. Policy GR3 seeks to protect existing open space. Policy GR4 outlines that, where possible, new development should provide new open space. Requirements to provide open space are also identified in policies relating to specific housing allocations in chapter 5 Housing Development.</p>

## Policy ST2 – Middlesbrough Development Corporation Area

Summary of issues raised	Statutory or general consultees	Response
The policy should ensure that development is located away from areas at high risk of flooding (Flood Zones 2 and 3). In addition, where development is located near watercourses or flood zones it should be resilient to climate change.	Statutory	Flood risk is covered in the Natural Environment Chapter in Policy NE10. It is not considered necessary to include a reference to flood risk in this policy given its strategic nature, however Policy EC4 Middlehaven has been updated in relation to flood risk.
To ensure that development does not increase flood risk elsewhere, there should be an aim to ensure that flood risk is reduced overall.	Statutory	Given the strategic nature of the policy it is not considered necessary to address flood risk within the Policy. Policy NE10 on flood risk and water management is considered to adequately address this issue.
The policy does not set out any criteria regarding the protection and enhancement of biodiversity and geodiversity.	Statutory	Given the high level and strategic nature of the policy it is not considered necessary to address biodiversity and geodiversity within the Policy. Biodiversity and Geodiversity are address in the Natural Environment Chapter including in Policies NE1, NE5, NE6 and NE7.
As the MDC is not the plan-making authority, the MDC Design Code would have limited weight as a material consideration.	Statutory	Policy has been amended.
The policy should provide an overarching objective for the management of the historic environment and reference its 'conservation and enhancement'.  Moreover, there should be detailed guidance on the conservation and enhancement of the historic environment in the MDC area.	Statutory	Given the high level and strategic nature of the policy it is not considered necessary to address management of the historic environment within the Policy. Management of the historic environment is covered in Chapter 8 of the Local Plan and within specific policies for the Middlesbrough Development Corporation (MDC) are including EC4 Middlehaven and the Town Centre policies.
There is a lack of site-specific allocations for the 1,500 new homes proposed, with a significant proportion of the housing supply	General	The Policy has been amended to include details of site allocations and additional Policies EC5 Gresham and HO4r Wood Street



<p>reliant upon unallocated windfall sites.</p> <p>The contribution of windfall sites should not be relied upon and included in housing supply. Inclusion in the supply would require an evidence base that demonstrates there is sufficient available and deliverable land for the 563 windfall dwellings.</p>		<p>have also been included within the Publication Local Plan. Unallocated windfalls only make up a small number (96) of the 1500 new homes proposed in the MDC area.</p>
<p>Concerns were raised by multiple respondents that the development of homes in the MDC area may be challenging.</p> <p>It is suggested that the area has characteristics (i.e. brownfield, town centre and regeneration sites, an existing housing market that is weak) which may present challenges in terms of viability and technical constraints. Evidence is therefore required to demonstrate that the delivery of homes in the MDC area is achievable and deliverable over the plan period.</p>	<p>General</p>	<p>The Publication Local Plan has been informed by a new Local Plan Viability Assessment (2024). This assessment has considered the viability of sites within the Local Plan. Policy ST3 has been amended to provide further detail on sites in the MDC area.</p>
<p>To be considered sustainable, and thereby conform with the NPPF, the natural environment should be referenced in the policy.</p>	<p>General</p>	<p>Given the high level and strategic nature of the policy it is not considered necessary to address the natural environment within the Policy. The natural environment is covered by a dedicated Chapter in the Publication Local Plan.</p>
<p>The policy does not refer to the overall Local Plan policies, including housing policies HO1 and HO2. The interrelationship between Policy ST2 and the Local Plan as a whole needs clarification.</p>	<p>General</p>	<p>The Policy has been amended to make clear that the Policies of the Local Plan apply in the MDC area.</p>
<p>The number of homes identified for the Gresham/Union Village has been significantly underestimated. It is suggested that the figures in ST2, and the overall housing supply, are updated to reflect the higher numbers required to secure viable development of the site.</p>	<p>General</p>	<p>Policy ST3 has been amended to reflect these comments, in addition new policy EC5 Gresham has been added to the Publication Local Plan.</p>

<p>Alternately, it is suggested that the policy incorporates greater flexibility to ensure redevelopment of the site is not compromised.</p>		
<p>The policy should identify, that in addition to housing, a mixture of complimentary uses would be considered appropriate.</p>	<p>General</p>	<p>Policy ST3 has been amended to reflect these comments.</p>
<p>The delivery of 1,500 homes in the urban area, and the use of brownfield sites, should be a priority over development of green spaces south of the town centre.</p>	<p>General</p>	<p>A new policy ST2 Spatial Strategy has been included in the Publication Local Plan to set out the Council's approach to selecting and prioritising sites for development.</p>

## Chapter 3 – Creating Quality Places

### Policy CR1 – Creating Quality Places

Summary of issues raised	Statutory or general consultees	Response
It is not clear how the aspirations to support and promote sustainable and active transport, as outlined in paragraph 3.3, have been used to shape the Plan in an evidenced manner.	Statutory	Active travel is considered throughout the Local Plan and in particular within the infrastructure Chapter which is been developed taking into account the Council's Integrated Transport Strategy.
There is no information provided to justify the selection of sites within the Plan.	Statutory	A new policy ST2 Spatial Strategy has been included in the Publication Local Plan to set out the Council's approach to selecting and prioritising sites for development.
It would be appropriate for water efficiency measures to be incorporated into policies, such as CR1, that support the creation of new development and places.	Statutory	Policy CR3 has been amended to reflect this comment, it is not considered necessary to amend this policy too.
Masterplans must acknowledge the requirement to minimise the likely impacts of climate change.	General	The Local Plan considers climate change throughout and a new policy on climate change has been introduced. Masterplans would need to take account of the Local Plan when they are prepared.
<p>With regard to paragraph 35 of the NPPF, point e. is not considered sound.</p> <p>Multiple respondents suggested that the Council does not set local standards for development which stray from those set nationally. In particular, one response requested the removal of the reference to 'zero carbon buildings'.</p> <p>Some comments specifically highlighted the December 2023 Written Ministerial Statement on Local Energy Efficiency</p>	General	Criteria h of the policy has been amended to reflect the responses received.

<p>Standards. In summary, the statement sets out that plan-makers are not expected to ‘set local energy efficiency standards for buildings that go beyond current or planned buildings regulations’. Should any planning policies ‘propose local energy efficiency standards for buildings that go beyond current or planned buildings regulation [they] should be rejected at examination if they do not have a well-reasoned and robustly costed rationale’.</p> <p>While some responses therefore suggested that such matters do not need specific policies in the plan, other responses recommended that the policy should reference the ‘latest national guidance’ / Future Homes Standard and Building Regulations as the appropriate standards for development.</p> <p>In addition, some comments suggested that, should an additional planning requirement be set to explore opportunities regarding the delivery of zero carbon homes and/or providing renewable/low carbon energy generation, it must be done on a flexible basis.</p>		
<p>In terms of urban design, the Building for a Healthy Life design toolkit be signposted.</p>	<p>General</p>	<p>Middlesbrough Council is committed to good quality design and we have a Design SPD along with a series of site specific masterplans and design guidance.</p>
<p>With respect to the health and wellbeing of residents, it was suggested that a reference to active travel would strengthen the policy.</p>	<p>General</p>	<p>The Policy has been amended to include reference to sustainable transport modes including active travel.</p>
<p>Well designed buildings and places should incorporate provision for local food growing.</p>	<p>General</p>	<p>Provision for local food growing is made with Housing allocation Policies. Policy CR3 has been amended to include reference to</p>

<p>As a guide, it was suggested that residential on-site food growing should provide 0.9 square meters of space per person.</p>		<p>the GBI checklist which refers to community growing space.</p>
<p>To ensure compliance with paragraph 35b of the NPPF, it was suggested that the policy should be amended to recognise that site specific constraints influence and guide the design of proposals.</p>	<p>General</p>	<p>It is considered that the Local Plan is in conformity with the NPPF, it is not considered necessary to amend the policy.</p>
<p>To ensure the policy is positively prepared and effective, it should set out what scale of development would require a development framework or design code.</p> <p>However, in the same vein, it was recommended that the policy be amended to remove the need to prepare design codes and development frameworks. It was stated that the preparation of design codes and development frameworks would delay new development, significantly impacting the delivery of housing allocations and the Council's five-year housing land supply. Rather than creating numerous design codes and development frameworks, it was suggested that the Local Plan's policies should set out the expected design standards, with new development being required to uphold the standards and principles set out in the National Design Guide, National Model Design Code, and NPPF.</p>	<p>General</p>	<p>The preparation of masterplans, development frameworks and design code are considered appropriate to achieve good design. It is not considered appropriate to identify what scale of development would require a development framework or design code within the Policy as it will differ on a site by site basis.</p>
<p>The policy would be strengthened by a separate criterion requiring development to achieve a minimum of 10% biodiversity net gain. Although it was suggested that the Council should set 'a much more progressive' target, for example 20% on larger sites.</p>	<p>General</p>	<p>Biodiversity Net Gain addressed in the Natural Environment Chapter in Policy NE1 and new Policy NE7 on Biodiversity Net Gain.</p>

<p>The policy is overly restrictive and economic growth should be prioritised by a presumption in favour of development.</p>	<p>General</p>	<p>In line with the NPPF, the Draft Local Plan applies a presumption in favour of sustainable development. In order to achieve sustainable development, paragraph 8 of the NPPF identifies that the planning system has three overarching objectives, economic, social, and environmental. The criteria set out in the policy are deemed necessary in the achievement of these objectives and the delivery of sustainable development.</p>
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## Policy CR2 – General Development Principles

Summary of issues raised	Statutory or general consultee	Response
<p>The rationale for the policy given in paragraph 3.5 could be improved by referencing that development should not result in unacceptable impacts to the environment.</p>	<p>Statutory</p>	<p>The supporting text has been amended to reflect this comment.</p>
<p>With reference to the provisions of the Environment Act 2021 and statutory Biodiversity Net Gain, it was suggested that the removal of ‘wherever appropriate’ from point d. would place greater emphasis on the importance of incorporating ecology and biodiversity features into proposals.</p>	<p>Statutory</p>	<p>Point d of the Policy has been amended to take account this comment.</p>
<p>Point m. should be strengthened to ‘prevent’ noise, air, water and/or land pollution, and include a reference to both groundwater and surface water.</p>	<p>Statutory</p>	<p>Point m of the Policy has been amended to take account this comment.</p>
<p>It is not clear how the aspiration to support and promote sustainable and active transport (e.g. point l.) has been used to shape the Plan in an evidenced</p>	<p>Statutory</p>	<p>A new Policy ST2 Spatial Strategy has been included in the Publication Local Plan to set out the Council’s approach to selecting</p>

<p>manner, with no information provided to just how allocated sites have been selected for development.</p>		<p>and prioritising sites for development.</p>
<p>The policy should include a requirement to minimise impacts from light pollution on the natural environment.</p>	<p>Statutory</p>	<p>The Policy has been amended to include reference to light pollution.</p>
<p>It would be appropriate for water efficiency measures to be incorporated into policies, such as CR2, that support the creation of new development and places.</p>	<p>Statutory</p>	<p>Policy CR3 has been amended to take account of this response, it is not considered necessary to amend this policy too.</p>
<p>To support sustainable development the policy identifies that ‘proposals should demonstrate how they maximise economic benefits, contribution to social inclusion, and minimise detrimental environmental effects’. However, on individual proposals there will be times where one of these ‘strands’ will be the greatest priority. The policy should therefore support proposals that ‘achieve balance in seeking to optimise’ these strands.</p> <p>What’s more, the policy should also seek positive gains to the environment, rather than only avoiding negative effects.</p>	<p>Statutory</p>	<p>The Policy has been amended in response to this comment.</p>
<p>The requirement to accord with the policies of the Plan (point a.) is not necessary and need not be stated within Policy CR2. As drafted, point a. could be considered contrary to planning law, which requires applications to be determined in accordance with the development plan, unless material considerations indicate otherwise.</p>	<p>General</p>	<p>It is considered that the Local Plan is in conformity with the NPPF, it is not considered necessary to amend the policy.</p>
<p>The policy could be developed further, with regard to the requirements of the GBI Strategy and Action Plan.</p>	<p>General</p>	<p>It is considered that the Local Plan adequately addresses the Green and Blue Infrastructure Strategy throughout, it is not necessary to reference it within this policy.</p>

<p>It was suggested that point c. could include allotments and community gardens. The inclusion of a requirement for all major housing and mixed-use developments (incorporating housing) to provide suitable food growing space on-site was also suggested.</p>		<p>Policy CR2 established principles that all development would be expected to adhere to it is not considered appropriate to list all of the different types of protected open space.</p>
<p>The wording of some criteria is overly negative and does not allow for mitigation to offset any potential impacts. It was therefore stated that the policy is not positively prepared, justified, or consistent with national policy.</p> <p>As such, a range of specific amendments to the wording of points b., c., g., and h. was suggested.</p>	<p>General</p>	<p>It is considered that the Policy is in conformity with the NPPF, it is not considered necessary to amend the policy.</p>
<p>The policy's inclusion of the statement 'the existence of poor quality design as a result of previous development will not be accepted as a reason for lowering design expectations in new proposals' was questioned by multiple respondents.</p> <p>Responses stated that development should be permitted to take into account the local context, and that it would be unreasonable to disregard the local context when considering the design expectation of new proposals.</p> <p>It was therefore requested that the statement be removed from the policy in its entirety or, as a minimum, the reference to previous development design quality should be removed.</p>	<p>General</p>	<p>The Council is committed to the promotion of good design. The existence of poor quality design is not a justification for continuing with poor quality development in the future. No amendments are required to the policy.</p>
<p>The policy is not considered to be sound in accordance with paragraph 35 of the NPPF as its wording significantly overlaps</p>	<p>General</p>	<p>The Council is committed to addresses the impacts of climate change, therefore criterion p is considered appropriate to assist</p>



<p>with matters covered by national Building Regulations. It was requested that the wording of the policy is therefore reviewed.</p> <p>Similarly, in relation to point o., another response requested clarity on what the minimum requirements would be. A different respondent suggested that point o. should only require proposals to incorporate energy efficiency measures in line with national policy and building regulations.</p>		<p>with this. It is considered that the Policy is in conformity with the NPPF, it is not considered necessary to amend the policy.</p>
<p>A majority of the requirements set out in the policy are covered by national legislation, national policy requirements, or other policies in the draft Plan. The overlap between point d. and the requirements covered by the Environment Act 2021 was highlighted as an example.</p> <p>It was therefore suggested that the need for the policy be reconsidered and, as a minimum, the requirements covered by national legislation or policy be removed to avoid any unnecessary repetition.</p>	<p>General</p>	<p>It is considered that the Policy is in conformity with the NPPF, it is not considered necessary to amend the policy.</p>
<p>Social Impact Assessments should not be sought for all developments. If they are introduced, they should only be focussed on large urban extensions.</p>	<p>General</p>	<p>Social impact assessments are not a requirement of the Policy. The Policy has been reworded to take account of this response</p>
<p>The Council should ensure that previously developed land is deliverable through viability testing and that a suitable number of greenfield sites are provided.</p> <p>Multiple other respondents suggested that previously developed land/brownfield sites should always be utilised first/in preference to any green space.</p>	<p>General</p>	<p>A range of sites, including both previously developed land and greenfield sites, are allocated in the Plan. In line with the NPPF, the Plan encourages the development of previously developed land. A new Policy ST2 Spatial Strategy has been included in the Publication Local Plan to set out the Council's approach to selecting and prioritising sites for development.</p>

		A Viability Assessment has been prepared to support the Publication Local Plan.
The principles set out in the policy are overly restrictive. There should be an ‘overriding and prioritising’ principle in favour of economic growth and development.	General	In line with the NPPF, the Draft Local Plan applies a presumption in favour of sustainable development. In order to achieve sustainable development, paragraph 8 of the NPPF identifies that the planning system has three overarching objectives, economic, social, and environmental. The criteria set out in the policy are deemed necessary in the achievement of these objectives and the delivery of sustainable development.
The general principles set out in the policy should be more specific around net zero and decarbonisation targets at a local and national level.	General	The Council is committed to addresses the impacts of climate change and has introduced a new Policy on Climate Change.
The Plan is not supported with evidence regarding existing traffic flow and projections on the impact that proposed development would have upon this.	General	The Publication Local Plan has also been informed by a Transport Study, alongside the Council’s Integrated Transport Strategy. This evidence identifies the impacts that the proposed levels of housing and economic growth would have, taking into account proposed mitigation measures. The Council considers this approach to be acceptable in terms of impacts to the highway.
A range of specific amendments to existing criteria, or requests for additional criteria, were suggested:  Criterion i. should be expanded to identify that development must not increase flood risk on the site or elsewhere.  Criterion d. should require that, on all greenfield housing allocations, biodiversity net gain is delivered within the extent of	General	The Policy has been amended inline with this response.  New Policy NE7 Biodiversity Net Gain (BNG) sets out the Council’s approach to the delivery of BNG.

<p>the housing allocation and development limits.</p> <p>A criterion should be added requiring development to provide adequate electric vehicle (EV) charge points.</p> <p>A criterion should be added to require all greenfield housing allocation to deliver nutrient neutrality within the extent of the housing allocation and development limits.</p>		<p>Policy IN3 addresses the issue of EV charging points.</p> <p>Policy NE8 sets out the approach to Nutrient Neutrality.</p>
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### Policy CR3 – Sustainable and High Quality Design

Summary of issues raised	Statutory or general consultee	Response
<p>To be consistent with national policy, Policy CR3 should include a criterion which ensures the design of development respects existing site constraints, including utilities infrastructure.</p>	<p>Statutory</p>	<p>It is considered that this issue is addressed by criterion a. &amp; criterion c. No policy amendments required.</p>
<p>It would be appropriate for water efficiency measures to be incorporated into policies, such as CR3, that support the creation of new development and places.</p>	<p>Statutory</p>	<p>The Policy has been amended to take account this response.</p>
<p>There is an opportunity for the policy to reference a district-wide Design Code.</p>	<p>Statutory</p>	<p>Middlesbrough Council is committed to good quality design and we have a Design SPD along with a series of site specific masterplans and design guidance. We will consider preparation of a borough wide design code following the adoption of the Local Plan.</p>
<p>The policy should require development to have regard to the requirements of the Green and Blue Infrastructure Strategy Action Plan, including the identified priority opportunities</p>	<p>General</p>	<p>The requirement for development to have regard to the GBI Strategy Action Plan, including the identified priority opportunities and the GBI checklist for development, is established in criterion i. of Policy NE1 of the Plan. In addition, the</p>

<p>and the GBI checklist for development.</p>		<p>Policy has been amended to refer to the GBI checklist in criterion e.</p>
<p>It was suggested that point b. should be given additional flexibility with the added stipulation of ‘where possible and subject to other potential constraint’.</p> <p>One respondent also highlighted the use of the word ‘reinforces’. As the term is not defined, and no catchment guidance is provided, they suggest that it is unclear how a development proposal would meet the requirement.</p>	<p>General</p>	<p>It is not considered appropriate to amend the Policy.</p>
<p>The acceptability of a variety of parking arrangements should be instilled into criterion h.</p>		<p>It is considered that policy h. is sufficiently flexible to allow for the provision of a variety of different parking arrangements.</p>
<p>No clear definition is provided with regards to ‘sufficient parking’ and as such the policy does not accord with paragraph 35c of the NPPF.</p> <p>It should be confirmed whether the parking standards set out in the Tees Valley Design Guide and Specification Document will be taken forward with the new Local Plan, or if alternate parking standards would be adopted.</p> <p>One respondent also suggested that residential development lacked parking, and that greater emphasis should therefore be placed on the provision of adequate parking.</p>	<p>General</p>	<p>Not possible to define sufficient car parking as will be dependent on type of development and its location along with any other local circumstances. No amendments are required to the Plan.</p>
<p>Concerns were raised that elements of the policy overlap with Building Regulations and other national-level guidance. In particular, it was stated that the</p>	<p>General</p>	<p>The Policy is not considered to contrary to building regulations, however a minor has been made to the Policy to provide clarification.</p>

achievement of passive solar energy gains under point l. conflicts with Part S of the Building Regulations.		
Clarity was requested on what is meant by 'sustainable design' in point m. It was suggested the current wording is vague and does not provide sufficient guidance for accordance or monitoring of policy compliance.	General	It is not considered necessary to amend the Policy.
To ensure consistency with national policy, point d. should clarify that a biodiversity net gain of 10% is required.  However, another response highlighted that there should not be unnecessary repetition of national legislation, noting that biodiversity net gain is covered by the Environment Act 2021.	General	New Policy NE7 sets out the Council's approach to Biodiversity Net Gain, no amendments are required to this policy.
With respect to the requirements to submit a Design and Access Statement, the policy is not fully consistent with PPG and should be amended accordingly.	General	It is not considered necessary to amend the Policy is it considered to be in conformity with the PPG.
The requirements set out in policy must be clear and well evidenced. To this point, it was suggested that the Council reconsider the individual requirements of Policy CR3 to ensure they are all clearly defined and in line with PPG.	General	It is not considered necessary to amend the Policy is it considered to be in conformity with the PPG.
In line with paragraph 136 of the NPPF, it was suggested that the policy could be strengthened by a reference to tree-lined streets.  Similarly, it was also suggested that consideration could be given to the creation of soft boundaries (evergreen hedges instead of walls/fences).	General	It is not considered necessary to amend the Policy, Policy NE1 addresses Green infrastructure.
The policy is too restrictive and should be removed.	General	The NPPF established the importance of well-designed buildings and places, identifying it as a key aspect of sustainable

		development. Paragraph 132 of the NPPF identifies that Plans should set out a clear design vision and expectations. The policy will play an integral role in establishing the Councils design vision and expectations, supported by Middlesbrough’s existing Urban Design SPD. As such, the inclusion of Policy CR3 is deemed necessary.
It was suggested that where possible, existing trees should be retained. Additionally, when replacement trees are planted they should be adequately maintained, with a period of at least 10 years suggested.	General	No Policy amendments required.
With reference to the Green and Blue Infrastructure Checklist (Appendix 9 of the Draft Local Plan) and Part 2 of the National Model Design Code, it was suggested that the policy include a requirement that ‘swift bricks should be installed in all new-build developments including extensions’	General	This is considered to be too detailed for this policy the purpose of which is to set out high level design criteria. No policy amendments required.
To be consistent with national policy, Policy CR3 should include a criterion which ensures the design of development respects existing site constraints, including utilities infrastructure.	General	It is considered this representation is addressed by criteria a. and c. of the Policy, no amendments to the policy are required.

## Policy CR4 – Developer Contributions

Summary of issues raised	Statutory or general consultee	Response
While the policy sets out the approach for securing funding necessary for infrastructure, it was queried how the Council intended to identify transport measures at the Plan-making stage and provide certainty over its funding and deliverability.	Statutory	The Publication Local Plan is supported by an Infrastructure Delivery Plan (IDP). By establishing what infrastructure needs to be delivered to accommodate the planned levels of economic and housing growth, the IDP will help ensure

		<p>that new development is supported by appropriate infrastructure.</p> <p>In addition, the Publication Local Plan has also been informed by a Transport Study, alongside the Council's Integrated Transport Strategy. This evidence identifies the impacts that the proposed levels of housing and economic growth would have, taking into account proposed mitigation measures. The Council considers this approach to be acceptable in terms of impacts to the highway.</p>
<p>Health infrastructure should be clearly identified as essential. There should be an expectation that, where necessary, proposals will meet the cost of providing health infrastructure made necessary by the development.</p> <p>As well as securing contributions for health and care services required to mitigate the direct impact of demand in areas of significant housing growth, it was stated that the Plan must consider the need to mitigate the cumulative impact of smaller housing growth.</p> <p>It was also stated that the Council must work with the NHS and other partners to forecast the health infrastructure and related costs required to support the planned levels of growth and development. In addition, it was recommended that the Local Plan and supporting evidence base (IDP) should set out the process for determining the appropriate form of contribution towards health infrastructure.</p>	<p>Statutory</p>	<p>The Policy has been amended to reference health infrastructure.</p> <p>The Publication Local Plan is supported by an Infrastructure Delivery Plan (IDP). The IDP will help ensure that new development is supported by appropriate infrastructure. The Council has consulted with the NHS and other related partners to help establish what health infrastructure may be required to support the proposed levels of housing growth.</p>
<p>Multiple responses raised the point that development can only be required to mitigate its own impact. It was stated that</p>	<p>General</p>	<p>The Publication Local Plan is supported by an Infrastructure Delivery Plan (IDP). The IDP will help ensure that new</p>

<p>developers/development schemes cannot be held accountable for addressing pre-existing infrastructure deficiencies and should not be expected to take a disproportionate level of financial responsibility over other sources of potential funding.</p> <p>It was therefore recommended that the updated Infrastructure Delivery Plan (IDP) should clearly identify the existing and known deficiencies in current infrastructure. It should also set out how the cumulative effects of new development would be addressed and/or identify the level of contribution that would be required from new developments.</p> <p>It was also suggested that the policy’s supporting text should be updated to reference the updated IDP and confirm that new development would only be required to mitigate its own impact and not existing deficiencies.</p>		<p>development is supported by appropriate infrastructure. This document will set out existing and known deficiencies in current infrastructure and set out the approach for addressing the cumulative effects of new development of new development.</p>
<p>The Plan is not supported by an up to date Viability Assessment.</p> <p>The policy does not account for potential viability issues associated with development schemes and should be amended to provide flexibility with regards to contributions. It should provide an opportunity for developers and landowners to negotiate contributions where site-specific circumstances present viability risks to the delivery of development.</p>	<p>General</p>	<p>The Publication Local Plan has been informed by a new Local Plan Viability Assessment (2024). No Policy amendments required.</p>
<p>The policy should include the need for developers to support the aspirations of the Green and Blue Infrastructure Strategy, particularly the provision of communal and individual food growing infrastructure such as allotment space, orchards, landscaping and hedgerows that include plants and</p>	<p>General</p>	<p>The supporting text and Policy CR4 sets out examples of typical matters for which developer contributions will be sought. This list is not intended to be exhaustive, however the policy has been amended to include reference to green and blue infrastructure. As is outlined in the NPPF and PPG, plans should</p>



<p>trees which produce fruit, nuts, or seeds.</p> <p>Similarly, a different response questioned why the policy does not specifically reference a requirement to provide parks, football areas, tennis courts or swimming baths.</p>		<p>be as focused and concise as possible. Subsequently, it is not considered appropriate to reference, for instance, all the specific forms of open space, play, sport, and recreation that the Council may seek development contributions towards.</p>
<p>No guidance is provided on how developer contributions will be calculated, assessed, and kept up to date.</p>	<p>General</p>	<p>Not appropriate to set this out in policy therefore no policy amendments are required.</p>
<p>Some of the requirements set out in the list of example matters for which contributions will be sought would not satisfy the statutory tests set out in regulation 122 and 123 of the Community Infrastructure Levy Regulations 2010 (as amended) and are not considered sound in line with paragraph 35(b) of the NPPF. Specifically, the list's inclusion of contributions for rail improvements and artwork was questioned.</p>	<p>General</p>	<p>The list of examples are considered appropriate and the policy states that this list is not exhaustive. No policy amendments required.</p>
<p>The policy should be worded to allow for the submission of a viability assessment in support of a planning application, if required, which the Council would review and consider when determining what the necessary contribution should be. This would be consistent with paragraph 58 of the NPPF.</p>	<p>General</p>	<p>No policy amendments required.</p>
<p>Criterion j. should specifically reference nutrient neutrality.</p>	<p>General</p>	<p>Policy NE8 sets out how any mitigation for Nutrient Neutrality must be provided.</p>
<p>Affordable housing is not welcome.</p>	<p>General</p>	<p>Middlesbrough's Local Housing Needs Assessment identifies an affordable housing need of 4,432 households. Consequently, where necessary, it is considered appropriate to secure developer contributions towards affordable housing.</p>

## Policy CR5 – Development Limits

Summary of issues raised	Statutory or general consultee	Response
To support and strengthen the policy, the inclusion of some specified text into paragraph 3.13 was recommended. This regarded the appropriate assessment and remediation of brownfield land.	Statutory	Supporting text has been amended to reflect this response.
The policy should differentiate between different types/forms of land outside the limit to development. For instance, it should differentiate between land that is beyond the limit to development, but is well related/adjacent to existing settlements, and land that is in isolated locations.	General	It is not considered necessary to amend the Policy.
<p>Neither Policy CR5 nor HO2 confirms whether windfall sites apply to land with development limits only, or whether sustainable sites adjacent to development limits could be considered.</p> <p>It was therefore suggested that both Policy CR5 and HO2 be amended to provide clarity on this matter.</p>	General	Windfall development will be accommodated in accordance with the policies within the Local Plan. Any proposals for sites outside of the limit to development will be considered against the requirements of Policy CR5. No Policy amendments required.
<p>The Council should adopt a more permissive approach to development that is well related/immediately adjacent to the existing urban area, even if it lies beyond the limit to development. It was stated that this would create flexibility in the supply of new homes.</p> <p>One respondent suggested that the Council should consider allowing sustainable development adjacent to defined development limits.</p> <p>Other responses suggested that the policy could include a contingency position where, if</p>	General	The Council is happy with the approach to development limits set out in Policy CR5.

<p>housing delivery consistently falls below the requirement, landowners/developers could submit sites to the Council and/or a review of the development limits would be considered.</p>		
<p>The limit to development should be maintained as is currently identified in the adopted Local Plan and should not be amended to further housebuilding.</p> <p>The Council has not provided any justification to amend the limit and it would add to urban sprawl. In particular, new housing developments in Stainton and Thornton would have a significant impact on its character.</p>	<p>General</p>	<p>The Plan’s housing requirement has been informed by the informed by a Local Housing Needs Assessment (2020). It has been set to accommodate the Council’s aspiration to achieve economic and job growth over the Plan period.</p> <p>A new policy ST2 Spatial Strategy has been included in the Publication Local Plan to set out the Council’s approach to selecting and prioritising sites for development. To meet the identified housing requirement, it is acknowledged that some development of greenfield sites will be required, including some which lie beyond the current limit to development. There is an insufficient amount of available and suitable brownfield sites to meet all of Middlesbrough’s housing requirement. The proposed adjustment of the limit of development will release areas of land that are well linked/lie adjacent to the existing urban area. It is therefore considered that this would help facilitate the delivery of sustainably located development.</p>
<p>Multiple responses suggested that the development of existing brownfield sites should be prioritised.</p> <p>In particular, one respondent stated that there should be no greenfield development at all, with all efforts focussed on affordable housing development in the town centre.</p>	<p>General</p>	<p>A new policy ST2 Spatial Strategy has been included in the Publication Local Plan to set out the Council’s approach to selecting and prioritising sites for development.</p> <p>The purpose of Policy CR5 is to focus development within the urban area. In locations beyond the development limit, the policy</p>

		<p>supports the re-use of existing buildings and the redevelopment of previously developed land.</p> <p>However, with regards to housing development, Middlesbrough would not be able to achieve its identified housing requirement on brownfield sites alone. The development of some greenfield sites would be required. Proposed amendments to the development limit have made allowances for new housing allocations, which includes greenfield land. These sites are well linked/lie adjacent to the existing urban area.</p>
The policy is unnecessary and should be removed.	General	The Council considers that the policy is required to focus development within the urban area. Defined development limits will contain future development and create a clear distinction between Middlesbrough's urban area and the countryside. This approach will assist in the achievement of sustainable development, as is prioritised by the NPPF.

## Policy CR6 – Tall and Large Buildings

Summary of issues raised	Statutory or general consultee	Response
In order to safeguard aquifers, the policy should contain points regarding pile design and ensuring pathways to underlying aquifers are not created.	Statutory	Policy has been amended to reflect this response.
With regard to point b., clarification should be provided on what would be considered a 'distinctive profile'.	Statutory	The Policy has been amended to remove reference to 'distinctive profile'.
It was suggested that point k. may not be required, as the requirement for a transport assessment may be necessary for many other developments.	Statutory	It is considered that the requirement of a transport assessment is appropriate for tall buildings. The inclusion of this criterion in the policy does not

		prevent such an assessment being sought for other forms of development. Indeed, paragraph 117 of the NPPF identifies that all developments that generate significant amounts of movement should be supported by a transport assessment.
Point g. should be amended to recognise that tall building proposals may affect the fabric of a heritage asset, not only its setting.	Statutory	The Policy has been amended to reflect this response.
It was recommended that Public Health England’s resource on the prevention of suicides in public places be added to the supporting text.	General	It is not considered appropriate to amend the supporting text.
Greater clarity should be provided regarding what constitutes a ‘tall and large building’.	General	The supporting text includes reference to what tall buildings are considered to be.
The policy is worded in a way which assumes tall and large buildings result in negative effects that need to be controlled and managed.  In order to be positively prepared, the policy should be re-written to recognise the potential positive contribution that tall and large buildings can have.	General	The policy is intended to set out the Council’s approach to dealing with tall buildings and is considered to be sufficiently positive, no amendments to the Policy are required.
Point I. of the policy overlaps with national-level Building regulations/other national-level guidance. It is suggested that the policy be amended to encourage development to be in line with the latest national guidance.	General	No amendments to the Policy are required.
Most of the policy criteria are not related to size. They should therefore be reduced and made more specific, with a principle that tall and large buildings are welcome.	General	It is considered that many of the policy criteria are considerations that are specific to tall and large buildings. While some of the policy criteria may also be considerations that are applicable to other forms of development, they are considered to be of relevance in

		the determination of proposals for tall and large buildings and their inclusion in the policy is therefore considered appropriate.
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### Policy CR7 – Shopfront Design

Summary of issues raised	Statutory or general consultee	Response
The policy should be altered to consider the impact of new or altered shopfront designs on all types of heritage assets, including those which are not designated.	Statutory	Policy has been amended to reflect this response.
All shopfronts should be designed to be accessible for Disabled people.	General	It is considered that this would be covered by legislation and no changes are required to the Policy.
The policy is unnecessary. Ugly shopfronts would put off customers.	General	The Council considers high quality shopfronts to be part of what makes successful town centres lively and interesting places that people want to visit. Therefore, to ensure that shopfronts are well designed and positively contribute to the streetscape, this policy is considered necessary.

### Policy CR8 – Advertisements and Signage

Summary of issues raised	Statutory or general consultee	Response
Illuminated signs must meet industry guidance regarding epileptogenic and migraine inducing frequencies.	General	It is not considered necessary to amend the Policy.
Advertisements and signage are not welcome in a residential setting.	General	No policy amendments required.

## Chapter 4 – Economic Growth

### Policy E1 Economic Strategy

Summary of issues raised	Statutory or general consultee	Response
<p>The strategy establishes a focus on the town centre and revitalisation of existing employment areas in the urban area and adjacent to the River Tees. Over the longer term, without additional measures the effect of the strategy could result in a broadly negative effect upon this objective.</p> <p>Ensure delivery of the strategy is implemented alongside other elements of local plan policy that would protect and enhance green infrastructure.</p>	Statutory	<p>The Publication Local Plan will not implement policies in isolation from each other. Chapter 6 Natural Environment sets out an updated approach to green infrastructure.</p>
<p>Given the proposal under criteria b. to convert 25% of floorspace from retail to other uses, there may be a need for more detailed planning guidance on this matter. Some of these buildings may be of historic interest and any conversion would need to be sympathetic to the building's significance. Consider potential for planning guidance once the plan is adopted for design considerations conversion for the change of use away from retail.</p>	Statutory	<p>Policy CR3 requires a Heritage Impact Assessment for development affecting heritage assets.</p> <p>The Historic Environment Chapter also provides further detailed policies on development affecting heritage assets.</p>
<p>The protection and support of existing local sustainable food businesses and support for new local sustainable food businesses that support the local food economy is an important aspect of Middlesbrough's Food Action Plan (<a href="https://www.goodfoodmbro.org.uk/middlesbrough-food-action-plan/">https://www.goodfoodmbro.org.uk/middlesbrough-food-action-plan/</a>), this should be included within this policy.</p>	General	<p>It is not necessary to amend this policy for the Local Plan to support sustainable food businesses. These will be dealt with in accordance with the NPPF and legislation relating to commercial use classes.</p>
<p>An update the evidence base so that the economic growth and net additional jobs are updated so that potential growth aligns with the Draft Local Plan period 2022-2041. The LHNA (2021) evidence does not run alongside the Draft Local Plan period, this could mean that the economic growth figures are disproportionately affected and underestimated,</p>	General	<p>The Draft Local Plan has been informed by our evidence base. The Council's ambition to create at least 350 jobs is based upon growth associated with the Town Investment</p>

<p>and therefore a missed opportunity to factor in additional jobs growth.                  Multiple comments that the housing supply may be insufficient to achieve Middlesbrough’s full economic potential.                  Policy EC1, points a) and b) are not valid as a result of the out-of-date information associated with 350 jobs per annum.                  The Council needs to refresh its evidence base in relation to its retail study and employment land review.</p>		<p>Plan and the Tees Valley Strategic Economic Plan. LHNA (2021) identifies additional jobs over the period 2019-2037, and is a reflection of the Council’s aspiration.                  The Council considers it unnecessary to update its evidence in relation to retail or employment land, with existing studies providing a sound evidence base.</p>
<p>Policy HO6 conflicts with Objective C To strengthen our local economy by supporting existing businesses and attracting new employers</p>	<p>General</p>	<p>HO6 has been updated. Whilst some previously identified employment land will be lost to this use, it is not considered this will lead to a shortfall in the provision of employment land, nor will it undermine the broader approach to strengthening the local economy.</p>
<p>Recommend Policy EC1 is amended to include a greater recognition of the interrelationship to the supply of new sustainable homes. Alternatively, the Council could introduce a cross reference to Policy HO1 (b) which seeks to ensure that there are sufficient houses to support the economic aspirations of the Borough.</p>	<p>General</p>	<p>Policy EC1 has been amended to include point j. regarding the provision of new dwellings to support economic growth.</p>
<p>Further details on how these actions will be achieved need to be made a part of the strategy.</p>	<p>General</p>	<p>As per the Strategy and Vision it is anticipated that actions throughout the Local Plan will be achieved in conjunction with other plans and strategies, and the operation of the private sector. Middlesbrough Council is committed to delivering a range of strategies and plans, in partnership with other organisations.</p>



## Policy EC2 Employment Locations

Summary of issues raised	Statutory or general consultee	Response
<p>A section in this policy that addresses Health and Wellbeing factors associated with the development of these employment locations, would be welcomed. For instance, active travel infrastructure, associated cycle parking, and the provision of end of journey facilities. Policy EC17 Retail Development on Industrial Estates and Business Parks does refer to such requirements.</p>	<p>General</p>	<p>Publication Local Plan Policy EC2 is primarily concerned with recognising existing employment areas. Development within these areas would need to accord with other policies in the plan, including Policy IN2 Integrated Transport Strategy.</p> <p>The rest of Policy EC2 relates to new development in non-allocated employment areas, and includes point e. that requires access to sustainable transport and active travel.</p>
<p>Policy HO6 conflicts with the Riverside Park allocation as an employment area.</p>	<p>General</p>	<p>Policy HO6 has been amended to identify a site elsewhere. The evidence base has identified that it is appropriate to locate such uses near to certain employment areas.</p>
<p>The Council should review existing employment allocations to determine whether this is the most effective use and whether certain sites may be more suited to deliver housing.</p>	<p>General</p>	<p>The Middlesbrough Employment Land Review (ELR) (2021) assessed a range of sites suitable for employment. Middlesbrough's employment locations are safeguarded to meet identified need and allow growth and diversity. Policy EC3 Alternative use of employment land and buildings identifies criteria where proposals for alternative uses will be considered acceptable. The SHLAA has assessed all land put forward for consideration as potential housing land.</p>
<p>There must be foresight given to potential expansion of employment locations, particularly along the river frontage. The Local Plan must not place undue constraint on expansion or on industrial activity where it is a key driver of job creation.</p>	<p>General</p>	<p>Policy EC1 sub paragraph <i>Employment proposal on non-allocated sites</i> identifies criteria where employment proposals on non-allocated sites will be permitted.</p>

<p>Not enough weight has been given in the plan for expansion of Advanced Manufacturing employment land given the Tees Valley's ambitions to grow the sector.</p>		<p>TeesAmp is identified as a key site for advance manufacturing, whilst Policy EC2 identifies Site EC.1 Riverside Park (inc TeesAMP) as an employment location.</p>
<p>Employment allocations are too far from proposed housing in the south of the town.</p>	<p>General</p>	<p>The ELR (2021) identified an oversupply of employment land over the plan period. As such, it is considered appropriate to safeguard existing employment allocations.</p> <p>Chapter 7. Physical, Social and Environmental Infrastructure places a strong emphasis upon actively managing the available network more effectively. Policy IN2 Integrated Transport Strategy, specifically identifies the need for a sustainable transport network, linking employment within Middlesbrough to provide access for all.</p>

### Policy EC3 Alternative Use of Employment Land and Buildings

Summary of issues raised	Statutory or general consultee	Response
<p>Typo - Reference at para 4.28 to "Policy EC2" (rather than EC3)</p>	<p>general</p>	<p>Reference amended.</p>
<p>Buildings not in use should be repurposed for identified needs i.e. educational.</p>	<p>General</p>	<p>Policy EC3 identifies criteria where proposals for alternative uses will be considered acceptable.</p>
<p>The policy is deemed unnecessarily restrictive and should be removed.</p>	<p>General</p>	<p>To achieve sustainable economic growth there is a requirement to identify land required to support development. Policy EC2 identifies and safeguards employment land that supports Middlesbrough's economic growth. Policy EC3 seeks to ensure flexibility in the use and redevelopment of land that is no longer required to meet the employment needs and identifies</p>

		the suitable criteria to achieve this.
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## Policy EC4 Middlehaven

Summary of issues raised	Statutory or general consultee	Response
<p>The area contains a number of designated heritage assets but also a significant number of non-designated heritage assets including those on the local list. It is therefore important to ascertain where allocations are to be made within this large area so that an understanding of what impacts on the historic environment can be determined and whether design measures are required to reduce harm. This should be achieved through a Heritage Impact Assessment.</p>	Statutory	<p>The Policy includes criteria that requires proposals to sustain and enhance the area's historic significance and also for listed buildings. This has been broadened to include reference to heritage assets and to include reference to a Heritage Impact Assessment.</p> <p>Policy CR3 (a) requires a proposal to integrate with its surroundings in terms of respecting its design, scale, form, density, massing, existing buildings (particularly historic buildings) and land uses around the site; in addition, a Heritage Impact Assessment is required for development affecting heritage assets. Policies in the Historic Environment Chapter will also apply to any proposals affecting heritage assets.</p>
<p>In terms of out area of interest we recommend that criteria k. is amended as it only refers to listed buildings. Whilst it is listed buildings that comprise the designated heritage assets within Middlehaven, the policy should also seek to protect non-designated heritage assets.</p>	Statutory	Policy amended to refer to heritage assets.
<p>Consideration should also be given in this policy to the Transporter Bridge a Grade II* listed building. The Transporter Bridge is one of the town's key defining heritage assets and whilst adjoining rather than within the Middlehaven</p>	Statutory	Policy amended to include reference to the Transporter Bridge.

<p>allocation area, the policy area provides important setting to the asset and should continue to do so. Therefore we would suggest the asset is specifically mentioned and that development proposals are where necessary required to demonstrate they will safeguard its future.</p>		
<p>The policy could be more specific around the inclusion of affordable workspace, health, cultural and community facilities.</p> <p>Consideration should be given to include provisions for a new health facility.</p>	<p>General</p>	<p>Policy IN4 Community Facilities sub paragraph <i>New facilities</i>, states proposal for new community facilities will be supported provided there is a demonstrable local need.</p> <p>Consultations with the NHS have not identified a need for a new health facility in this area.</p>
<p>This should focus on the Council supporting businesses rather than providing a list of restrictions. The aims are laudable but it is too restrictive.</p>	<p>General</p>	<p>NPPF Paragraph 132 states plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. The GBI Strategy identifies Middlehaven as a significant priority opportunity for Middlesbrough, which includes a framework of green and blue infrastructure that guides redevelopment of the area. Building upon the success of existing development and investment, the policy is not considered overly restrictive or prescriptive in its aims to transform the Middlehaven area as a mixed-use development.</p>
<p>As a part of the Green &amp; Blue Infrastructure Strategy master plan for this area, the inclusion of orchards, and landscaping and hedgerows that includes plants and trees that produce fruit, nuts or seeds would support the bold blue/ green concept and</p>	<p>General</p>	<p>It is not considered appropriate to amend the policy as suggested.</p>

<p>enhance the high-quality public realm.</p> <p>Would also like to see the provision of markets and temporary sustainable food retail and provision for affordable healthy food choices included as a part of this development.</p>		
<p>The levels of dwellings at 500 seems a high number given the ambition to expand the digital sector. There is also due to be a significant expansion in educational use on the Middlehaven site which may constrain further development.</p>	<p>General</p>	<p>The MDC have prepared a masterplan and Draft design code for their area, to include Middlehaven, with the key developments identified in Policy ST3. The MDC have confirmed that Middlehaven has the capacity to deliver 600 dwellings, 500 of which can be expected to be delivered within the plan period.</p>

## Policy EC5 University Campus

Summary of issues raised	Statutory or general consultee	Response
<p>There is no mention of provision for biodiversity enhancement. Include enhancement of biodiversity on and surrounding the University campus.</p>	<p>Statutory</p>	<p>Policy EC6 h has been amended to reference improving biodiversity.</p> <p>Achievement of Biodiversity Net Gain is set out in Policy GR1, with requirements regarding biodiversity also set out in other policies such as GR5, GR7, CR2, and CR3.</p>
<p>Parking solutions should include enhanced numbers for cycle parking and the campus' connectivity to the town should be achieved by investing in appropriate walking and cycling infrastructure to better support active travel.</p>	<p>General</p>	<p>A strong emphasis upon managing the available network more effectively, including measure to achieve modal shift and connectivity runs throughout the Local Plan. Specifically in connection with the University Campus Publication Local Plan Policy EC6 (c), in addition to Policies CR2, CR3, and IN3 which specify</p>

<p>The University campus must not be artificially cut off from the Town Centre by poor building design. It is vitally important that the University is part of the town centre with clear access routes and links to the railway station.</p>		<p>parking and connectivity requirements.</p> <p>Criteria d and e of the policy place emphasis upon the integration of the campus with the surrounding area, and improving connectivity to the Town Centre.</p>
<p>Consideration should be given to this immediate area in the months when the university is closed.</p>	<p>General</p>	<p>Criterion d places emphasis upon the need to integrate the campus with the surrounding area.</p>

## Policy EC6 Culture

Summary of issues raised	Statutory or general consultee	Response
<p>At present there is a degree of uncertainty within this policy that cannot be supported without suitable caveats to protect the historic environment. It is unclear whether Historic England’s aims and objectives to conserve and enhance the historic environment would not be in conflict with the aims and objectives of Middlesbrough’s Cultural Partnership, particularly given that the objectives given may change over the lifetime of the plan.</p>	<p>Statutory</p>	<p>The Policy has been amended to reflect this response. Any Culture development proposals set out in this policy would need to be considered in the context of the whole plan, including the Historic Environment Chapter and other policies that help sustain and enhance heritage assets.</p>
<p>Would like to see increased opportunities for the provision of markets, as well as scope for temporary sustainable food retail (such as pop-up social supermarkets e.g. Eco Shops) within cultural events and activities to support the social and economic character of the town and area and showcase and support the growth of the area’s rich and diverse local food heritage.</p>	<p>General</p>	<p>It is not considered appropriate to reference markets and sustainable food retail in this policy.</p>

<p>Museums and theatres - improvements are mentioned for Dormans Museum &amp; Albert Park but no mention is made to Stewart Park. This should be included in the plan for maintenance and improvements.</p>	<p>General</p>	<p>Publication Local Plan Policy EC7, subheading Museums and Theatres (n) identifies <i>improvements to the visitor experience of Dorman Museum and make greater connections to Albert Park.</i> Stewart Park is protected under policies in the Natural Environment chapter, however the policy has been amended to include reference to the Captain Cook Birthplace Museum with Stewart Park</p>
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### Policy EC7 Town, District and Local Centres

Summary of issues raised	Statutory or general consultee	Response
<p>There is no requirement for a Local centre at Land north of Low Lane as this is currently allocated as green wedge and should remain as such. There is no requirement for a Local centre at Newham Hall Farm. Strong objection to the new proposed areas as development sites, particularly that to the north of Low Lane due to serious concerns regarding access, safety, and need.</p>	<p>General</p>	<p>The Middlesbrough Town Centre and Retail Leisure Study (MLRS) (2020) states where new housing developments in the south are proposed, it will be important to consider the extent to which more basic, day to day needs of the new residents will be met by existing provision and whether there is any outstanding need for new, local-level, facilities. Policy HO4b (b) identifies the provision of an appropriately scaled local centre, with other community facilities at Lingfield Farm. Policy HO4o (f) proposals should establish a new local centre around the Sporting Lodge, including retail facilities to serve the new and existing residents of Stainton. Policy IN4 sub paragraph ‘new community facilities’ identifies criteria that will be required to support new facilities, to include, but not limited too, i. a demonstrable local need and ii.</p>

		<p>accessible to the community it is intended to serve.</p> <p>In addition to meeting local shopping needs, local centres will be a critical aspect of placemaking in new communities.</p>
<p>This seems excessively arbitrary, restrictive and unnecessary. It is a carte blanche to refuse development and should be cut.</p>	<p>General</p>	<p>NPPF 'Ensuring the vitality of town centres' requires planning policies to define a network and hierarchy and the extent of town centres and primary shopping areas, and make clear the range of uses permitted in such locations, as part of a positive strategy for the future of each centre.</p> <p>The policy is considered in accordance with the NPPF, and is not considered overly restrictive or prescriptive in its aims to promote the long term vitality and viability of Middlesbrough's centres.</p>

## Policy EC8 Middlesbrough Town Centre

Summary of issues raised	Statutory or general consultee	Response
<p>Minor amendments are required to ensure criteria d. accurately reflects national policy for the historic environment.</p>	<p>Statutory</p>	<p>Policy has been amended.</p>
<p>It is considered that a reference to the need for low/zero carbon development would bring an extra benefit to the success and maintenance of the Middlesbrough Town Centre. Perhaps this should be a cross cutting theme or a separate criterion.</p>	<p>General</p>	<p>It is not considered appropriate to amend this policy. Publication Local Plan Policy NE11, supports renewable and low carbon energy developments; in addition, Policy CR1 Creating Quality Places, criterion e requires development to have regard to <i>adapting to and minimising the likely impacts of climate change, by seeking to achieve zero carbon buildings and providing renewable and low carbon energy generation.</i></p>
<p>The aims of this policy are laudable but should again focus</p>	<p>General</p>	<p>The policy is considered in accordance with the NPPF,</p>



on support rather than restriction. There shouldn't be too much fixed restrictions on different businesses operating in the different areas; it should be relatively free-flowing, and the Council should focus on supporting businesses and opening up the whole town centre.		Chapter 7, and is not considered overly restrictive or prescriptive in its aims to promote the long term vitality and viability of Middlesbrough's centres.
An increase in urban housing in the immediate area will provide a demand for town centre uses.	General	1500 dwellings are expected to be delivered on sites within the MDC area. Publication Local Plan Policy ST3 identifies sites at Middlehaven, Gresham, Wood Street, Church House and Union Village for housing development in the Town Centre.
Given the Council's recent adoption of the Healthy Weight Declaration (HWD), all applications will be viewed through the lens of promoting a food environment that provides a healthy range of options.	General	No policy amendments required.

### Policy EC9 Civic, Commercial and Cultural Heart

Summary of issues raised	Statutory or general consultee	Response
<p>Section j provision of car parking to support the development, is in conflict with design aspirations of (CR3), and a drive towards modal shift (IN2).</p> <p>Suggest including a section on the provision of cycle parking and emphasise the established integrated active travel and public transport routes into the town centre in this policy?</p>	General	Amend criterion j to say 'be accessible by a range of sustainable transport modes including active travel'
There remains a significant supply of poor stock and the local plan should reflect this and be flexible in terms of use and demolition. Recognise the ambition to bring more	General	Publication Local Plan Chapter 3 Creating quality places and, Policies ST3, EC4, EC5, HO3, HO4, HO7, HO8, HO9 aim to improve the amount of housing and quality of the built environment and

<p>residential stock into the town centre but question whether the plan places enough emphasis on the quality of the stock.</p> <p>If further town centre residential is to be developed through building conversion or new build, it must be of high quality and a mix of sizes to encourage a diverse range of residents including families.</p>		<p>requiring high quality design, and living standards, which are a cutting theme throughout the plan.</p>
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### Policy EC10 Retail Quarter

Summary of issues raised	Statutory or general consultee	Response
<p>Note that that data that the retail quarter seems to be based on is a Litchfields report from 2020 – given the significant changes in the industry and the town during the last 4-5 years, it would seem essential that this is revisited.</p> <p>Retail quarter size and context needs to be seriously reconsidered in light of fresh data.</p>	<p>General</p>	<p>Paragraph 9.52 of the MRLS Stage Two Middlesbrough Town centres states <i>'The recommendations and projections within the study should assist the Council in reviewing development plan policies over the coming years and to assist development control decisions during this period. The study provides a broad overview of the potential need for further retail development up to 2037. Projections are, however, subject to uncertainty and forecasts may need to be amended to reflect emerging changes as and when new information becomes available, in particular longer-term projections should be treated with caution.'</i></p> <p>Text within the Publication Local Plan and the supporting Policies Map identify a significantly reduced Town Centre boundary, to develop a more compact centre with appropriate uses focused on core areas.</p>

<p>This is not unreasonable but flexibility should be prioritised given changing consumer habits about town centre retail.</p>	<p>General</p>	<p>In accordance with NPPF Chapter 7 'Ensuring the vitality of Town Centres' the policy is not considered overly restrictive or prescriptive in its aims to transform the area as a mixed-use development.</p>
<p>Reduce shopping units, &amp; build leisure &amp; housing.</p>	<p>General</p>	<p>The need to renew and revitalise the Town Centre is recognised, with the strategy based upon attracting diverse commercial and leisure uses into central Middlesbrough.</p> <p>Text within the Publication Local Plan and the supporting Policies Map identify a significantly reduced Town Centre boundary, to develop a more compact centre with appropriate uses focused on core areas.</p> <p>Policy ST3 reflects the aim to provide 1500 new homes in the MDC area containing the town centre.</p>
<p>Numerous comments that retail offer needs to be re-established and improved.</p>	<p>General</p>	<p>Retail will continue to play an important role in Middlesbrough's Town Centre, with the Retail Quarter and the Primary shopping Area (PSA) identified as core retail areas. Policies EC7 and EC10 specifically aim to retain and enhance a strong retail core by applying the sequential test to proposed retail uses outside of the PSA.</p>

## Policy EC11 Leisure Quarter

Summary of issues raised	Statutory or general consultee	Response
<p>There should be more leisure centres like swimming, pools, exercising equipment, socialising, restaurants, tennis</p>	<p>General</p>	<p>The need to renew and revitalise the Town Centre is recognised, with the strategy based upon attracting diverse commercial</p>

courts, and playing corners for little children		and leisure uses into central Middlesbrough.
Again, good aims but too strong a restriction on given areas will hold back development; flexibility should be encouraged.	General	<p>The policy states other complementary uses will be considered appropriate where they meet the identified criteria.</p> <p>The policy is not considered overly restrictive or prescriptive in its aims to transform the area.</p>

### Policy EC12 Independent Quarter

Summary of issues raised	Statutory or general consultee	Response
The whole of the town centre should be facilitating small businesses. Flexibility should be key with the aim of developing the whole town centre.	General	<p>The need to renew and revitalise the Town Centre is recognised, with the strategy based upon attracting diverse commercial and leisure uses into central Middlesbrough.</p> <p>Policies EC13 Independent Quarter, and EC15 Linthorpe Road Secondary Shopping area recognise the importance of niche shopping offers encouraged by small scale enterprise, and their contribution to the surrounding communities.</p>

### Policy EC13 Railway Station and Historic Quarter

Summary of issues raised	Statutory or general consultee	Response
The opening sentence does raise concern 'Redevelopment of the Railway Station to provide a high quality public transport hub that supports direct services to London, alongside regional and local services, will be supported.' Whilst we do not object to future improvements to the railway station harm to the historic	Statutory	Policy wording amended.

significance of the station should be avoided and where this is not possible there would need to be a clear and convincing justification, with any harm being exceptional and outweighed by public benefits.		
A rail link directly outside the Riverside Football Stadium would reduce the pedestrian issues to and from the ground. The current access is congested and not fit for purpose and poses a risk to safety.	General	There are currently no proposals to provide a rail link to the Riverside Stadium, therefore this is not addressed in the Publication Local Plan.

### Policy EC14 Linthorpe Road South Secondary Shopping Area

Summary of issues raised	Statutory or general consultee	Response
This seems too restrictive. Businesses should be given the opportunity to access spaces here freely without too much restriction.	general	The policy states other complementary uses will be considered appropriate where they meet the identified criteria.  The policy is not considered overly restrictive or prescriptive in its aims to transform the area
Multiple comments regards the cycle lane and its negative contribution to the area.	General	The cycle lane is not an issue that is addressed by this policy. The Council will consider this matter through its Integrated Transport Strategy.

### Policy EC15 District and Local Centres

Summary of issues raised	Statutory or general consultee	Response
Local centre shopping areas do not have enough diversity. There need to be incentive for local businesses to use these units providing substantive shopping options not just convenience or takeaway.	general	Criterion (a) of the policy encourages a diversity of uses to facilitate the current and future functions of Middlesbrough Local Centres. Policy EC17 Hot food takeaways, aims to support an appropriate balance of uses within a centre, and recognises the negative

		impact a high proportion of this particular use can have on a centre.
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## Policy EC16 Hot Food Takeaways

Summary of issues raised	Statutory or general consultee	Response
<p>The Council should strengthen this policy still further. The Council should adopt the same successful strategy as Gateshead. Specifically</p> <ol style="list-style-type: none"> <li>1. Locations where children and young people congregate: Planning permission will not be granted for A5 (hot food takeaways [sui generis]) use within a 400m radius of entry points to secondary schools, youth centres, leisure centres and parks*. *Parks are categorised as playing areas, Area parks over 5 hectares in size and Neighbourhood Open Spaces over 2 hectares in size.</li> <li>2. Locations where there are high levels of obesity: Planning permission will not be granted for A5 (hot food takeaways [sui generis]) use in wards where there is more than 10% of the year 6 pupils classified as obese.</li> <li>3. Over proliferation: Planning permission will not be granted for A5 (hot food takeaways [sui generis]) use where the number of approved A5 establishments, within the ward, equals or exceeds the UK national average, per 1000 population.</li> </ol>	General	The Policy has been amended to reflect the evidence available for Middlesbrough.
Further, A respondent proposed an additional appendix to the Local Plan with maps illustrating the exclusion zones around sensitive receptors identified in the first of the planning considerations; following an approach adopted in South Tyneside (Local Plan Supplementary Planning Document 22: Hot Food Takeaways & Health [November 2017]).	General	It is considered inappropriate to amend the policy as suggested.
Would also like to see childhood obesity rates used as material consideration to limit the over proliferation of hot food takeaways with a limit of 10% of children living with overweight or obesity per ward.	General	It is considered inappropriate to amend the policy as suggested.

<p>Would like to see the distance between hot food takeaway uses and existing and proposed school entry points increased, and all schools included in this, not just secondary schools. This request is based on research that found exposure to takeaway food outlets was positively associated with consumption of takeaway food (<a href="https://www.bmj.com/content/348/bmj.g1464">https://www.bmj.com/content/348/bmj.g1464</a>).</p> <p>Would also like for the inclusion of ‘anywhere where children are likely to congregate, including parks, leisure centres, nurseries’ in the wording of point d.</p>		
<p>Multiple comments pertain generally to too many existing takeaways.</p> <p>More specifically comments ask how the local plan will deal with existing proliferation and/or lower the number of existing HFTs.</p>	<p>General</p>	<p>Publication Local Plan Policy EC17 Hot food takeaways, aims to support an appropriate balance of uses within a centre, and recognises the negative impact a high proportion of this particular use can have on a centre.</p> <p>Once established the use class of a building remains so in perpetuity (provided the conditions of the existing decision issued are met), until a different use is applied for. In which case the planning process cannot reduce the number of existing HFTs. Publication Local Plan Policy EC16 aims to manage the proposal for new applications for HFTs where thresholds are expected too, or have already been exceeded in a local centre.</p>
<p>This policy should be cut entirely. It is restrictive and unnecessary.</p>	<p>general</p>	<p>Policy EC17 Hot food takeaways, aims to support an appropriate balance of uses within a centre, and recognises the negative impact a high proportion of this particular use can have on a centre.</p>

		The policy requirements are not considered to be overly restrictive or prescriptive, and would aid in the management of proposed HFT applications.
<p>The following policy objections to draft Policy EC16:</p> <p>A. The 400m exclusion zone is inconsistent with national planning policy</p> <p>B. The policy is inconsistent, discriminatory and disproportionate.</p> <p>C. Examination of other plans have found similar policy approaches to be unsound.</p> <p>D. There needs to be further exploration into policies that are more positive, have a reputable evidence base and that comply with the Framework.</p>	General	The policy requirements are not considered to be overly restrictive or prescriptive, and would aid in the management of proposed HFT applications.

### Policy EC17 Retail Development on Industrial Estates and Business Parks

Summary of issues raised	Statutory or general consultee	Response
This policy should be cut entirely. It is restrictive and unnecessary.	General	Policy EC18 recognises the need for some small-scale retail and food operators to meet the needs of workers during their shifts and provides for flexibility for retail of this type outwith the Town Centre and Local Centres. It is important that the scale of such development does not overly impact on our centres. The policy is not considered overly restrictive or prescriptive in its aims to achieve this.



## Chapter 5 – Housing Development

### Policy HO1 – Housing Strategy

Summary of issues raised	Statutory or general consultee	Response
The policy does not incorporate any specific reference to the role and relationship between biodiversity and housing development. The inclusion of appropriate policy that will secure the protection and enhancement of biodiversity and geodiversity was therefore recommended.	Statutory	The Policy has been amended to take account of this response.
The housing strategy and projected housing numbers are based on the Council's financial requirements, rather than meeting housing needs.	Statutory	The Plan's housing strategy and requirements have been based upon the housing needs identified through its evidence base.
Out of date data, based on the 2020 LHNA, has been used. In addition, no reference to the progress achieved in meeting the housing needs identified in the adopted 2014 Housing Local Plan has been made.	Statutory	The LHNA is considered by the Council to be up to date.
<p>As of April 2023, the Council has at least seven years housing supply and is achieving a 257% Housing Delivery Test measurement. Therefore, more homes are being built per annum than the housing need identified in the adopted Local Plan.</p> <p>Following on from the above, one respondent therefore suggested that the Holme Farm (HO4p) and Land North of Low Lane (HO4o) sites should be removed. These sites are both within the Stainton and Thornton Neighbourhood Plan area and proposals for development should have regard to the requirement of the Neighbourhood Plan.</p>	Statutory	The allocations of Holme Farm (Policy HO4p) and Land North of Low Lane (Policy HO4o) are required to meet the housing required in identified in Policy HO2, no policy amendments are required.
The housing strategy is solely based on the Council's financial	General	The Plan's housing strategy and requirements have been based

<p>requirements, as opposed to sustainable development to meet local housing needs. One respondent specifically identified the Newham Hall Farm and Nunthorpe Grange housing allocations as examples of this.</p>		<p>upon the housing needs identified through its evidence base.</p>
<p>Multiple respondents raised issues with infrastructure supporting new housing developments. It was stated that traffic infrastructure should be considered when planning new developments. In addition, until infrastructure issues are addressed, it was stated the south of Middlesbrough cannot sustain any more housebuilding. One response specifically commented that roads around Marton, Nunthorpe, Coulby Newham, and Acklam must be improved before any further new builds are considered. Finally, with respect to point k., it was recommended there should be a commitment towards revenue support for bus services from section 106 agreements.</p>	<p>General</p>	<p>The Publication Local Plan is supported by an Infrastructure Delivery Plan (IDP). The IDP will help ensure that new development is supported by appropriate infrastructure.</p>
<p>Responses were received regarding the development of greenfield land and the prioritisation of previously developed land. Many respondents supported brownfield site development, particularly with respect to the Town Centre and Middlehaven areas. However, it was suggested that housing development should only be on brownfield sites. Moreover, it was said that brownfield sites should be developed before any greenfield sites.</p> <p>Similarly, it was suggested that the regeneration/rebuilding of housing should be considered, not only building more homes.</p>	<p>General</p>	<p>A new policy ST2 Spatial Strategy has been included in the Publication Local Plan to set out the Council's approach to selecting and prioritising sites for development.</p> <p>The housing strategy policy seeks to maximise and prioritise the re-use of previously developed land, while minimising further development of new housing in greenfield suburban locations beyond those identified in Policy HO4 or in a neighbourhood plan. This approach is in line with the NPPF.</p>
<p>Point c. should specify a minimum percentage of housing development on previously</p>	<p>General</p>	<p>It is not considered appropriate to specify a percentage within the Policy.</p>

<p>developed land. This is required to measure whether the Plan is achieving this policy requirement, as well as point j..</p>		
<p>The economic growth aspirations of 350 new jobs per annum, stated in paragraph 5.2, are totally unrealistic.</p>	<p>General</p>	<p>These aspirations are considered to be appropriate and have been based upon growth associated with the Town Investment Plan, the Tees Valley Strategic Economic Plan and the Middlesbrough Development Corporation Masterplan.</p>
<p>It was stated that the Council has prioritised its own development land for housing allocations compared to alternative sources of housing land supply (e.g. brownfield sites, land of lower environmental and amenity value.) and that evidence should be provided to demonstrate that an objective assessment of alternative housing locations has been undertaken.</p>	<p>General</p>	<p>A new policy ST2 Spatial Strategy has been included in the Publication Local Plan to set out the Council's approach to selecting and prioritising sites for development.</p>
<p>Points i. and j. are unnecessarily restrictive and will contribute to unaffordable housing through a lack of supply.</p>	<p>General</p>	<p>The NPPF requires plans to provide a framework for meeting housing needs. As such, it is important that the Local Plan will deliver a range of housing that meets the towns identified need. Point i., has been slightly reworded but is therefore considered appropriate and not unnecessarily restrictive.</p> <p>Likewise, minimising further development of new housing in greenfield suburban locations, beyond those identified in Policy HO4 or in a neighbourhood plan, is intended to steer housing development towards brownfield land, as well as greenfield sites that have been allocated and considered appropriate/suitable for housing development.</p>
<p>It was suggested that the wording of Policy HO1 be amended. As drafted it was stated that HO1 is not effective and is more of a statement of intent than a policy</p>	<p>General</p>	<p>The purpose of the Policy is to set out the Council approach to the delivery of housing.</p>

<p>that sets out how housing development will be achieved. In addition, it was highlighted that many elements within HO1 are repeated within other policies in the Plan.</p>		
<p>The housing strategy requires appropriate evidence to demonstrate that it is deliverable and developable over the plan period, meeting the varied housing need of the town and not leading to a shortage in housing delivery. Specifically, multiple responses highlighted the need for evidence to demonstrate that the delivery of housing on previously developed land/in and around the Town Centre, which is prioritised in the strategy, is deliverable and developable.</p> <p>To this point, concerns were raised with the robustness of the Local Plan Viability Assessment (2018). It was highlighted that this document was published six years ago and pre-dates recent market and legislative changes (e.g. build-cost inflation, new Building Regulation requirements, Biodiversity Net Gain, and Nutrient Neutrality).</p>	<p>General</p>	<p>The housing strategy has been informed by a suite of evidence, including a LHNA, SHLAA, and viability assessment.</p>
<p>In alignment with the G&amp;BI Action Plan, a number of specific requirements for new housing developments were suggested. These included the protection of existing allotments and community gardens for food growing and the encouragement of orchards, hedgerows, and other landscaping that includes plants and trees that produce fruit, nuts, or seeds.</p>	<p>General</p>	<p>These points are too specific to be included within the Strategy.</p>
<p>Further clarity was sought on a number of matters:</p> <ul style="list-style-type: none"> <li>• Clarity was requested on the meaning of 'sustainable housing' in point h. and the Council's expectations with regard to it.</li> </ul>	<p>General</p>	<p>Policy has been amended to take account of this response.</p>

<ul style="list-style-type: none"> <li>• Further detail was sought on what would constitute aspirational in terms of the 'balanced portfolio of housing'.</li> <li>• Greater clarification regarding the interrelationship between the aspirations of this policy and those of the MDC was sought.</li> </ul>		
<p>The Draft Local Plan states that approximately 341 dwellings will be delivered on windfall sites over the plan period, forming part of the identified housing supply. However, point j. of Policy HO1 seeks to minimise further development of new housing in greenfield suburban locations beyond those identified in Policy HO4 and neighbourhood plans. Concerns were therefore raised that criteria j. would restrict windfall development to brownfield sites and that the plan does not clearly identify where these 341 dwellings would be delivered or whether there is sufficient deliverable land. In objection to point j., one respondent stated that this approach is entirely inconsistent with the NPPF.</p>	<p>General</p>	<p>Point J. would not restrict windfall sites to brownfield land but rather to sites within the urban area (within the limit to development). Windfall development will be accommodated in accordance with the policies within the Local Plan. Any proposals for sites outside of the limit to development will be considered against the requirements of Policy CR5.</p>
<p>The policy sets out that all new housing development will be required to contribute to the creation of balanced and sustainable communities. However, due to the lack of allocated sites for care homes/extra care housing, for which there is an identifiable need, it is considered that the policy is not positively prepared and therefore fails to comply with paragraph 35 of the NPPF.</p>	<p>General</p>	<p>Policy HO3 addresses this issue and individual housing allocation policies allocate land for such use. No changes are required to this policy.</p>
<p>The proposed housing supply is insufficient to meet the identified target and the economic aspirations of Middlesbrough. However, recognising the true development potential of sites like</p>	<p>General</p>	<p>The proposed housing supply is considered appropriate to meet the housing requirement and address economic growth aspirations. Changes have been made to the Publication Local</p>

<p>Gresham will assist in the achievement of the Councils wider economic aspirations. For these reasons, it was stated that the housing strategy is not considered positively prepared, justified or effective and is therefore unsound in the context of NPPF paragraph 35.</p>		<p>Plan to include further detail on Gresham.</p>
<p>It was suggested that the identified housing strategy is not positively prepared, justified, or effective and is therefore unsound in the context of NPPF paragraph 35 as:</p> <ul style="list-style-type: none"> <li>• there is not clear evidence to support some of the identified sites as deliverable;</li> <li>• the housing requirement of 400 net additional dwellings per annum is ‘a conservative and low estimate’;</li> <li>• the proposed buffer of 11.7% is not sufficient;</li> <li>• the timescales identified in the delivery trajectory are likely optimistic;</li> <li>• and when set against the housing requirement, rather than the minimum housing need of the standard method, the Plan is unable to demonstrate a five-year supply of housing land.</li> </ul>	<p>General</p>	<p>A Viability Assessment has been prepared to support the Publication Local Plan and will be available as part of the evidence base.</p> <p>The housing requirement is considered appropriate and takes account of the Council’s economic growth aspirations. The buffer is considered sufficient to ensure flexibility and to ensure a five year deliverable housing supply can be maintained over the plan period.</p>
<p>To ensure housing land supply is maintained, the policy could highlight that developments in accordance with Policy HO4 will be approved in a timely and efficient manner.</p>	<p>General</p>	<p>No amendments required to the Policy.</p>
<p>It was recommended that sites for executive housing continue to be allocated to ensure future population growth and associated economic and social growth.</p>	<p>General</p>	<p>No specific need for executive housing has been identified therefore no changes to the policy is considered necessary. Executive housing could come forward as part of the housing mix on individual housing allocation.</p>

## Policy HO2 – Housing Requirement

Summary of issues raised	Statutory or general consultee	Response
The housing strategy and projected housing numbers are based on the Council's financial requirements, rather than meeting housing needs.	Statutory	The Plan's housing strategy and requirements have been based upon the housing needs identified through its evidence base. The housing requirement has also been considered against the transitional arrangements set out in the NPPF (2024).
The 2020 LHNA makes no reference to the progress achieved to meet the housing needs in the adopted 2014 Housing Local Plan.	Statutory	No policy amendments required.
As of April 2023, the Council has at least seven years housing supply and is achieving a 257% Housing Delivery Test measurement. Therefore more homes are being built per annum than the housing need stated in the adopted Local Plan.	Statutory	No policy amendments required.
Parish Council's should be consulted at the pre planning stage on Planning applications submitted by developers requesting amendment/increase in dwelling numbers to already approved applications.	Statutory	This is not something that is possible to addressed through the Local Plan.
<p>Many responses stated that the Local Housing Needs Assessment (LHNA) prepared in 2020, and used to inform Policy HO2, is:</p> <ul style="list-style-type: none"> <li>• out of date;</li> <li>• does not reference progress achieved to meet housing need against the 2014 Housing Local Plan;</li> <li>• does not recognise new requirements set out in the latest NPPF;</li> <li>• does not reference up to date current and future demographic trends, including census data;</li> </ul>	General	The evidence base that supports the Local Plan is kept under review, the LHNA is considered to be up to date. The housing requirement has also been considered against the transitional arrangements set out in the NPPF (2024).

<ul style="list-style-type: none"> <li>• uses arguments from an earlier version of the LHNA document, produced in 2016, to justify a level of housing requirement that is unnecessary to meet housing need;</li> <li>• and is no longer regarded as a valid means of assessing housing need, in accordance with paragraph 61 of the NPPF.</li> </ul>		
<p>It was stated that the housing requirement is unrealistically/unnecessarily high. In relation to this, various concerns were made. It was stated that the proposed requirement; is based upon significant economic growth that is unlikely to occur; has resulted in the unnecessary allocation of greenfield sites; is not justified as there are not enough people moving into Middlesbrough; and fails to respect previous policies associated with the protection of green space. Finally, it was suggested that, rather than prioritising sustainable development to meet local housing need, the Council has prioritised its financial requirements.</p> <p>In particular, many responses suggested that the proposed requirement of 400 dwellings per annum is not justified as the Council has overachieved against the housing need identified in the adopted Housing Local Plan 2014. Having raised this point, some responses subsequently stated that Middlesbrough’s housing requirement should be kept in line with the figure identified by the standard method. One response specifically stated that the minimum net additional dwellings</p>	<p>General</p>	<p>The proposed housing requirement has been established in accordance with the NPPF and associated PPG. To determine the minimum number of homes needed, the Draft Local Plan’s strategic policies have been informed by a local housing needs assessment conducted using the standard method (the Middlesbrough LHNA 2021). The housing requirement takes in the Council’s economic growth ambitions. No policy amendments required. It has also been considered against the transitional arrangements set out in the NPPF (2024).</p>



<p>between 2022 and 2041 should be 4,301 and proposed a set of housing supply sources that would meet this figure and also provide a 20% buffer.</p>		
<p>It was questioned how the LHNA established a housing requirement of 400 net additional dwellings to support economic growth of approximately 350 addition jobs per annum. Even if all those taking the additional jobs needed new houses, that would only account for 350 homes, not 400.</p>	<p>General</p>	<p>No Policy amendments required.</p>
<p>With reference to existing vacant properties, multiple responses questioned the levels of house building being set in the housing requirement. Some responses suggested that existing vacant properties should be redeveloped.  It was also suggested that new phases of new build housing should not be undertaken until the previous phase is occupied.</p>	<p>General</p>	<p>The housing requirement established in this policy takes account of the Council’s economic growth aspirations. No policy amendments required.</p>
<p>It is anticipated that Gresham will deliver the equivalent of approximately 730 dwellings. Policy HO2 should include sufficient flexibility to ensure that the development potential of Gresham is not compromised and part i. should therefore be updated to reflect this delivery.</p>	<p>General</p>	<p>Policy HO2 and ST3 have been amended to take account of these comments and reflect more up to date information in relation to the proposals for Gresham. In addition, a new Policy EC5 Gresham has been introduced.</p>
<p>Multiple respondents questioned whether the proposed housing requirement of 400 dwellings per annum is sufficiently ambitious. Concerns were raised as to whether this requirement is sufficient to ensure a good, varied supply of housing that is affordable and accessible. Moreover, Middlesbrough’s aspirations regarding economic and jobs growth, as well as previous levels of housing delivery, were suggested as reasons why</p>	<p>General</p>	<p>The proposed housing requirement is considered to be sufficiently ambitious to take account of the Council’s economic growth ambitions including proposed jobs growth of 350 dwellings per annum.</p>

<p>the Council should consider increasing the housing requirement. One respondent specifically stated that a requirement in excess of 400 dwellings per annum (dpa), and in the range of up to 500dpa, should be considered.</p>		
<p>Multiple responses suggested that the proposed buffer of 11.7% is insufficient and should be increased. This derived from concerns related to the Plan’s housing delivery trajectory, particularly the delivery of urban brownfield sites in the MDC area. It was stated that an additional buffer is required to account for fluctuation in delivery/the risk of some non-delivery of sites and would help in the maintenance of a clear and demonstratable housing land supply in the long-term. Additionally, to addressing the historic under delivery of affordable housing, it was suggested that increasing the housing buffer further would provide greater certainty over the delivery of sufficient affordable housing in a timely manner.</p> <p>One respondent specifically stated that a rolling five-year housing supply with an additional buffer of 20% would provide a realistic prospect of achieving the planned supply. Another recommended that a minimum buffer of 20-25% against the overall plan period requirement of 7,600 dwellings.</p>	<p>General</p>	<p>The over allocation/buffer that is identified in Local Plan is considered sufficient to ensure flexibility and to ensure a five year deliverable housing supply can be maintained over the plan period.</p>
<p>For the MDC area, it was stated that the Plan is reliant on the delivery of a number of urban brownfield sites that have delivered little development in the previous twenty years, despite having been allocated and subject to various masterplans. In addition, it was stated that housing supply in the MDC area</p>	<p>General</p>	<p>In the MDC area, more detail has been included in Policy ST3 and in other policies within the Local Plan in relation to the sites where housing delivery is expected to take place. The windfall allowance with the MDC has been significantly reduced in the Publication Local Plan to 46 dwellings.</p>

<p>includes a windfall allowance that is not justified.</p> <p>Consequently, to ensure the plan is deliverable, it was recommended that this should sit outside of the deliverable/developable supply to form part of a wider justified windfall allowance. Moreover, with this in mind, it was strongly advised that ‘at least a 20% flexibility buffer’ be included in the Plan’s whole housing requirement to safeguard against sites not coming forward as expected and thereby ensure the requirement is met. It was also suggested that the Plan include triggers for a full review should it fail to deliver against the housing requirement for a specified period of time, an approach that would be in accordance with the NPPF.</p>		
<p>An appropriate level of flexibility should be provided within the housing supply to ensure the Plan is robust and resilient to change, including circumstances where allocations fail to come forward.</p> <p>It was suggested supply should allow for additional sites to come forward, and also provide flexibility on the types of sites coming forward. In addition, one respondent specifically stated that a lapse rate of 10% should be used for sites with extant planning permission. With respect to the supply from windfall sites, they also recommended that a lapse rate be used and ‘small’ sites removed.</p> <p>One respondent suggested that a fresh examination of each of the existing local plan allocations without planning permission is needed, stating that up-to-date evidence is required as to whether each of these allocations should</p>	<p>General</p>	<p>The over allocation/buffer that is identified in Local Plan is considered sufficient to ensure flexibility and to ensure a five year deliverable housing supply can be maintained over the plan period. No amendments to policy wording required.</p> <p>A viability assessment has been prepared to inform the Publication Local Plan.</p>

<p>be brought forward and allocated in the new Local Plan.</p>		
<p>The housing delivery trajectory is not sufficiently robust, with no clear evidence to support some of the identified sites as deliverable.</p> <p>A number of housing sites were said to have delivery timescales that appear optimistic, with more realistic lead-in times, delivery rates, and capacity assumptions suggesting that fewer homes may be delivered within the plan period than indicated. In addition, concerns were raised that the MDC includes an ‘exceptionally large windfall element’ of 563 homes on unidentified sites without evidence of how this has been identified and would be delivered.</p>	<p>General</p>	<p>The housing trajectory has been updated in the Publication Local Plan and is considered to be sufficient robust. A viability assessment has been prepared to inform the Publication Local Plan.</p>
<p>When set against the housing requirement, rather than the minimum housing need of the standard method, the Plan is unable to demonstrate a five-year supply of housing land. It was stated that the best way to address this, and ensure the plan can adapt to changing circumstances and meet the minimum housing requirement, is to introduce additional flexibility to the supply. In particular, it was recommended that additional land and sources of supply be identified in the Local Plan, with a minimum buffer of 20-25% against the overall plan period requirement of 7,600 dwellings.</p>	<p>General</p>	<p>It is considered that a five year housing supply is able to be demonstrated and no changes to the Local Plan are required.</p>
<p>It was suggested that the evidence base used to identify the housing requirement is updated, ensuring full consideration is given to all of the elements that may suggest a higher housing figure is appropriate.</p> <p>Similarly, having noted that the LHNA 2021 derives some of the</p>		<p>The evidence base to support the Local Plan is considered to be up-to-date and robust.</p>

<p>evidence base from the 2016 and 2018 SHMA, some responses recommended that an addendum update is provided to clarify that the evidence base is up to date and supported.</p>		
<p>Paragraph 5.12 of the Draft Local Plan states that the identified housing requirement would support 350 additional jobs per annum and, while this is lower than the aspiration to deliver 500 additional jobs per annum, this target is considered appropriate because the economic impact of the COVID-19 pandemic is likely to result in lower initial jobs growth early in the plan period.</p> <p>It was stated that the evidence base does not seem to clarify or provide justification for exactly how much the pandemic has impacted jobs growth and therefore appears to be an assumption.</p> <p>Questioning the decision to adopt the lower jobs growth aspiration for the housing requirement, it was recommended the assumptions on Middlesbrough’s economic aspirations are reviewed, including the impact that they could have on the additional requirement for additional new homes above the standard method and originally estimated uplift.</p>	<p>General</p>	<p>The Council considers the evidence base prepared to support the Local Plan to be up to date the supporting text has been amended to remove any confusion.</p>
<p>With regards to windfall housing, clarity should be provided on whether this only relates to windfall sites within development limits, or if sustainable sites adjacent to development limits would also be considered.</p>	<p>General</p>	<p>Windfall development will be accommodated in accordance with the policies within the Local Plan. Any proposals for sites outside of the limit to development will be considered against the requirements of Policy CR5.</p>
<p>Clarification was requested regarding the housing provision for the designated Neighbourhood Areas and how this relates to the</p>		<p>Appendix 7 of the Local Plan provides a breakdown of the housing sites within each Neighbourhood Area.</p>

<p>proposed allocations in Policy HO4.</p> <p>One respondent suggested that the total number of net additional dwellings for Neighbourhood Areas set out in the policy should include the post 2041 figures. They also stated that the LPA need to set out what discussions have been held with the local community in relation to the figures for the Coulby Newham.</p>		
<p>In relation to the housing requirements, the policy does not reference the consideration of matters such as new planning legislation, updated NPPF requirements, the impact of nutrient neutrality issues associated with the Teesmouth and Cleveland SPA, biodiversity net gain requirements, and viability studies of major housing sites.</p>		<p>The issues raised in response are dealt with elsewhere in the Local Plan, for example the approach to nutrient neutrality is set out in Policy NE8, Biodiversity Net Gain is addressed in new Policy NE7. In addition. a Viability assessment has been prepared to support the Local Plan.</p>

### Policy HO3 – Housing Mix and Type

Summary of issues raised	Statutory or general consultee	Response
<p>Criteria c. and e. are not appropriate or viable on town centre development sites. Sites within the MDC area should therefore be excluded from these requirements.</p>	<p>Statutory</p>	<p>Policy has been amended to take account of this comment.</p>
<p>The requirement regarding housing designed for older people and those with special housing needs should be separate from the Housing mix policy. The need to reflect the size, type and tenure of housing needs for different groups in the community, including older people, was strengthened in</p>	<p>General</p>	<p>It is considered that the Policy adequately addresses the housing needs of older people, no changes to the Policy are considered to be necessary.</p>

<p>paragraph 63 of the recently amended NPPF.</p>		
<p>Paragraph 5.25 identifies demand for 'spare' bedrooms and the need for additional rooms, however this is not reflected in the housing mix set out in Table B. It was recommended that the supporting text should clarify the range of mixes that may be appropriate and set out that these will be determined on a case-by-case basis depending on identified local need.</p>	<p>General</p>	<p>No amendments to the Policy are considered necessary.</p>
<p>The LHNA does not reflect the population or household projection based on national 2014 statistics. Therefore, the projected minimum dwelling size requirements set out in Table B need to be re-assessed using ONS national population projections.</p>	<p>General</p>	<p>The LHNA is considered to be up-to date and robust, no changes are required to the evidence base or to the Local Plan.</p>
<p>In relation to point a., should the size requirements set in Table B be applied on a site-by-site basis in the determination of applications, this would be unduly constraining and not necessarily be appropriate to site specific characteristics or local context. For the avoidance of doubt, it was therefore recommended that the policy or its supporting text should be amended to clarify that the size requirements in Table B will not be strictly applied on a site-by-site basis.</p> <p>Similarly, other respondents stated that this part of the policy needs to be flexible. It was suggested that individual sites issues, market demands, and other changing circumstances be accounted for and that housing mix should be assessed and delivered on a site-by-site basis.</p>	<p>General</p>	<p>The requirements in Table B will not be applied on a site by site basis, no changes are need to the Policy or the supporting text.</p>

<p>It was therefore recommended that point a. be expanded to specify that housing mix can also be informed by 'other evidence', including market intelligence from housebuilders.</p>		
<p>With regards to the requirement to provide at least 10% of dwellings as bungalows (point c.), multiple respondents were concerned that there is a lack of evidence for this need. It was suggested that this requirement is not positively prepared, justified, or effective and should be removed.</p> <p>As proposed, there were concerns about the potential impact this requirement would have on site viability and deliverability.</p> <p>Specifically, multiple responses suggested that there are a number of instances where the requirement could not physically be met, for example constrained or city centre/urban sites, and specific locations where bungalows may not be considered appropriate based upon the local housing need. They therefore recommended that the policy be re-worded to encourage bungalows where they are feasible and deliverable, and where there is an identified need and demand in line with the wording of part a. or the final paragraph of HO3.</p> <p>One respondent questioned the evidence to support the 10% bungalow requirement, suggesting that the 2% provision of M4(3) dwellings (point d.) would effectively deliver bungalows on new developments in a</p>	<p>General</p>	<p>The requirement for 10% dwellings as bungalows is considered appropriate to address the housing needs of an ageing population. A Viability Assessment has been prepared to support the Publication Local Plan which has considered the requirement for 10% bungalows. The Policy has been amended to make clear the 10% requirement will not apply on 100% flatted or conversion schemes.</p>



<p>proportionate manner that is in line with the evidence.</p> <p>Another respondent stated that 10% of bungalows plus 2% M4(3) homes is a repetition of the same effect and that the requirement for 2% of M4(3) should be included within the 10% bungalow provision.</p> <p>Conversely, multiple responses were received stating that, given the aging population, more bungalows should be provided. One respondent specifically suggested bungalow only sites should be considered.</p>		
<p>With reference to evidential requirements set out in PPG multiple respondents questioned whether the evidence used by the Council supports the proposed level of M4(2) and M4(3) housing provision.</p> <p>Should such a requirement be justified using appropriate evidence, it was recommended that an appropriate transition period is specified within the policy. In line with PPG, it was also suggested that any policy requirements regarding M4(2) and M4(3) housing provision are flexible, giving consideration for site specific factors. It was noted that this is not just in relation to the ability to provide step-free access. One respondent specifically suggested that the policy should be re-worded to allow sufficient flexibility for M4(3) dwellings to be delivered where they are most appropriate.</p> <p>Respondents also highlighted the proposal to mandate the current M4(2) requirement in</p>		<p>The Council considers that this will meet identified housing needs and no changes are required to the Plan.</p>

<p>Building Regulations as a minimum standard for all new homes, as stated in the Government’s response to the ‘Raising accessibility standards for new homes’ consultation. M4(3) would continue to apply as existing where local planning policy is in place and where a need has been identified and evidenced. However, it was suggested the Council should consider the most appropriate way to deliver homes that will meet its needs, as this may not always be in the form of M4(3) homes.</p>		
<p>The Council does not have robust evidence to support the requirement for residential developments of 200 dwellings or more to make at least 1% of the dwellings available as self-build or custom build plots (point e.). Responses suggested that this requirement, which forms part of Policy HO3 and HO11, is not positively prepared or justified and therefore conflicts with paragraph 35 of the NPPF.</p> <p>Multiple respondents suggested that the policy requirement could impact the viability and deliverability of sites and that it should be removed.</p> <p>It was highlighted that PPG (ID: 57-025-20210508) sets out methods that local authorities can use to increase the number of planning permissions which are suitable for self and custom build housing. While one respondent stated that a policy intervention was not required, a number of other responses suggested that alternative policy mechanisms could be used to ensure a reliable and sufficient</p>	<p>General</p>	<p>The Council considers that this will meet identified housing needs and no changes are required to the Plan. In addition, The Publication Local Plan has been informed by a new Local Plan Viability Assessment (2024).</p>

<p>provision of self and custom build opportunities, such as the allocation of small and medium scale sites specifically for self and custom build housing and permitting self and custom build outside but adjacent to settlement boundaries on sustainable sites especially if the proposal would round off the developed form.</p>		
<p>The Council should work collaboratively with providers in identifying appropriate sites for the allocation of homes suitable to meet the needs of older people and Disabled people. This would provide the Council more certainty that these needs are fully met.</p> <p>In addition, the difference between homes suitable for older people and specialist housing for older people, and the difference in need and demand for these types of homes, should be identified.</p>	<p>General</p>	<p>No policy amendments required.</p>
<p>In the final paragraph of the policy it is stated that 'The provision of dwelling types to meet the needs of older people, such as bungalows and low rise apartments, will be encouraged as part of the housing mix on all suitable development sites.'</p> <p>It was noted that the flexibility of this statement is juxtaposed with the prescribed 10% bungalow requirement in point c., and that no definition is given regarding 'suitable development sites' and how this would be applied. Consequently, it was suggested that the statement is ambiguous and reference to bungalow provision on suitable development sites should be removed from the final paragraph.</p>	<p>General</p>	<p>No policy amendments required.</p>

<p>No sites are allocated for health, care homes, retirement living, extra care or assisted living development. It was suggested that the Local Plan should allocate land to the north of Acklam Hall (ACK3) for such uses.</p>	<p>General</p>	<p>It is not considered appropriate to allocate the land north of Acklam Hall in the Local Plan for such uses, this land is identified as Green Wedge in the Publication Local Plan. No changes to the Local Plan are proposed.</p>
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## Policy HO4 – Housing Allocations

Summary of issues raised	Statutory or General consultee	Response
<p>Clarity was requested on the site selection process that has been undertaken in the allocation of housing sites.</p> <p>Specifically, information on how sites have been selected, including the criteria used to do so and the weight given to site sustainability was requested.</p>	<p>Statutory</p>	<p>Sites have been selected in accordance with the criteria in Publication Local Plan Policy ST2.</p>
<p>Site allocations HO4o (Land North of Low Lane) and HO4p (Holme Farm) should be removed from the plan.</p> <p>Both sites are within the Stainton and Thornton Neighbourhood Plan and proposals should have regard to the requirements of the Neighbourhood Plan. Moreover, both sites are outside the current limit of development.</p> <p>The land north of Low Lane is currently designated as green wedge and classed as undeliverable in the SHLAA and Five Year Housing Land Supply Assessment (dated 1<sup>st</sup> April 2023).</p>	<p>Statutory</p>	<p>Sites have been selected in accordance with the criteria in Publication Local Plan Policy ST2. The sites referenced are required to meet the housing required, no changes to the Policy are necessary.</p>
<p>Objections were raised against all the proposed allocations, with a particularly significant number comments submitted in objection to HO4a Stainsby and HO4b Newham Hall Farm.</p>	<p>General</p>	<p>Sites in the Local Plan have been selected in accordance with the criteria in Publication Local Plan Policy ST2. Policy ST2 and Policy HO1 Housing Strategy seeks to maximise and prioritise the re-use of previously developed land, while minimising further development of</p>

<p>The main issues raised in objection to specific site allocation are identified in the respective polices below and a response provided.</p> <p>Many of the comments received in objection to the allocation of specific housing sites were against the development of greenfield land and suggested that housing should be prioritised on brownfield sites/in the Town Centre and Middlehaven area.</p>		<p>new housing in greenfield suburban locations beyond those identified in Policy HO4 or in a neighbourhood plan. This approach is in line with the NPPF.</p> <p>While the plan prioritises the development of brownfield land, in order to achieve the planned levels of economic and housing growth it is acknowledged that development of greenfield land will be necessary.</p>
<p>An updated Local Plan Viability Assessment (LPVA) has not been provided for allocations HO4a, HO4b, and HO4d and each of these sites were regarded as unviable in the 2018 LPVA.</p>	<p>General</p>	<p>A Local Plan Viability Assessment has been prepared to support the Publication Local Plan.</p>
<p>The supporting text fails to demonstrate that any objective assessment of alternative sites identified through the SHLAA or assessed by the Sustainability Appraisal has been undertaken.</p>	<p>General</p>	<p>Sites have been selected in accordance with Policy ST2 and have been subject to the Sustainability Appraisal process. Supporting text to the Policy has been amended to clarify.</p>
<p>In relation of sites in the south of Middlesbrough, it was stated that no consideration has been given to the impact of the failure to deliver existing infrastructure requirements for the 2014 Housing Local Plan (i.e. Stainton Way Western Extension, East Middlesbrough link road, and Nunthorpe Park and Ride). Moreover, it was suggested that no consideration has been given to new planning legislation, updated NPPF requirements, nutrient neutrality issues associated with the Teesmouth and Cleveland SPA, biodiversity net gain requirements, and viability studies of major housing sites in the allocation of housing sites.</p> <p>With respect to changing requirements, such as biodiversity net gain and nutrient</p>	<p>General</p>	<p>Sites have been selected in accordance with Policy ST2 and have been assessed through the SHLAA and sustainability appraisal process.</p> <p>The issues raised in response are dealt with elsewhere in the Local Plan, for example the approach to nutrient neutrality is set out in Policy GR8, Biodiversity Net Gain is addressed in new Policy GR7. In addition, a Viability assessment has been prepared to support the Local Plan.</p>

<p>neutrality, one response specifically stated that fresh examination is required as to whether Newham Hall Farm (HO4b) should be allocated in whole, in part, or at all.</p>		
<p>The Council has failed to give sufficient weight to the assessment of brownfield sites to be prioritised for housing, before allocating green field sites, and has therefore failed to follow the NPPF.</p>	<p>General</p>	<p>Sites have been selected in accordance with Policy ST2 and have been assessed through the SHLAA and sustainability appraisal process.</p>
<p>The scale of greenfield housing allocations will decimate Middlesbrough's greenspace.</p>	<p>General</p>	<p>The Local Plan has been prepared in accordance with national policy and the Council has taken a balanced approach to site selection in accordance with Policy ST2, with the most valuable greenspaces protected.</p>
<p>The allocation of HO4o is not just justified in the context of reasonable alternatives (i.e. site reference STA10). In addition, responses highlighted that HO4a relates to land that is currently identifies as green wedge.</p> <p>In terms of HO4p, the issues was raised that this allocation relates to land that is outside the existing development limits.</p>	<p>General</p>	<p>Sites have been selected in accordance with Policy ST2. Allocated housing sites and alternative sites and have been assessed through the SHLAA and sustainability appraisal process.</p>
<p>Alternative options for housing development should be explored. The use of brownfield sites and smaller-scale developments that prioritise the preservation of green spaces would offer a more sustainable approach.</p>	<p>General</p>	<p>Sites in the Local Plan have been selected in accordance with the criteria in Publication Local Plan Policy ST2. Policy ST2 and Policy HO1 housing strategy seek to prioritise the re-use of previously developed land, while minimising further development of new housing in greenfield suburban locations beyond those identified in Policy HO4 or in a neighbourhood plan. This approach is in line with the NPPF.</p> <p>While the plan priorities the development of brownfield land, in order to achieve the planned levels of economic and housing growth it is acknowledged that some</p>

		development of greenfield land will be necessary.
The road network in Middlesbrough will not cope with the traffic generated from the development of the proposed allocations. Responses referenced roads across Middlesbrough, including the A19 and A174 and those around Coulby Newham, Hemlington, Stainton, and Stainsby.	General	A transport study has been prepared to support the Local Plan and will be available in the evidence base. In addition, an Infrastructure Delivery Plan has been prepared to support the Local Plan. The IDP will help ensure that new development is supported by appropriate infrastructure.
<p>Multiple comments were received promoting the allocation of land for housing sites.</p> <p>Three areas of land were put forward and suggested as possible sites suitable for housing development at Middlesbrough Golf Club (MGC), adjacent to Brass Castle Lane.</p> <p>An area of land north of Acklam Hall (reference ACK3) was put forward as a site where there is an opportunity to build on the existing health facilities at Acklam Hall and deliver further health, care, assisted living and retirement/older living uses. In a statement promoting the allocation of this land, it was stated that the site is deliverable.</p> <p>Finally, land at Grange Farm (site reference STA10), which lies south of Stainton Way, was put forward as a site suitable for housing development. In a statement promoting the allocation of this land, issues were raised with respect to the plan's proposed housing allocations and supply. It was stated that the land at Grange Farm needs to be allocated to ensure the housing requirement is deliverable in both the short</p>	General	Sites have been selected in accordance with Policy ST2. Allocated housing sites and alternative sites and have been assessed through the SHLAA and sustainability appraisal process. The sites referenced are not required to meet the housing requirement.

term and over the whole plan period.		
In accordance with the NPPF, it was stated that the plan should provide a wide mix of sites, identifying at least 10% of the housing requirement on sites no larger than one hectare. If this is not achieved, strong reasons must be provided.	General	The Local Plan identifies over 10% of delivery on sites of hectare or less than a hectare or on windfalls which are sites that are likely to be less than a hectare.
Clarity is required regarding how the Council has arrived at the indicative yields for each site. With respect to this, further consideration must be given to the impact of biodiversity net gain to ensure that the plan is deliverable, with enough land allocated to meet the housing requirement and provide an appropriate buffer.	General	The SHLAA has formed the basis for the yields in the Local Plan which is based on Officers assessment of the likely developable area of a site.
<p>The figures and the overall way in which housing supply is identified and described is not clear. Between the Plan, its Appendices and the SHLAA, the sites are categorised, labelled and counted in a number of different ways. The full methodology and figures set out in the Plan are not clear and easily understandable and it is therefore not possible to fully confirm and assess the soundness of the plan as a whole. It was therefore suggested that a thorough review of the housing supply figures be undertaken as a matter of urgency.</p> <p>In particular, one response stated that figures for the Hemlington Grange sites have been miss-counted and that the indicative figure of 608 dwellings for allocation HO4f is significantly more than the site can accommodate.</p>	General	The figure for Hemlington Grange has been revised in this Policy and in Policy HO4f.
The policy was not considered sound. It was stated that HO4 is not positively prepared, effective, or consistent with the NPPF.	General	The Council considers the Policy to be sound, the housing allocations are only one element that deliver the housing requirement. The



<p>The plan’s housing requirement is 7,650, however Policy HO4 suggests a supply of 5,058 dwellings. With regard to the provisions of the NPPF, the plan’s housing requirement should be viewed as a minimum and sufficient development opportunities should be provided to meet the housing requirement. Consequently, to ensure that the requirement is delivered, it was recommended that additional land be allocated for housing. The additional allocation of land should ensure that an appropriate buffer is provided within the housing land supply.</p> <p>In addition, concerns over the deliverability of sites over the plan period were expressed. It was suggested that sites with outline planning permission should not be included in the five year land supply, unless there is clear evidence to demonstrate that houses will be delivered from those sites. Further recommendations included the removal of windfalls from the housing supply and the application of a 10% lapse rate.</p>		<p>housing requirement will be delivered through a combination of:</p> <ul style="list-style-type: none"> <li>i. housing allocations set out in Policy HO4;</li> <li>ii. regeneration sites in the MDC area (see Policy EC4 and EC5);</li> <li>iii. completions since 1<sup>st</sup> April 2022;</li> <li>iv. other sites with planning permission; and</li> <li>v. small windfall sites.</li> </ul> <p>A Viability Assessment has been produced to support the Publication Local Plan.</p>
<p>It was highlighted that the plan’s housing land supply should include a short and long-term supply of sites to ensure continuous delivery of housing across the plan period.</p> <p>Furthermore, it was stated that the plan should allow for the phased deliver of larger allocations and permitting parts of the wider housing allocations to come forward at different points over the plan period, as opposed to enforcing the whole allocation to be brought forward</p>	<p>General</p>	<p>No policy amendments required.</p>

<p>at one time. It was recommended that the wording of HO4 be amended to reference such flexibility.</p>		
<p>A respondent suggested that for a number of housing allocations they would welcome a commitment to include the provision of suitable space for on-site food growing (both allotments for individual and communal allotment/ growing sites) by residents. As a guide we would like to see the provision of approximately 0.9sqm per person. Would also like to see a commitment to planting of orchards and landscaping and hedgerows that includes plants and trees that produce fruit, nuts or seeds.</p>	<p>General</p>	<p>Policies have been updated to include reference to the GBI checklist. No further policy amendments required.</p>

## HO4a Stainsby

Summary of issues raised	Statutory or general consultees	Response
<p>Scheduled Monument Stainsby medieval village and open field system, List Entry Number: 1016352 lies adjacent to the site. A Heritage Impact Assessment is required as part of the evidence base.</p>	<p>Statutory</p>	<p>A HIA will form part of the evidence base for the Publication version of the Local Plan and the Policy has been amended to take account of the HIA.</p>
<p>Strong objection to SWWE through the site for the following reasons:</p> <ul style="list-style-type: none"> <li>• Increase in traffic related noise and air pollution</li> <li>• Concern about the suitability of clay soil located around the meadow.</li> <li>• The masterplan states that a further connection will be created through an enhanced roundabout entrance at Mandale Road – passing over Blue Bell Beck; which provides a haven for wildlife and biodiversity.</li> <li>• Phased works will disturb habitat</li> </ul>	<p>General</p>	<p>The Publication Local Plan has been informed by the Infrastructure Delivery Plan. By establishing what infrastructure needs to be delivered to accommodate the planned levels of economic and housing growth, the IDP will help ensure that new development is supported by appropriate infrastructure.</p>

<ul style="list-style-type: none"> <li>• The spine road would negatively impact existing flora, fauna, becks, ponds, trees etc.</li> <li>• Negative impact upon mental and physical health</li> </ul>		<p>The Publication Local Plan has also been informed by a Transport Study, alongside the Council’s Integrated Transport Strategy. This evidence identifies the impacts that the proposed levels of housing and economic growth would have, taking into account proposed mitigation measures. The Council considers this approach to be acceptable in terms of impacts to the highway.</p> <p>The Stainsby Country and Masterplan Design code, adopted by the Council June 2022, and in addition to specific criteria identified in Policy HO4a, will be used to guide development proposals.</p> <p>A suite of detailed supporting assessments will be required to support a planning application.</p> <p>Where required mitigation measures will be provided.</p>
<p>Objection to housing in general for the following reasons; and in addition to the above:</p> <ul style="list-style-type: none"> <li>• Loss of greenfield site</li> <li>• Nature reserve that should be conserved</li> <li>• New housing would be too close to the A19, and would be subject to air and noise pollution</li> <li>• Additional housing will further exacerbate existing traffic, air pollution and noise problems</li> <li>• Will destroy the biodiversity of the historic green belt area of the beautiful Mandale meadow</li> <li>• Unnecessary loss of green space contributes to climate change.</li> </ul>	<p>General</p>	<p>The Publication Local Plan has been informed by the Infrastructure Delivery Plan. By establishing what infrastructure needs to be delivered to accommodate the planned levels of economic and housing growth, the IDP will help ensure that new development is supported by appropriate infrastructure.</p> <p>The Publication Local Plan has also been informed by a Transport Study, alongside the Council’s Integrated Transport Strategy. This</p>

<ul style="list-style-type: none"> <li>• No local amenities to accommodate existing or new residents</li> <li>• Lack of infrastructure i.e. GPs, schools, dentists etc.</li> <li>• Existing flooding issues due to the beck</li> <li>• The cost of maintenance for the country park is unsustainable, and will result in more council tax costs to Middlesbrough’s residents</li> <li>• Negative impact upon mental and physical health</li> </ul>		<p>evidence identifies the impacts that the proposed levels of housing and economic growth would have, taking into account proposed mitigation measures. The Council considers this approach to be acceptable in terms of impacts to the highway.</p> <p>The Stainsby Country and Masterplan Design code, adopted by the Council June 2022, and in addition to specific criteria identified in Policy HO4a, will be used to guide development proposals.</p> <p>A suite of detailed supporting assessments will be required to support a planning application.</p> <p>Where required mitigation measures will be provided.</p>
<p>The development should incorporate social housing</p>	<p>General</p>	<p>Policy HO5 Affordable Housing, require residential developments of 10 or more homes, within the wards of Acklam, Coulby Newham, Hemlington, Kader, Ladgate, Marton East, Marton West, Nunthorpe, Stainton &amp; Thornton, and Trimdon, a minimum of 15% of the homes will be required to be affordable.</p>
<p>The local plan shows that you finally intend to link the new north side residential housing footpath via the existing flat track to the north, point C &amp; onto the east of our property at point D.</p> <p>1) Is it your intention to request official use of the tarmac track from point A to D therefore altering the existing ABC prow to A to D to C.</p> <p>2) or, Do you intend to fence off point D not allowing access to the same.</p>	<p>General</p>	<p>The matters raised are too detailed for the Local Plan, and will be addressed through future planning application(s).</p>

<p>3) It is clearly of benefit to all concerned to adopt option 1) from which we have no objection to, for some of the following reasons:-</p> <p>a) As already mentioned, the five styles &amp; steep steps.</p> <p>b) Access for wheelchair, pushchair &amp; mobility scooters.</p> <p>c) No danger from the horses in the paddocks.</p> <p>d) The ongoing council mtc &amp; cost of existing prowl ie strimming (£££).</p>		
<p>Multiple duplicate comments</p> <p>The Council has failed to follow the NPPF with regard to assessing housing allocations. Council has failed to give sufficient weight to the assessments of brownfield sites to be prioritised for housing, before allocating green field sites(Policy HO4)</p> <p>The housing numbers required for future housing will be satisfied by building in the town centre, Middlehaven and on brownfield sites. Council tax income will not be sufficient to maintain the man-made country park and the costs would be a burden to Middlesbrough residents.</p> <p>Development of 1300 houses as the development is not required due to Middlesbrough Council already exceeding their quota of new builds across Middlesbrough. The housing numbers required for future housing will be satisfied by building in the town centre, Middlehaven and on brownfield sites.</p> <p>Council has not provided updated local viability assessments in respect of the Stainsby, (HO4a). Newham Hall (HO4b) and Nunthorpe (HO4d) housing allocations. Each of these sites are regarded as unviable based on the 2018 Local Plan Viability Assessment contained in the Council's evidence base.</p>	<p>General</p>	<p>In line with the NPPF, the Plan encourages the development of previously developed/brownfield land and give substantial weight to the value of using them for homes and other identified needs. Specifically, Policy CR2 of the Plan identifies that re-use of previously developed land will be encouraged. Publication Local Plan Policy ST3 identifies that the MDC area aims to deliver 1,500 new homes. It is anticipated that these would largely be on brownfield sites.</p> <p>Middlesbrough would not be able to achieve its identified housing requirement on brownfield sites alone. The development of some greenfield sites would be required.</p> <p>The Publication Local Plan has been informed by a new Local Plan Viability Assessment (2024).</p>
<p>The published Masterplan foregrounds the centrality of community allotments/growing spaces, there is nothing in the policy to that affect. More broadly, we feel that the approach</p>	<p>General</p>	<p>Policy wording amended.</p>

<p>to the food environment advocated by Bristol City Council (pp. 44 - 48) [ <a href="https://www.bristol.gov.uk/residents/planning-and-building-regulations/planning-policy-and-guidance/local-plan/local-plan-review">https://www.bristol.gov.uk/residents/planning-and-building-regulations/planning-policy-and-guidance/local-plan/local-plan-review</a> ] would be a welcome addition to our Local Plan; in our view it aligns with many of the aspirations we outline in the Middlesbrough Green and Blue Infrastructure Strategy.</p> <p>In addition to allotments, throughout the site and within housing (rather than on the periphery), more fruit, nut and seed producing trees and shrubs should be within the landscaping scheme. Would like to see more aspects outlined above in Policy HO1 Housing Strategy included in this policy.</p>		<p>No change to policy, this level of detail is not appropriate.</p>
<p>It is considered the allocation, based upon the trajectory for development, would not deliver the full 1,300 homes in the plan period, based on the likely lead-in times, with some of the allocation likely to deliver beyond the Plan period. Each year of delay against the existing trajectory would remove c.90 homes from the plan period delivery.</p>	<p>General</p>	<p>The trajectory will be kept under review and updated prior to publication with the latest information available to the Council.</p>
<p>‘De-allocating’ the Stainsby Site would allow the Council to still be able to provide a total of 6,300 dwellings over the plan period through land allocations (excluding windfall sites) which would still deliver more than the 256 minimum net additional dwellings per annum (total 4,864) as set out by the standard methodology for calculating housing need – and allow support for the Council’s pro-growth agenda via Policy EC1. Further, the agricultural land could be retained for food security, the road would not be needed and therefore disturbance to the local wildlife site and priority species would not be incurred.</p>	<p>General</p>	<p>Stainsby is a key strategic site that is already part of the adopted development plan.</p> <p>Policy HO2 sets out the housing requirements, identifying a minimum of 7980 net additional dwellings for the plan period.</p> <p>Middlesbrough would not be able to achieve its identified housing requirement on brownfield sites alone. The development of some greenfield sites would be required.</p>
<p>It is argued that the provision of such a large housing allocation on one of the only remaining large green field sites in the district will not help achieve the ambitious targets of the Councils climate emergency 2019, to be carbon neutral by 2029 as an organisation. Agricultural practises should be encouraged to</p>	<p>General</p>	<p>The site allocation, along with other policies in the plan, will help to ensure that sustainable development will be achieved.</p>

<p>tackle climate change to enable nature recovery, provide food needed to sustain the country and provide clean air.</p>		
<p>Whilst it is accepted the delivery of the road could unlock part of the site for development, the delivery of all 1,300 dwellings is questioned and the Plan needs to be realistic about the timing of delivery from this. The allocation of the Grange Farm site would assist in addressing the likelihood of reduced delivery from this site or its delay until later in the plan period and it can be delivered in the short term, which will assist the Council in identifying a rolling five year housing land supply.</p>	<p>General</p>	<p>No policy changes required. The site has been assessed and it is considered that 1300 dwellings can be provided on this site.</p> <p>The trajectory will be kept under review and updated prior to publication with the latest information available to the Council. Additional land may be identified if the Council considers that it would not be able to deliver the housing requirement.</p>
<p>It is against the Paris agreement and does not comply with climate change and the development will contribute to global warming.</p>	<p>General</p>	<p>It is considered that the Publication Local Plan has been prepared to accord with legislation and national planning policy. The policies in the plan will help to ensure that sustainable development will be achieved.</p>
<p>Much of the housing is proposed for an area which is part of natural water management network and which, under the current climate developments, is not something which should be ignored.</p>	<p>General</p>	<p>Criterion (t) and (u) of the policy identify the development should restrict built residential development to the part of the site within Flood Zone 1 only and maintain a buffer to ensure no development takes place within 8 metres of the watercourses within the site; and maximise the use of SuDS, water efficiency measures and landscape buffers as appropriate to protect Saffwood and Blue Bell Beck from urban run-off and sedimentation.</p> <p>In addition, Publication Local Plan Policy GR10 Flood Risk and Water Management, requires proposed development, in areas at risk</p>

		of flooding, to meet specific criteria.
<ul style="list-style-type: none"> <li>• The Stainsby Country Park and Masterplan Design Code (June 2022), is not intended to be prescriptive but provides a framework to guide development and sets out key design objectives and principles that all developments will be expected to embrace, and therefore should not be included as a specific reference in the draft Policy HO4a itself.</li> <li>• Ask the Council to clarify how the figure of 1,300 dwellings for the draft allocation of HO4a has been arrived at, and whether it has been informed by the pending Miller Homes and Avant Homes application for 600 dwellings and central hub facilities. In addition, flexibility should be awarded to the yield.</li> <li>• In the context of the pending planning application, it is not considered that the primary school is essential to be provided as part of that scheme. Within the Stainsby Country Park and Masterplan Design Code (June 2022), the school was envisaged to be delivered as part of the remaining allocation to the north and we agree that is the most optimal location.</li> </ul> <p>In relation to the delivery of the on site facilities a response states that:</p> <ul style="list-style-type: none"> <li>• the primary school delivery cannot be expected to be delivered and open within the early stages of development proposals. It would need a significant level of occupation on the site and the demand to have been reached to deliver an operational school.</li> <li>• Object to the suggested inclusion of bungalows as part of criteria f) of Policy HO4a.</li> <li>• Object to the inclusion of Criteria H in Policy HO4a given that there is a lack of evidence to substantiate this request and as such is therefore not aligned with paragraph 35b of the NPPF.</li> </ul>	General	<p>The Council considers the proposed wording to reflect both the adopted Stainsby Masterplan and the most up to date evidence for the site. It also reflects the Council’s broader commitments to deliver high quality development, that meets a range of needs and aspirations, and enhances the local road network whilst providing active travel opportunities. Further work on viability has been undertaken to inform the Publication Local Plan. Some policy wording has been amended to aid clarity over points raised.</p>



<ul style="list-style-type: none"> <li>• Concerns that criteria i is not in line with NPPF Paragraph 35b as it has not taken viability and deliverability into consideration</li> <li>• Object to this inclusion of off-site secondary school provision, Criteria J, as it was not considered required as part of the adopted Local Plan allocation and there is insufficient evidence provided to justify the requirement in the emerging policy allocation.</li> <li>• Object to the inclusion of Criteria M and the proposed designation of the Local Wildlife Site and Local Green Space as identified on the draft proposals maps, as we consider it is unevicenced and not justified. It further presents a conflict with the Council’s key pieces of infrastructure, the SWWE. As such, we consider that criteria M is not positively prepared, not justified and not effective, conflicting with paragraph 35 of the NPPF.</li> <li>• Concerns that there is a conflict between Policy GR4 and the wording of criteria O. As such, we would recommend that the Council considers whether the wording is consistent and whether Criteria O is required.</li> <li>• Strongly object to the current wording of Criteria P and consider that the current adopted policy H21 Criteria e) wording was more appropriate and would recommend keeping the current adopted wording of Policy H21 Criteria e).</li> <li>• Do not object to providing off site highways contributions necessary for the submitted development proposals, where they are justified and evidenced and meet the three tests of the Regulation 122 of the Community Infrastructure Levy (CIL) Regulations 2010 that the contributions. Would only support this criteria of the policy where it is properly applied in accordance with the NPPF paragraph 115 and Regulation 122 of the CIL</li> </ul>		
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<p>Regulations, and consistent with National Policy.</p> <ul style="list-style-type: none"> <li>• Object to criteria R as it would be impossible to guarantee a “traffic free” route and on that basis consider this criteria to not be effective, in line with NPPF paragraph 35(c). Whilst it is agreed that the development at Stainsby will aim to reduce reliance upon driving as a mode of transport and that the design of the strategic link road through each phase can be such that it reduces the potential for traffic, there is inevitably going to be an element of road traffic particularly at peak times. As such, we consider criteria R should be removed.</li> <li>• Object to criteria T and request that it is deleted, on the basis that it is not consistent with National Policy and the guidance set out in Section 14 of the NPPF and the associated Planning Practice Guidance (Paragraph: 004 Reference ID: 7-004-20220825; and 023 Reference ID: 7-023-20220825) which only seeks to steer new development to areas with the lowest risk of flooding, enforced through the sequential and exceptions tests approaches, rather than a strict requirement to build in flood zone 1 only. If the criteria is retained, it should be re-worded to reflect National Policy.</li> </ul>		
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### HO4b Newham Hall Farm

Summary of issues raised	Statutory or general consultee	Response
<p>Newham Hall, Retaining Wall and Steps, List Entry 1136584. Gate piers And Walls at Entrance to Newham Hall, List entry 1136620. Newham Hall Lodge, List entry 1139867. A Heritage Impact Assessment is required as part of the evidence base.</p> <p>In addition, there is a requirement in the 1990 Act</p>	<p>Statutory</p>	<p>A Heritage Impact Assessment forms part of the evidence base for the Publication Local Plan. Policy HO4b has been amended to make reference to this HIA.</p> <p>Policy HI2 Designated Heritage Assets (a) gives regard to Listed</p>

<p>that “special regard” should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Although this requirement only relates to the determination of planning applications, failure to take account of this requirement at this stage may mean that, when a Planning Application is submitted, even though a site is allocated for development in - the Local Plan, the need to pay special regard to the desirability of preserving a Listed Building or its setting may mean that either, the site cannot actually be developed or the anticipated quantum of development is undeliverable.</p>		<p>Buildings, to sustain and enhance their significance including any contribution made by their setting.</p>
<p>Multiple comments pertain to the breaking point of existing infrastructure, e.g. GPs, dentists, shops, car parks, and road infrastructure are already at full capacity.</p>	<p>General</p>	<p>The Publication Local Plan has been informed by the Infrastructure Delivery Plan. By establishing what infrastructure needs to be delivered to accommodate the planned levels of economic and housing growth, the IDP will help ensure that new development is supported by appropriate infrastructure.</p> <p>The Publication Local Plan has also been informed by a Transport Study, alongside the Council’s Integrated Transport Strategy. This evidence identifies the impacts that the proposed levels of housing and economic growth would have, taking into account proposed mitigation measures. The Council considers this approach to be acceptable in terms of impacts to the highway.</p>
<p>Multiple comments raise strong concern to the loss of wildlife habitat should the site be developed.</p>	<p>General</p>	<p>The policy includes a requirement to enhance the Local Wildlife Sites that lie within the site boundary. All development will also be required to meet Biodiversity Net Gain, as</p>

		set out under Publication Local Plan Policy NE7.
<p>Multiple duplicate comments The Council has failed to follow the NPPF with regard to assessing housing allocations. Council has failed to give sufficient weight to the assessments of brownfield sites to be prioritised for housing, before allocating green field sites(Policy HO4)</p> <p>Council has not provided updated local viability assessments in respect of the Stainsby, (HO4a). Newham Hall (HO4b) and Nunthorpe (HO4d) housing allocations. Each of these sites are regarded as unviable based on the 2018 Local Plan Viability Assessment contained in the Council’s evidence base.</p>	General	<p>In line with the NPPF, the Plan encourages the development of previously developed/brownfield land and give substantial weight to the value of using them for homes and other identified needs. Specifically, Policy CR2 of the Plan identifies that re-use of previously developed land will be encouraged.</p> <p>Publication Local Plan Policy ST2 sets out the approach the Council has taken in selecting sites. Publication Local Plan Policy ST3 identifies that the MDC area aims to deliver 1,500 new homes. It is anticipated that these would largely be on brownfield sites.</p> <p>Middlesbrough would not be able to achieve its identified housing requirement on brownfield sites alone. The development of some greenfield sites would be required.</p> <p>The Publication Local Plan has been informed by a new Local Plan Viability Assessment (2024).</p>
<p>A comment from a resident facing the site raises concerns to the access, with increased noise and pollution reducing the value of their properties. Suggested mitigation measures include a one-way route entering the site, re-routing outgoing traffic from the new development to turn left onto Mount Pleasant Way, leading onto Coulby Farm Way, could help distribute the traffic more evenly and prevent Bonnygrove Way from bearing the entire burden of the additional traffic from approximately 1000 houses. With an alternative solution to purchase properties or require the developer to purchase them.</p>	General	<p>The Publication Local Plan sets out policies that will ensure these matters are taken into consideration, and that any impacts from development are acceptable. Future planning applications will be subject to a transport assessment that will fully consider the impact of traffic through the site and on nearby roads. It is not appropriate to determine detailed mitigation (as suggested) at the Local Plan stage.</p>

<p>Multiple duplicate comments Middlesbrough has over performed against its current housing local plan requirements by 25%; it has 7 years housing land supply available; the Middlesbrough Development Corporation is planning for 1500 dwellings over the period of the plan; Council can prioritise the expansion of the existing Hemlington Grange development and brownfield sites for a buffer against its 253 dwellings per annum.</p>	<p>General</p>	<p>In line with the NPPF, the Plan encourages the development of previously developed/brownfield land and give substantial weight to the value of using them for homes and other identified needs. Specifically, Policy CR2 of the Plan identifies that re-use of previously developed land will be encouraged.</p> <p>Publication Local Plan Policy ST2 sets out the approach the Council has taken in selecting sites. Publication Local Plan Policy ST3 identifies that the MDC area aims to deliver 1,500 new homes. It is anticipated that these would largely be on brownfield sites.</p> <p>Middlesbrough would not be able to achieve its identified housing requirement on brownfield sites alone. The development of some greenfield sites will be required.</p>
<p>Multiple duplicate comments The proposed housing allocation is likely to have a significant effect on the Teesmouth and Cleveland Coast SPA and RAMSAR site, which is a designated European habitat site, meaning it is offered the highest level of protection under the legislation. The council, in its role as the 'Competent Authority', has a statutory duty to ensure that new development proposals accord with this legislation. Therefore, it must not allow development proposals to proceed if they are likely to have a significant effect on the SPA.</p> <p>Other comments suggest the pollution created from this housing site will negatively impact upon the designation.</p>	<p>General</p>	<p>Work on a Habitats Regulation Assessment has been undertaken forms part of the evidence base for the Publication Local Plan.</p> <p>Publication Local Pan Policy NE6 sets out the approach to considering the impact on protected sites, including designated European habitat sites.</p> <p>Other policies in the plan will ensure there are no unacceptable pollution impacts from new development.</p>
<p>Multiple duplicate comments The Coulby Newham land is assessed as “best and most</p>	<p>General</p>	<p>Newham Hall Farm is a key housing allocation that is being carried forward from the existing</p>

<p>versatile agricultural land, Grade 3A". As a housing allocation, this is contrary to the NPPF para 181.</p> <p>In addition NPPF paragraph 201 requires local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal, (including by development affecting the setting of a heritage asset). No consideration has been given by the Council to the Newham Hall non designated historic landscape.</p>		<p>development plan. The Council does not consider the selection of this site for housing is contrary to the NPPF.</p> <p>A Heritage Impact Assessment forms part of the evidence base for the Publication Local Plan.</p>
<p>Multiple duplicate comments The housing allocation was shown to be unviable in the Councils evidence base in 2018 and continues to be unviable due the increase in inflation on construction costs; increase in interest rates and joint work undertaken by Homes England and the Council in 2022-33.</p>	<p>General</p>	<p>The Publication Local Plan has been informed by a new Local Plan Viability Assessment (2024). The site is currently in Council ownership and is considered to be developable.</p>
<p>Multiple duplicate comments Middlesbrough Council has failed to implement the necessary infrastructure required to support an increase in housing in South Middlesbrough as required by the 2014 Planning Inspector's report, i.e., Stainton Way Western Extension and the East Middlesbrough link road</p>	<p>General</p>	<p>The Publication Local Plan has been informed by the Infrastructure Delivery Plan. By establishing what infrastructure needs to be delivered to accommodate the planned levels of economic and housing growth, the IDP will help ensure that new development is supported by appropriate infrastructure.</p>
<p>Newham Hall Farm has been allocated for housing since the 2014 Housing Local Plan, and has not progressed substantively since allocation, with no comprehensive planning applications submitted and very few homes delivered in these areas, despite the 10-years plus that has now elapsed.</p>	<p>General</p>	<p>The Council is in the process of bringing the site forward, and a planning application has been submitted for the road. The trajectory has been updated and it is considered that the majority of development will come forward during the plan period.</p>

<p>It is anticipated that continued delays mean this could fail to deliver to the trajectory envisaged.</p> <p>Other comments of the same, the housing site has been allocated for over ten years, is the housing actually needed.</p>		
<p>Concerns about the proximity of the site to the Grade II Listed Newham Hall, Newham Hall Lodge and Newham Hall Gate and its important parkland and setting which is noted as being of Regional Importance by Historic England. Further, it abuts the boundary of the Marton West Neighbourhood Plan so should be considered against relevant policies contained within that document.</p>	<p>General</p>	<p>A Heritage Impact Assessment forms part of the evidence base for the Publication Local Plan.</p>
<p>Concerned about the size of greenfield land allocated in this location and the impact this will have on the surrounding landscape including important views towards Roseberry Topping and the North York Moors National Park.</p>	<p>General</p>	<p>The Council does not agree that the development of this site will have unacceptable impacts on the surrounding landscape and views. Chapter 3 Creating quality Places and more specifically policies CR1, CR2 and CR3; along with Chapter 8 Managing the Historic Environment, recognise the importance of protecting and enhancing important features and characteristics of historic heritage.</p>
<p>When the development has been drafted, immediate neighbours must be kept informed. When planning the road layouts and delivery of the site, consideration must be given to existing and proposed road infrastructure and impacts of construction works.</p>	<p>General</p>	<p>Residents adjacent to the site will continue to be consulted throughout the stages of the Local Plan. In addition, legislation requires us to allow a minimum of 21 days for any comments to be made on planning applications, before a decision can be made; and in accordance with the Statement of Community Involvement, occupiers of land or properties which are adjacent to and/or have a common boundary with the application site will be notified and given the opportunity to comment.</p>

<p>Objections to the change in figures which has increased to 1100 (from 1000) since the HLP, and how this has been decided.</p>	<p>General</p>	<p>The allocation has been revised to 1000 dwellings.</p>
<p>Given new policy requirements, biodiversity net gain and nutrient neutrality for example, a fresh examination, based upon up to date to-date evidence is required as to whether to allocate the site in whole. The land to the south of Newham Hall should be deleted from the Policies Map. See comments to Policy GR6</p>	<p>General</p>	<p>Achievement of Biodiversity Net Gain is set out in Publication Local Plan Policy NE7, with requirements regarding biodiversity also set out in other policies such as NE1, NE5, CR2, and CR3.</p> <p>The approach to dealing with Nutrient Neutrality in set out in Policy NE8.</p> <p>The Local Plan will be subject Independent Examination before it can be adopted.</p>
<p>In policy H26 of the Housing Local Plan 2014, criterion i) required the provision of improvements to the B1365 to realign the bend in the road at the west of the site. There is a need for a similar criterion in the emerging Plan. The realignment of the road should be shown on the masterplan as it is in the Housing Local Plan 2014.</p>	<p>General</p>	<p>No changes required. The wording in the Policy reflects the most up to date position of the local highway authority.</p>
<p>The loss of open space will have a negative impact upon mental and physical health.</p>	<p>General</p>	<p>The site is not currently open space, but agricultural land. This Policy, along with Policies NE3, NE4 and IN6, recognises the importance of open space, aiming to protect and enhance existing, create new open space, and support development that promotes healthy lifestyles.</p>

### HO4c Grove Hill

No issues raised.

### HO4d Nunthorpe Grange



Summary of issues raised	Statutory or general consultee	Response
<p>The Council is building more houses per annum than stated in the adopted Local, therefore Policy HO4d Nunthorpe Grange should have no requirement to exceed the proposed 250 dwellings in the draft Local Plan.</p>	<p>Statutory</p>	<p>In accordance with the Strategic Housing Land Availability Assessment (SHLAA) 2023, site yields are indicative, in this instance informed by the Nunthorpe Grange Design Code 2018.</p>
<p>Concerns to the delay of the masterplan where there is urgent need for agreement on precisely where housing, roads, community facilities, and green spaces will be located, and on the nature of the various green spaces.</p> <p>The brown colouring in the draft Local Plan is alarming, because the impression is given that the green spaces have been removed.</p>	<p>Statutory</p>	<p>The design code for the site is in the process of being updated.</p> <p>The policies map identifies the full extent of the allocation, which must be implemented in line with the relevant policy. The precise location of open space will be determined through future planning applications.</p>
<p>The Vicarage, List Entry Number: 1329506 Church Of St. Mary, List Entry Number: 1139841 The Lodge, List Entry Number: 1139812. Nunthorpe War Memorial, List Entry Number: 1448373 Gatepiers At Entrance To The Lodge And Poole Hospital, List Entry Number: 1329528. Lychgate And Adjoining Stile, Fence And Gate, C45m South-West Of Church Of St Mary, List Entry Number: 1329525</p> <p>Nunthorpe and Poole Conservation Area A Heritage Impact Assessment is required as part of the evidence base. In addition, there is a requirement in the 1990 Act that “special regard” should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess.</p>	<p>Statutory</p>	<p>A Heritage Impact Assessment (HIA) will form part of the evidence base for the Publication version of the Local Plan. The Policy has been updated to reference the HIA.</p> <p>Policy HI2 Designated Heritage Assets (a) gives regard to Listed Buildings, to sustain and enhance their significance including any contribution made by their setting.</p>

<p>Although this requirement only relates to the determination of planning applications, failure to take account of this requirement at this stage may mean that, when a Planning Application is submitted, even though a site is allocated for development in - the Local Plan, the need to pay special regard to the desirability of preserving a Listed Building or its setting may mean that either, the site cannot actually be developed or the anticipated quantum of development is undeliverable.</p>		
<p>Flood risk for the lifetime of the development should be considered when planning the associated layout.</p>	<p>General</p>	<p>Publication Local Plan Policy NE10 identifies the requirement for flood risk to be taken into account at all stages of planned development in areas at current or future risk.</p>
<p>Council has not provided updated local viability assessments in respect of the Stainsby, (HO4a). Newham Hall (HO4b) and Nunthorpe (HO4d) housing allocations. Each of these sites are regarded as unviable based on the 2018 Local Plan Viability Assessment contained in the Council's evidence base.</p>	<p>General</p>	<p>The Publication Local Plan has been informed by a new Local Plan Viability Assessment (2024).</p>
<p>It is not clear how the Council have arrived at the indicative yields for each site. Ensuring that the indicative yields are. This is now more of an issue than ever since biodiversity net gain became mandatory in February 2024, with a preference for on-site net gain in the first instance. This will significantly reduce the net to gross ratio between developable and non-developable land and therefore the overall site yields. The Council must give this further consideration as the</p>	<p>General</p>	<p>In accordance with the Strategic Housing Land Availability Assessment (SHLAA) 2023, site yields are indicative, in this instance informed by the Nunthorpe Grange Design Code 2018.</p>

<p>conclusions may be that further sites are needed to ensure than the plan is deliverable.</p> <p>It is unclear why the Council in the current Draft Local Plan have reverted back to a suggested yield of 250 dwellings. It is considered that approximately 350 dwellings is a much more reasonable suggested yield from the site which will ensure that more effective and efficient use of the site will be made in accordance with the requirements of NPPF. It is also justified by the detailed work undertaken and adopted by the Council themselves.</p>		
<p>Criteria v of draft policy HO4d seeks to impose the same restriction on access from Guisborough Road. Strong objection to this restriction, as there are no technical or planning reasons why access cannot be provided from Guisborough Road to serve at least the Taylor Wimpey part of the wider Nunthorpe Grange allocation; therefore, it is not justified.</p>	<p>General</p>	<p>No policy amendments required. The requirement is not simply about technical capability of providing access, but a broader policy aim to achieve placemaking and retain character along Guisborough Road.</p>
<p>The wetland around the source of Ormesby Beck needs to be protected from any development and kept as an area for biodiversity.</p>	<p>General</p>	<p>Where relevant, housing site allocation policies include requirements for development to retain existing natural features where appropriate, including through their use as SuDs. This includes features such as mature trees and hedging. Similarly, where appropriate, these policies will also require that that open space is provided.</p> <p>Biodiversity net gain will also require development to deliver a minimum biodiversity uplift of 10%, with priority given to providing this on-site.</p>

		Achievement of Biodiversity Net Gain is set out in Policy NE7, with requirements regarding biodiversity also set out in other policies such as NE1, NE5, CR2, and CR3.
Gentle density town houses and low-rise apartments should be prioritised over low-density family homes, which are currently abundant in the area.	General	Policies HO3, HO5, HO11 and specifically allocation policy HO4d set out requirements for a mix and type of housing that will be expected to be made available within the allocation. The precise design will be considered through the masterplan and future planning applications.
Footpaths and cycle ways connecting to Nunthorpe Railway station should be designed to encourage public transport use over car use.	General	A strong emphasis upon managing the available network more effectively, including measure to achieve modal shift and connectivity runs throughout the Local plan and is specifically identified in the policy. Chapter 7 more specifically identifies the need for a sustainable transport network.

## HO4e Former St Davids School

Summary of issues raised	Statutory or general consultee	Response
A point in this policy criteria should make reference to this historic landfill site, namely Middlesbrough Crematorium which is within 250m of the development and is potentially producing landfill gas, to ensure that it is given adequate consideration as part of any planning application.	Statutory	Policy wording amended.
Acklam Hall Conservation Area  A Heritage Impact Assessment is required as part of the evidence base.	Statutory	As the development has planning permission it is considered that a Heritage Impact Assessment is not required.

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## HO4f Hemlington Grange

Summary of issues raised	Statutory or general consultee	Response
<p>Strong objection to housing in general for the following reasons:</p> <ul style="list-style-type: none"> <li>• Lack of amenities and infrastructure e.g. schooling, doctors, local community space</li> <li>• Historic flooding in the area will get worse</li> <li>• Poor public transport services</li> <li>• Increased traffic</li> <li>• Noise and air pollution</li> <li>• Decrease in existing property values</li> <li>• Safety</li> </ul>	General	<p>The Publication Local Plan has been informed by the Infrastructure Delivery Plan. By establishing what infrastructure needs to be delivered to accommodate the planned levels of economic and housing growth, the IDP will help ensure that new development is supported by appropriate infrastructure.</p> <p>The Publication Local Plan has also been informed by a Transport Study, alongside the Council's Integrated Transport Strategy. This evidence identifies the impacts that the proposed levels of housing and economic growth would have, taking into account proposed mitigation measures. The Council considers this approach to be acceptable in terms of impacts to the highway.</p> <p>A suite of detailed supporting assessments will be required to support a planning application to identify if mitigation measures will be required.</p>
<p>The 2024 policies map indicates a tree line which will be retained at the boundary line of HO4f where Wolseley Way road ends. Please can you confirm how much of this will be retained? The images do not show that there is enough green space given the amount that will be taken down across HO4F</p>	General	<p>The site is being brought forward in accordance with the outline planning permission granted in 2016, which includes a masterplan for the site.</p> <p>The Publication Local Plan includes policies that balance the need for development</p>

<p>plot and the amount of wildlife requiring safe space. In addition, concerns raised about the loss of trees, greenspace and wildlife, which directly contradicts the Local Plan's goals of improving biodiversity and protecting the environment.</p>		<p>against the need to protect certain green spaces, including land important for wildlife. This includes achieving Biodiversity Net Gain in accordance with Policy NE7.</p>
<p>Will security be considered as part of the construction works. There has been a range of building material (bricks, wood etc.) left unattended across the current site, which has resulted in damages.</p>	<p>General</p>	<p>Any decision made upon a planning application will require conditions which should take into consideration the development whilst under construction.</p>
<p>Road infrastructure proposals do not appear to be sufficient in serving the existing and proposed development.  Particular concerns with the increased traffic proposed on Hemlington Grange Way.</p>	<p>General</p>	<p>The 'Transport Infrastructure' part of the policy identifies required improvements to road infrastructure to support development on this site.  The Publication Local Plan has also been informed by a Transport Study, alongside the Council's Integrated Transport Strategy. This evidence identifies the impacts that the proposed levels of housing and economic growth would have, taking into account proposed mitigation measures. The Council considers this approach to be acceptable in terms of impacts to the highway.</p>
<p>Affordable housing should be built in central Middlesbrough and Middlehaven first. These areas have all of the infrastructure needed in place already, they have good access to public transport and many more amenities to access.</p>	<p>General</p>	<p>Publication Local Plan Policy ST3 identifies that the MDC area aims to deliver 1,500 new homes. It is anticipated that these would largely be on brownfield sites. The development of other brownfield sites is supported by the plan where sites are available.  Middlesbrough would not be able to achieve its identified housing requirement on brownfield sites alone. The development of some greenfield sites is necessary.</p>

<p>It is not clear what the actual remaining capacity of HO4f is, but it appears to be significantly fewer than the 608 dwellings included. The draft Plan states (para 5.45) "Taking account of planning permissions granted on Hemlington Grange to date it appears that fewer than 1,230 will be delivered on the main site." This appears to indicate the 608 dwellings is an overestimate, with that being potentially double counted/conflated with the other Hemlington parcels within the trajectory.</p>	<p>General</p>	<p>Policy has been updated with revised yield.</p>
<p>Cycle routes should be integrated throughout the development. All apartment buildings should have cycle lockers available for all residents. Links with existing community facilities at Hemlington and Coulby Newham should be encouraged. The site is too far from transport hubs and employment sites.</p>	<p>General</p>	<p>Bullet g states a requirement to "provide a network of footpaths, cycleways and bridleways that link into the wider network"</p> <p>Chapter 7. Physical, Social and Environmental Infrastructure places a strong emphasis upon actively managing the available network more effectively. Policy IN2 Integrated Transport Strategy, specifically identifies the need for a sustainable transport network, linking employment within Middlesbrough to provide access for all.</p>
<p>Objection in relation to Wolseley way and Austin drive being used as a main access point to new phases within the development. Roads are not suitable for main road traffic, are too narrow, negative impact upon privacy and safety of existing residents.</p>	<p>General</p>	<p>The site is being brought forward in accordance with the original outline permission that set out the key considerations for roads through the site.</p>

## HO4g Hemlington North

Summary of issues raised	Statutory or general consultee	Response
<p>Object to the inclusion of low-rise apartments being included in the proposal. That and the fact</p>	<p>Statutory</p>	<p>No policy amendments required. The purpose of this Local Plan is to review existing policy and</p>

<p>that the proposal could include the possibility of a “landmark” apartment building at the corner of Stainton Way and Stokesley Road which should not exceed four and a half storeys. This goes against Policy H23f Hemlington Grange in the adopted 2014 Local Plan, which clearly states that apartments will not be permitted within the development. Also, it goes against the Stainton and Thornton adopted Neighbourhood Plan, Policy ST8: Design Principles for New Residential Developments Part 1 section 2. Reflect the character of the villages or rural areas, respecting the scale, density, proportion, form and material and section 5. Be of two storeys or less.</p>		<p>update where it considered appropriate. The Council is of the view that in certain circumstances low rise apartments and a landmark building may provide an appropriate design solution to the site.</p>
<p>The site is not big enough to accommodate 35 dwellings. There is insufficient land to accommodate meaningful green space and a SuDs, along with car parking. The site should be left as open space.</p>	<p>General</p>	<p>No policy amendments required. The site has been assessed as having a potential yield of approximately 35 dwellings. The precise number will be determined through the planning application process.</p>
<p>A landmark building of up to 4.5 storeys will be an eyesore and not blend in with the local environment / character of the area. As part of an affordable housing development, will be totally out of place with the surrounding area. It is unlikely to be of the highest quality design and architectural standards, due to the purpose to which it will be put to, i.e., Affordable housing.</p>	<p>General</p>	<p>No policy amendments required. The Council will consider 4.5 storeys where they offer an appropriate design solution to the site.</p>
<p>The masterplan approved for Hemlington Grange was based on the current HLP policies for Hemlington Grange, including the requirement that apartments will not be permitted in the development. As such, the Hemlington North policy should</p>	<p>General</p>	<p>No policy amendments required. The purpose of this Local Plan is to review existing policy and update where it considered appropriate.</p>



be in line with the existing HLP approved policies H23.		
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## HO4h Hemlington Grange South

Summary of issues raised	Statutory or general consultee	Response
<p>Objection to the use as Wolseley Way as main road, it is too narrow for existing traffic, and this will only worsen as the traffic increases as proposed. It has not been designed correctly to accommodate the proposed housing.</p> <p>Residents have not been correctly informed when purchasing properties, they must be kept informed throughout the process.</p>	general	<p>The site is being brought forward in accordance with the outline permission that set out the key considerations for roads through the site.</p> <p>Residents adjacent to the site will continue to be consulted throughout the stages of the Local Plan. In addition, once a planning application has been submitted, legislation requires us to allow a minimum of 21 days for any comments to be made on planning applications, before a decision can be made; and in accordance with the Statement of Community Involvement occupiers of land or properties which are adjacent to and/or have a common boundary with the application site will be notified and given the opportunity to comment.</p>
Too much urban sprawl	General	No policy amendments required. The Local Plan seeks to control the release of land to prevent urban sprawl.

## HO4i Hemlington Grange West

Summary of issues raised	Statutory or general consultee	Response
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<p>Objection in relation to Wolseley way and Austin drive being used as a main access point to new phases within the development. Roads are not suitable for main road traffic, are too narrow, negative impact upon privacy and safety of existing residents.</p>	<p>General</p>	<p>This site is separate to the main site, and will not impact on the roads identified.</p>
<p>Would welcome the inclusion of an orchard and plants and trees that produce fruit, nuts or seeds within landscaping, hedgerows and a green corridor (j. &amp; k). This would support aspects from the Green &amp; Blue Infrastructure Strategy, such as Emerging Opportunities BD3 and BD4, support for pollinators and Theme 2: Biodiversity and Geodiversity.</p> <p>Would also like to see opportunities for the provision of markets, as well as scope for diverse and temporary sustainable food retail (such as pop-up social supermarkets e.g. Eco Shops) as a part of the Local Centre (e.) to support the social and economic character of the area and providing a diverse range of retail opportunities for residents, which includes access to local, sustainable and affordable food.</p>	<p>General</p>	<p>Policy wording amended to include reference to GBI checklist.</p> <p>No other policy amendments required.</p>
<p>As a land owner in proximity to the proposed site the following objections are made:</p> <ul style="list-style-type: none"> <li>• Devaluation of property</li> <li>• Overlooking/loss of privacy</li> <li>• Loss of light or overshadowing</li> <li>• Highway safety</li> <li>• Traffic</li> <li>• Noise</li> <li>• Effect on conservation area</li> <li>• Impact upon wildlife</li> </ul> <p>As mitigation, if the development where to go ahead the Council should make an offer to buy the nearby property at Stainton View.</p>	<p>General</p>	<p>A suite of detailed supporting assessments will be required to support a planning application. Where required mitigation measures will be provided.</p> <p>Residents adjacent to the site will continue to be consulted throughout the stages of the Local Plan. In addition, once a planning application has been submitted, legislation requires us to allow a minimum of 21 days for any comments to be made on planning applications, before a decision can be made. All material considerations will be considered as part of the decision process in accordance</p>

		with the NPPF Chapter 4 'Decision making.'  Property values are not a material consideration in Planning.
As per comments of HO3, suggest that the inclusion of "bungalows" be removed from HO4i Criteria A.	General	No policy amendments required.
As per the Original Hemlington Grange Masterplan, the site should be allocated for employment. There is high unemployment in the area, and Hemlington is too far away from current employment in the town centre.	General	The Middlesbrough Employment Land Review (ELR) (2021) concluded that there was no need for employment land in this area and that it should be de-allocated.

### HO4j Ford Close Riding Centre

Summary of issues raised	Statutory or general consultee	Response
The site is too far from employment areas, transport hubs and the town centre, and would be better suited as a local green space.	General	The site is an existing allocation and has been granted planning approval. It is therefore considered an appropriate housing site for the Publication Local Plan.

### HO4k Hemlington Lane

Summary of issues raised	Statutory or general consultee	Response
Objection raised due to the loss of a substantial amount of tree cover and associated biodiversity and ecology, contrary to the National Policy Framework 2021 (para.174d), Local Plan Policy DC1(e), CS4(j), and the council's Green Strategy which requires biodiversity assets, wildlife species and green infrastructure to be protected.	General	Policy includes a require to "provide compensatory tree planting both on and off-site to mitigate for the loss of existing trees on the site".  Achievement of Biodiversity Net Gain is set out in Policy GR7, with requirements regarding biodiversity also set

		out in other policies such as GR1, GR5, CR2, and CR3.
Traffic volumes along Ladgate Lane are already problematic at times and would be further exacerbated by a housing development on this site.	General	<p>A strong emphasis upon managing the available network more effectively, including measure to achieve modal shift and connectivity runs throughout the Local plan.</p> <p>The Publication Local Plan has been informed by a Transport Study, alongside the Council's Integrated Transport Strategy. This evidence identifies the impacts that the proposed levels of housing and economic growth would have, taking into account proposed mitigation measures. The Council considers this approach to be acceptable in terms of impacts to the highway.</p>
The current pollution levels for houses on that stretch already exceed two WHO limits for PM2.5 and NO2 ( <a href="https://addresspollution.org">https://addresspollution.org</a> ). Building houses here will expose residents to unacceptable levels of pollution that will contribute to health problems.	General	Other policies in the plan deal with pollution. Future planning applications will be subject to consultation with the Council's Environmental Health Team who will advise planning on the suitability of development, and any mitigation required (as appropriate).

## HO4I Land East of Driving Range

Summary of issues raised	Statutory or general consultee	Response
<p>An adjacent resident objects to develop the site as housing as there is no planning layout and the following is unclear:</p> <ul style="list-style-type: none"> <li>• potential loss of wildlife</li> </ul>	General	A suite of detailed supporting assessments, plans and drawings will be required to support a planning application. Any legal

<ul style="list-style-type: none"> <li>• Loss of trees and habitat, and natural screening from the main road etc.</li> <li>• A covenant on the land to remain as a golf course</li> <li>• Potential loss of privacy/overlooking</li> <li>• Increase in traffic</li> </ul>		<p>restrictions will be dealt with outside the planning process. Residents adjacent to the site will continue to be consulted throughout the stages of the Local Plan. In addition, once a planning application has been submitted, legislation requires us to allow a minimum of 21 days for any comments to be made on planning applications, before a decision can be made. All material considerations will be considered as part of the decision process in accordance with the NPPF Chapter 4 'Decision making.'</p>
<p>If the development were to go ahead there should be bungalows proposed as part of the development.</p>	<p>General</p>	<p>Criterion a of the Policy, along with Policy HO3 require a mix of dwelling type and sizes, including bungalows.</p>
<p>The site is not likely to be able to appropriately accommodate that scale of development and it should be around 50 dwellings.</p> <p>Once taking the factors of the criteria into account, the net developable area is considered to be much less than the 2.2ha assumed in the SHLAA Addendum with a consequent reduction from the assumed capacity of 77 homes</p>	<p>General</p>	<p>The Council has assessed this site as having a potential yield of approximately 75 units and this is proposed for the Publication Local Plan. The precise number will be considered through the planning application stage.</p>
<p>General objections include loss of green space, disturbance of wildlife, too far from transport hubs and employment sites; and result in additional traffic on the road network.</p>	<p>General</p>	<p>A suite of detailed supporting assessments, plans and drawings will be required to support a planning application.</p> <p>Once a planning application has been submitted, all material considerations will be considered as part of the decision process in accordance with the NPPF Chapter 4 'Decision making.'</p>
<p>Middlesbrough has over performed against its current housing local plan requirements by 25%; it has 7 years housing land supply available; the Middlesbrough Development Corporation is planning for 1500 dwellings over</p>	<p>General</p>	<p>In line with the NPPF, the Plan encourages the development of previously developed/brownfield land and give substantial weight to the value of using them for homes and other identified needs. Specifically, Policy CR2 of the Plan</p>

<p>the period of the plan; Council can prioritise the expansion of the existing Hemlington Grange development and brownfield sites for a buffer against its 253 dwellings per annum.</p>		<p>identifies that re-use of previously developed land will be encouraged. Publication Local Plan Policy ST3 identifies that the MDC area aims to deliver 1,500 new homes. It is anticipated that these would largely be on brownfield sites.</p> <p>Middlesbrough would not be able to achieve its identified housing requirement on brownfield sites alone. The development of some greenfield sites would be required.</p>
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### HO4m Coulby Farm Way

Summary of issues raised	Statutory or general consultee	Response
<p>The site is used as green open space and is not worth the loss for the development of 17 dwellings.</p>	<p>General</p>	<p>The inclusion of this site follows a decision by the Council that it is not required for open space. It has been assessed as being suitable for a small scale housing development.</p>

### HO4n Land west of Cavendish Road

Summary of issues raised	Statutory or general consultee	Response
<p>Adding additional routes to this immediate area will increase already irresponsible motorbike users.</p>	<p>General</p>	<p>No policy amendments required.</p>
<p>If the development is to be social housing this is likely to contribute to the anti-social behaviour that already exists in the area.</p>	<p>General</p>	<p>No policy amendments required. A mix of housing types is required, and there is no specific policy requirement for affordable (social) housing.</p>
<p>The loss of green space would be detrimental to the residents of the area, and against your own policies in the plan.</p>	<p>General</p>	<p>The inclusion of this site follows a decision by the Council that it is not required for open space. It has been assessed as being</p>

Further comments that for the gain of 16 houses, does not outweigh the harm for the loss of green space.		suitable for a small scale housing development.
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## HO4o Land North of Low Lane

Summary of issues raised	Statutory or general consultee	Response
When designing the layout of any development, flood risk for the lifetime of the development should be considered to protect residents from current and future flood risk.	Statutory	Publication Local Plan Policy GR7 identifies the need for flood risk to be taken into account all stages of the planning process to avoid development in areas at current or future risk.
It would be particularly appropriate to incorporate water efficiency measures into policies for strategic new housing allocations where design principles will underpin the masterplanning process, as well as in the creation of new development and places supported by policies CR1, CR2 and CR3.	Statutory	No policy amendments required. Water efficiency is addressed through Publication Local Plan Policies CR2 and GR10.
<p>Sites at Policy HO4p Holme Farm and Policy HO4o Land North of Low Lane should be removed from the draft Local Plan. Both sites are within the Stainton and Thornton Neighbourhood Plan area and proposals for development should have regard to the requirement of the Neighbourhood Plan.</p> <p>Other reasons to exclude both sites are they are BOTH outside the current limit of development and the Land North of Low Lane (Stainton Vale) is designated GREEN WEDGE by MBC and classed as “undeliverable” in their SHLAA and 5-year HLSA dated 1st April 2023 and indicates that housing development is contrary to this</p>	Statutory	An assessment of potential housing sites has been undertaken through the SHLAA and sites have been selected in accordance with Publication Local Plan ST2 Spatial Strategy. In order to meet the housing requirement it is necessary to select greenfield sites including those previously designated Green Wedge. The local plan process allows for the review and update of polices, including Green Wedges.

designation and should be removed from the plan.		
<p>Pair Of Dovecotes And Linking Outhouse, C.20m North- West Of Stainton Vale Farmhouse, List Entry 1139815 Stainton Vale Farmhouse, List Entry 1312282.</p> <p>A Heritage Impact Assessment is required as part of the evidence base.</p>	Statutory	A Heritage Impact Assessment (HIA) will form part of the evidence base for the Publication version of the Local Plan. The Policy has been amended to reference this HIA.
<p>Multiple concerns raised to housing allocation for the following reasons:</p> <ul style="list-style-type: none"> <li>• Loss of woodland, greenspace and wildlife</li> <li>• Increased traffic, with associated noise and air pollution</li> <li>• Lack of amenities and infrastructure, ie shops, schools, doctors.</li> <li>• Loss of greenspace upon mental health and wellbeing.</li> <li>• Too far from employment sites</li> </ul>	General	<p>A suite of assessments have been used to inform the Local Plan process, on housing need, employment, green and blue infrastructure etc.</p> <p>The Council is satisfied that it has selected the most appropriate housing sites to meet the housing requirement.</p>
<p>Affordable housing should be built in central Middlesbrough and Middlehaven first. These areas have all of the infrastructure needed in place already, they have good access to public transport and many more amenities to access.</p>	General	<p>Housing sites have been selected in accordance with Publication Local Plan Policy ST2, which prioritises the use of brownfield land. PolicyST3 identifies that the MDC area aims to deliver 1,500 new homes. It is anticipated that these would largely be on brownfield sites.</p> <p>Middlesbrough would not be able to achieve its identified housing requirement on brownfield sites alone. The development of some greenfield sites would be required.</p>
<p>As a smaller developer of the site, support the allocation for housing and would like to see connections to the larger housing site to provide for an integrated and connected site for both foot and vehicle traffic.</p>	General	<p>The policy sets out expectations regarding the access requirements alongside the on site road, public transport and active travel arrangements. Planning applications will not be acceptable where they do not comply with</p>



<p>Would ask the Local Planning Authority to ensure the development of the large site by the house builder should not preclude the delivery of the land that is not within their control.</p>		<p>this policy, including where they prevent other parts of the site being brought forward.</p>
<p>Delivery in 2026/27 (in two years) is therefore unrealistic, and a realistic lead-in time may see some of the 700 homes delivered outside of the Plan period. Although the site is actively promoted, it is likely that there will need to be some form of collaboration among the interests to deliver the allocation, with co-ordination of planning applications and then delivery thereafter.</p>	<p>General</p>	<p>The housing trajectory has been reviewed and updated. The Council is considering a planning application for a site and it is considered reasonable to assume delivery within the stated period.</p>
<p>Objection on the grounds that some of the policy requirements are not justified or are ineffectively worded:</p> <p>Policy HO4o (b) - The comments made on Policy HO3 should also be considered to apply to here. In addition question whether a cross reference to the policy is even necessary if Policy HO3 applies to all residential developments in any case.</p> <p>Policy HO4o (c) - Suggest the policy wording is clarified to ensure that dwellings that achieve Building Regulation requirement M4(2) and Building Regulation requirement M4(3) meet the policy requirement of 'accessible and adaptable dwellings' and 'wheelchair adaptable dwellings' rather than this left to interpretation.</p> <p>Alternatively, this policy wording could be removed as Policy HO3 applies to all residential developments in any case.</p>	<p>General</p>	<p>The policy has been updated where it is considered appropriate. In other instances where the Council disagrees with the points raised, no wording changes have been applied. The policy seeks to achieve sustainable development a create a quality place.</p>

<p>Policy HO4o (d) - The comments made on Policy HO11 should also be considered to apply to here.</p> <p>Policy HO4o (e) - The comments made on Policy HO5 should also be considered to apply to here.</p> <p>Policy HO4o (f) - further flexibility should be introduced to the policy requirement to recognise the difficulty of attracting sufficient market interest to deliver a local centre, particularly with working from home and online deliveries skewing demand. Equally, the Council has not put forward any evidenced need or market interest at this stage.</p> <p>Policy HO4o (g) - To provide further clarity with regard to implementation of the policy, would suggest that the Historic England building references of the assets are added to the policy wording to avoid any confusion on what assets the site layout should preserve.</p> <p>Policy HO4o (h) - To avoid any confusion when implementing this policy requirement, the policy wording should be updated to cross refer or specifically reference the Northumbrian Water guidance. It is the understanding that there are set measurements for what operations can be carried out in proximity to Northumbrian Water assets which should be reflected in the policy requirement wording. 'Immediately adjacent' is not defined and can be easily replaced with the specific Northumbrian Water guidance.</p>		
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<p>Policy HO4o (k) - The policy requirement should be amended to require a safe and accessible access rather than specify an intervention which is not evidenced.</p> <p>Policy HO4o (l) - The term 'penetrate' is not defined nor is it clear how a future planning application or development proposal would meet this policy requirement. The policy requirement should be amended to require any future development proposal to demonstrate it can accommodate public transport as well as suitable access to public transport provision.</p> <p>Policy HO4o (m) - The policy requirement should be supported by a clear Infrastructure Delivery Plan and Viability Assessment which has identified and tested the necessary improvements. Currently this policy requirement requires 'provide for any necessary off-site improvements' (emphasis added) which is an open-ended requirement and does not align with the Regulation 122 statutory tests.</p> <p>Policy HO4o (n) – strong objection to this policy requirement and strongly advocate that this policy approach is not sound. The Council has put forward no evidence to support the requirement for this infrastructure intervention.</p> <p>Policy HO4o (o) - suggest that this policy requirement is deleted and replaced with a policy requirement that</p>		
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<p>specifically references the necessary, if any, off-site improvements based on robust and proportionate evidence.</p> <p>Policy HO4o (p) - would stress that any contributions should be aligned with the Regulation 122 statutory tests and appropriately evidenced.</p> <p>Policy HO4o (q) - object to this policy requirement as currently drafted. Contribution to off-site infrastructure should be where the need for such improvements is clearly evidenced, viable, directly relate to the development and reasonable in scale to the development. Suggests amending to align with the statutory tests.</p> <p>Policy HO4o (r) - questions the need to improve cycle and pedestrian connectivity to Thornton and whether the policy wording is aligned with the Regulation 122 statutory tests.</p> <p>Policy HO4o (s) - Object to this policy requirement because it is not evidenced nor is it clear if such a requirement could be delivered.</p> <p>Policy HO4o (t) - Concerns that the requirement for 'significant areas of woodland' could compromise the ability for the Policy HO4o area and the Site to deliver the other ambitions of the policy including but not limited to the new 700 residential dwellings.</p>		
<p>The site lies immediately to the south of HO4a (Stainsby), and is constrained by the need to deliver the SWWE link road and highways capacity issues. The</p>	<p>General</p>	<p>The Publication Local Plan has been informed by a Transport Study, alongside the Council's Integrated Transport Strategy. This evidence identifies the impacts</p>

<p>allocation of a further site in this area will result in a further cumulative impact which will need to be mitigated. It is adjacent to the A19, and therefore Highways England are likely to have concerns about this site given they have raised issues in relation to the Stainsby site. Mitigating identified issues will result in delays to delivery when the trajectory shows delivery from 2026/7 onwards. This is not considered to be realistic.</p>		<p>that the proposed levels of housing and economic growth would have, taking into account proposed mitigation measures. The Council considers this approach to be acceptable in terms of impacts to the highway.</p>
<p>Multiple ownership of the site could cause issues with delivery of the allocation. The Council should not allocate the site without evidence that a suitable access can be achieved taking into account land ownership and is financially viable.</p>	<p>General</p>	<p>The Council has updated the policy in regard to achieving suitable access to the site.</p>
<p>The site is currently identified as a Green Wedge in the adopted Local Plan. The Core Strategy confirms that a Green Wedge is designated to prevent coalescence of urban areas and protect local identity. Development in this location would be highly visible and impact upon the setting of Stainton Village.</p> <p>In addition, the adopted Neighbourhood Plan places importance on the retention of the Green Wedge (paragraphs 8.18-8.19). The plan sets out a number of design principles (Policy ST8), one of which seeks to prevent the urban area of Middlesbrough from coalescing with the villages of Stainton and Thornton.</p> <p>Similar comments received that state the Council has failed to provide any justification for the removal of green wedge</p>	<p>General</p>	<p>The local plan process provides the opportunity to reviewed and update all policies, including Green Wedges.</p> <p>To inform the review of the Local Plan, an assessment of each of the green wedges (Green wedge Study) has been undertaken to establish whether the land still meets the purpose for which it was designated and whether any amendments to the boundaries are required.</p> <p>Over time amendments to the boundaries of the green wedge are made to ensure that sufficient land is available for Middlesbrough to meet its development needs.</p> <p>Policy E2 Green Wedges is a saved policy from the Local Plan 1999, and is considered extremely out of date. The Green Wedge Study 2023, recommends the exclusion of this land.</p>

designation to this piece of land; and is not in accordance with existing Policy E2 Green wedges.		
<p>At the very least the scale should be reduced to mitigate the impact of developing this site and the resultant coalescence of Stainton with the main urban area.</p> <p>The northern part of the Grange Farm site should be allocated as it is a site that can be delivered in the short term and it can provide a suitable access from Stainton Way for both Grange Farm and the adjoining Holme Farm site.</p>	General	The Council has assessed all potential housing sites and selected what it considered the most appropriate sites to deliver the housing requirement. It is necessary to ensure efficient and effective use of land, and the provision of 700 dwellings in this location is considered to be an appropriate level of development. The precise number will be determined through the planning application process when more detail will be available.
It is unclear how Criteria k will be met with respect to increased traffic, and how access arrangements will affect land owners at Stainsby Hall Farm.	General	The Publication Local Plan has been informed by a Transport Study, alongside the Council's Integrated Transport Strategy. This evidence identifies the impacts that the proposed levels of housing and economic growth would have, taking into account proposed mitigation measures. The Council considers this approach to be acceptable in terms of impacts to the highway.
Criteria n. The bridge connects a private road to the public right of way. The type of transport needs clarifying and how public transport will impact upon Stainsby Hall Farm.	General	Finer details would be outlined/determined at planning application stage. The policy requires that applicants work with the landowners to achieve a route over the bridge to link into the Stainsby site.

### HO4p Holme Farm

Summary of issues raised	Statutory or general consultee	Response
It would be particularly appropriate to incorporate water efficiency measures into policies for strategic new housing allocations where design principles will underpin the masterplanning process, as well as in	Statutory	No policy amendments required. Water efficiency is addressed through Publication Local Plan Policies CR2 and GR10.

<p>the creation of new development and places supported by policies CR1, CR2 and CR3.</p>		
<p>Sites at Policy HO4p Holme Farm and Policy HO4o Land North of Low Lane be removed from the draft Local Plan. Both sites are within the Stainton and Thornton Neighbourhood Plan area and proposals for development should have regard to the requirement of the Neighbourhood Plan.</p> <p>Other reasons to exclude both sites are they are BOTH outside the current limit of development and the Land North of Low Lane (Stainton Vale) is designated GREEN WEDGE by MBC and classed as “undeliverable” in their SHLAA and 5-year HLSA dated 1st April 2023 and indicates that housing development is contrary to this designation and should be removed from the plan.</p>	<p>Statutory</p>	<p>An assessment of potential housing sites has been undertaken through the SHLAA and sites have been selected in accordance with Publication Local Plan ST2 Spatial Strategy. In order to meet the housing requirement, it is necessary to select greenfield sites including those previously designated Green Wedge. The local plan process allows for the review and update of polices, including Green Wedges.</p>
<p>Stainton Grange And Garden Walls, List Entry 1329531</p> <p>In addition, there is a requirement in the 1990 Act that “special regard” should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess.</p> <p>A Heritage Impact Assessment is required as part of the evidence base.</p>	<p>Statutory</p>	<p>A Heritage Impact Assessment will form part of the evidence base for the Publication version of the Local Plan. The Policy wording has been updated to make reference to the HIA.</p>
<p>Affordable housing should be built in central Middlesbrough and Middlehaven first. These areas have all of the infrastructure needed in place already, they have good access to public transport and many more amenities to access.</p>	<p>General</p>	<p>Housing sites have been selected in accordance with Publication Local Plan Policy ST2, which prioritises the use of brownfield land. PolicyST3 identifies that the MDC area aims to deliver 1,500 new homes. It is anticipated that these would largely be on brownfield sites.</p> <p>Middlesbrough would not be able to achieve its identified housing requirement on brownfield sites alone. The development of some</p>

		greenfield sites would be required.
<p>The area has poor public transport links, and infrastructure. With the increased development in the south, the infrastructure will fail. The increase in housing and traffic will lead to:</p> <ul style="list-style-type: none"> <li>• Lack of schools</li> <li>• Lack of GPs</li> <li>• Flooding</li> </ul>	General	<p>A suite of assessments have been used to inform the Local Plan process, on housing need, employment, green and blue infrastructure etc.</p> <p>The Council is satisfied that it has selected the most appropriate housing sites to meet the housing requirement. An Infrastructure Delivery Plan has been prepared to inform the Publication Local Plan.</p>
<p>As a landowner in proximity to the proposed site the following objections are made:</p> <ul style="list-style-type: none"> <li>• Devaluation of property</li> <li>• Overlooking/loss of privacy</li> <li>• Loss of light or overshadowing</li> <li>• Highway safety</li> <li>• Traffic</li> <li>• Noise</li> <li>• Effect on conservation area</li> <li>• Impact upon wildlife</li> </ul> <p>As mitigation, if the development were to go ahead the Council should make an offer to buy the nearby property at Stainton View.</p>	General	<p>A suite of detailed supporting assessments will be required to support a planning application. Where required mitigation measures will be provided.</p> <p>Residents adjacent to the site will continue to be consulted throughout the stages of the Local Plan. In addition, once a planning application has been submitted, legislation requires us to allow a minimum of 21 days for any comments to be made on planning applications, before a decision can be made. All material considerations will be considered as part of the decision process in accordance with the NPPF Chapter 4 'Decision making.'</p> <p>Property values are not a material consideration in Planning.</p>
<p>Object at this stage on the grounds that some of the policy requirements are not justified or are ineffectively worded:</p> <p>HO4p Criteria a - Refer to earlier comments provided on Policy HO3</p>	General	<p>The policy has been updated where it is considered appropriate. In other instances where the Council disagrees with the points raised, no wording changes have been applied. The policy seeks to achieve sustainable</p>



<p>with regards to the provision of bungalows.</p> <p>HO4p Criteria b - With regards to criteria b, please refer to the earlier comments provided on Policy HO3.</p> <p>HO4p Criteria e - concerns criteria not in line with NPPF Paragraph 35b as it has not taken viability and deliverability into consideration.</p> <p>HO4p Criteria f - Whilst discussed further in the comments provided on Policy HO11 and HO3. Objects to the inclusion of criteria f in Policy HO4p due there being no evidence to suggest a need for self-build plots on large scale strategic allocations and is therefore not aligned with paragraph 35b of the NPPF.</p> <p>HO4p Criteria g The Council needs to clarify the specific identified need for a new primary school on this allocation in particular.</p> <p>HO4p Criteria h &amp; i - this criteria needs to be subject to a sufficient evidence base presented by the Local Highway Authority to justify the need and context to any off site highways infrastructure mitigation and that it complies Regulation 122 of the CIL Regulations and meets the three tests.</p> <p>HO4p Criteria J - In the absence of a specific heritage impact assessment as evidence with the Local Plan, we question whether a landscape buffer zone is justified at this stage and consider that this request as part of the Policy is not justified and not in accordance with the guidance for assessing impact to heritage assets set out at Section 16 of the NPPF.</p> <p>HO4p Criteria l - Objection to the inclusion of criteria L and requests that it be omitted from Policy HO4p.</p>		<p>development a create a quality place.</p>
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<p>Holme Farm is the only housing allocation within the draft Local Plan which is required to provide an equipped play area.</p> <p>HO4p Criteria m - Bellway should only be responsible for providing links to the edge of their boundary to allow future connections and access.</p> <p>HO4p Criteria n – This may be achievable but should not be a blanket requirement. More flexibility needs to be provided in the wording.</p> <p>HO4p Criteria o and p - Requests that flexibility be applied to criterion o and p to ensure compliance with paragraph 35b and to prevent the preclusion of development.</p>		
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### HO4q Land at Stainsby Road

Summary of issues raised	Statutory or general consultee	Response
<p>It would be particularly appropriate to incorporate water efficiency measures into policies for strategic new housing allocations where design principles will underpin the masterplanning process, as well as in the creation of new development and places supported by policies CR1, CR2 and CR3.</p>	<p>Statutory</p>	<p>No policy amendments required. Water efficiency is addressed through Publication Local Plan Policies CR2 and NE10.</p>
<p>Concerns raised to housing allocation for the following reasons:</p> <ul style="list-style-type: none"> <li>• Loss of greenspace and wildlife</li> <li>• Increased traffic, with associated noise and air pollution</li> <li>• Proximity to the A19 is not good for health and wellbeing</li> <li>• Existing parking problems will be exacerbated, especially with the existing school and community uses already contributing to this</li> <li>• Loss of open space and impact upon mental health</li> </ul>	<p>General</p>	<p>A suite of assessments have been used to inform the Local Plan process, on housing need, employment, green and blue infrastructure etc.</p> <p>In addition, a Habitats Regulation Assessment, a Viability Assessment, Transport study, Strategic Flood Risk Assessment and an Infrastructure Delivery Plan have informed the Publication Local Plan. By establishing what</p>

		infrastructure needs to be delivered to accommodate the planned levels of economic and housing growth, the IDP will help ensure that new development is supported by appropriate infrastructure.
<p>The land is not suitable for development due to the following:</p> <ul style="list-style-type: none"> <li>• The ground is contaminated</li> <li>• It is a flood plain</li> <li>• There are two main water supply pipes and several sewers from the said estates run into an 8-foot diameter sewer pipe</li> </ul>	General	The Policy has been amended to include point j restrict built development of the site to Flood Zone 1 only and maintain a buffer to ensure no development takes place within 8 metres from watercourse within the site. Where a flood risk is identified, a Flood Risk Assessment would be required to accompany a planning application, and mitigation measures provided in accordance with Policy NE10
The development should not be entirely private and should also include affordable housing.	General	Policy HO5 Affordable Housing, require residential developments of 10 or more homes, within the wards of Acklam, Coulby Newham, Hemlington, Kader, Ladgate, Marton East, Marton West, Nunthorpe, Stainton & Thornton, and Trimdon, a minimum of 15% of the homes will be required to be affordable.
The town centre should be considered a better place for development of housing. The shopping centre is no longer viable and there are areas that need regenerating.	General	Housing sites have been selected in accordance with Publication Local Plan Policy ST2, which prioritises the use of brownfield land. Policy ST3 identifies that the MDC area aims to deliver 1,500 new homes. It is anticipated that these would largely be on brownfield sites. Middlesbrough would not be able to achieve its identified housing requirement on brownfield sites alone. The development of some greenfield sites would be required.

<p>Properties directly adjacent to the site have access for parking to the rear, will this be affected by the development?</p>	<p>General</p>	<p>The site does not include any areas currently used for parking, so current parking arrangements for residents should remain unaffected. Residents adjacent to the site will continue to be consulted throughout the stages of the Local Plan. In addition, once a planning application has been submitted, legislation requires us to allow a minimum of 21 days for any comments to be made on planning applications, before a decision can be made. All material considerations will be considered as part of the decision process in accordance with the NPPF Chapter 4 'Decision making.' A suite of detailed supporting assessments will be required to support a planning application. Where required mitigation measures will be provided.</p>
<p>Adjacent housing currently exceeds two WHO limits for air pollution: PM2.5 and NO2 (<a href="https://addresspollution.org">https://addresspollution.org</a>) - the proposed development is even closer to the A19, and those levels are likely to increase as they get closer, but also if further developments to the south of the town are allowed. Building here is condemning residents to life-long health issues.</p>	<p>General</p>	<p>Other policies in the plan deal with pollution. Future planning applications will be subject to consultation with the Council's Environmental Health Team who will advise planning on the suitability of development, and any mitigation required (as appropriate).</p>

## Policy HO5 – Affordable Housing

Summary of issues raised	Statutory or general consultee	Response
The need for affordable housing for NHS staff and those employed by other health and care providers should be factored into housing needs assessments, and any other evidence base studies that inform the Local Plan.	Statutory	The policy deals with the provision of affordable housing the management of this is dealt with outside of the planning system, no changes to the policy are required.
Housing for older persons, in the form of sheltered and extra care housing, should be exempt from delivering affordable housing. This would ensure the plan is justified and consistent with national policy.	General	The Policy will be implemented in accordance with national policy, no changes are required to the Plan.
<p>Following the requirement that 25% of affordable homes should be provided as First Homes, it is stated 'In addition, a minimum of 10% of the total number of homes on site shall be provided as affordable home ownership'.</p> <p>Clarity is required to confirm whether the 10% minimum is in addition to the affordable homes, or in addition to the First Homes. Moreover, it was noted that the policy should reflect the aims of the NPPF (paragraph 66) and relevant PPG.</p>	General	The Policy has been amended to reflect these comments.
<p>Numerous different responses were received on the policy's tenure mix requirements.</p> <p>It was stated that this tenure split is not supported by the LHNA or SHMA. In addition, the Local Plan Viability Assessment (2018) does not account for recent matters, such as Biodiversity Net Gain and Nutrient Neutrality, that may impede viability and therefore jeopardise housing delivery. It was therefore suggested that, to ensure the policy is justified, additional evidence is required to</p>	General	The Policy has been amended to reflect these comments and provide clarity.

<p>fully account for the current status of viability.</p> <p>It was also stated that the rigidity of the requirement is not appropriate. To account for the variety of factors that affect affordable housing delivery, it was recommend that the policy adopts a flexible approach to affordable housing tenure mix. Likewise, it was suggested that the figures should be used as guidance for development, with each proposal to be considered individually based upon context and local requirement. As such, rather than a rigid requirement authority-wide requirement, the mix of tenures to be provided on each site should be determined by evidenced need for the locality to make sure that the changing local need is met.</p> <p>The wording of the requirements was also said to be confusing and unclear, with the potential to lead to inconsistent application. It was therefore recommended that all the percentages listed should be given as a proportion of the same figure and that a full breakdown is provided. The breakdown could also include a worked example in the supporting text.</p> <p>Finally, it was noted that the tenure mix relates to development of 100 or more dwellings. It was therefore indicated that it is unclear what the requirements would be for developments below this threshold and whether this allows for the full 15% affordable requirement on developments of 10 or more dwellings being entirely affordable home ownership. While such flexibility</p>		
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<p>was welcome, it was requested that, for the avoidance of doubt, the Council should provide clarity on this matter.</p>		
<p>The policy identifies that ‘on residential developments of 10 or more homes ... a minimum of 15% of the homes will be required to be affordable’. Clarity was requested that going above this requirement would be at the discretion of the developer, rather than higher proportions being sought by the Council.</p>	<p>General</p>	<p>The Policy has been amended to reflect these comments and provide clarity.</p>
<p>It was suggested that the wording of ‘a minimum’ and ‘at least’ be removed in relation to the percentage affordable dwellings required as it is excessively prescriptive.</p>	<p>General</p>	<p>It is considered the wording is necessary within the Policy to secure affordable dwellings.</p>
<p>Rather than always being rounded up to the nearest whole dwelling number, the number of affordable homes required by a development should just be rounded to the nearest whole dwelling number. It was stated that this is standard practice and would avoid ‘excess rounding up’.</p>	<p>General</p>	<p>The approach set out in the Policy is considered the most appropriate to meet affordable housing requirement. No policy amendments required.</p>
<p>The policy states that viability assessments ‘will be made publicly available’. This would mean that commercially sensitive information is released. Therefore, to ensure confidentiality is maintained, this statement should be removed altogether. Alternately, it should be clarified that such assessments may be redacted prior to publication.</p> <p>It was also suggested that the inclusion of this statement in the policy is unnecessary as national planning practice guidance already provides a clear direction on the matter.</p>	<p>General</p>	<p>The Policy is considered to be in accordance with the Planning Practice Guidance, no amendment to the policy is required.</p>
<p>Necessary evidence base documents that test the implications of this policy’s</p>	<p>General</p>	<p>An updated Viability Assessment has been prepared to support the Publication Local Plan and will be</p>

<p>requirements against other requirements for residential developments, such as a PPG compliant Viability Assessment, should be highlighted.</p>		<p>available as part of the evidence base.</p>
<p>The policy states that ‘On residential developments elsewhere the provision of affordable housing will be encouraged’. For the benefit of both parties in the determination of planning applications, additional clarification was requested on why affordable housing in these areas is not justifiable.</p>	<p>General</p>	<p>The policy’s supporting text, namely paragraphs 5.59 – 5.61, explains why the provision of affordable housing will not be sought for development in certain areas of Middlesbrough.</p>
<p>To provide clarity and avoid confusion, the exact split of affordable home ownership tenure should be provided.</p>	<p>General</p>	<p>The Policy has been amended to reflect these comments and provide clarity.</p>
<p>The distinction between social rent and affordable rent should be clarified.</p>	<p>General</p>	<p>The Policy has been amended to reflect these comments and provide clarity.</p>
<p>Rather than setting a blanket requirement of 25% of affordable homes on site being First Homes and then half social rent and half affordable rent, the mix and tenure of affordable homes should reflect local housing needs at the time of application. Should local housing need information not be up to date, requirements should be led by Registered Providers. This would ensure that delivery of affordable housing meets the boroughs needs and requirements.</p>	<p>General</p>	<p>The Policy has been amended to reflect these comments and provide clarity.</p>
<p>Affordable housing provision should be located more around the town centre/brownfield sites.</p>		<p>As explained in the supporting text, within the northern areas of Middlesbrough, including the town centre, the Council recognises that it is not economically viable for private sector housebuilders to provide affordable housing. However, a significant number of affordable homes will be delivered in the north of the borough by</p>



		Registered Providers, where 100% of the dwellings will be affordable.
<p>A Local Plan Viability Assessment (LPVA) was not publicly available for the consultation. Consequently, there is no evidence to demonstrate that the proposed affordable housing requirements are viable.</p> <p>As such, by limiting opportunities for comment of the LPVA, the Council has deviated from national guidance and the Local Plan is not considered positively prepared, justified, effective, and consistent with national policy.</p>	General	<p>A new Viability Assessment has been prepared to support the Publication Local Plan. This document will be available in the Local Plan evidence base.</p>
<p>Affordable housing should seamlessly blend with market housing, with layouts designed so no two consecutive housing units are affordable.</p>	General	<p>As drafted, the policy states that affordable housing should ‘be provided on-site, be indistinguishable in appearance from the market housing and be grouped in clusters spread throughout the site in order to help achieve mixed and balanced communities’.</p> <p>It is considered that a requirement that no two consecutive houses are affordable would be overly prescriptive. No policy amendments required.</p>

## Policy HO6 – Gypsy, Traveller and Travelling Showpeople Accommodation

Summary of issues raised	Statutory or general consultee	Response
<p>The policy would benefit from an additional criterion that ensures any windfall proposals where there would be an impact on heritage assets are designed in such a way to avoid and minimise any harm.</p>	Statutory	<p>The Policy has been amended to take account of this comment.</p>
<p>Significant number of objections were received in relation to this policy and the proposed allocation</p>	General	<p>A Gypsy and Traveller Site Assessment has been undertaken to support the Local Plan. The Local Plan has been amended to remove</p>

<p>of Land at Teessaurus Park as a Gypsy and Traveller site.</p> <p>A range of more suitable alternate locations were suggested including Cannon Park Lorry Park, land opposite the existing Metz Bridge site, and land near the Riverside Stadium. It was also suggested that the existing Metz Bridge site be upgraded and/or extended.</p>		<p>the allocation of Teessaurus Park and replace with an allocation at Cannon Park.</p>
<p>A significant number of responses objected to the proposed allocation as it would result in the loss of unique open public green space of community and recreational value that has recently been regenerated.</p> <p>Many responses objected to the allocation of Land at Teessaurus Park due to the impact it would have on wildlife/the natural environment. It was stated that the site is of ecological importance and there were also concerns on the impact that it would have on the neighbouring Local Wildlife Site (LWS). A lack of evidence regard the allocations impact on the LWS and the ability to achieve a Biodiversity Net Gain of 10%.</p>	<p>General</p>	<p>A Gypsy and Traveller Site Assessment 2024 has been undertaken to support the Local Plan. The Local Plan has been amended to remove the allocation of Teessaurus Park and replace with an allocation at Cannon Park.</p>
<p>Many comments stated the proposed site does not have adequate infrastructure and is not conveniently located for access to schools, shops, health services, and other facilities. It was also raised that the site is poorly served by public transport.</p>	<p>General</p>	<p>A Gypsy and Traveller Site Assessment 2024 has been undertaken to support the Local Plan. The Local Plan has been amended to remove the allocation of Teessaurus Park and replace with an allocation at Cannon Park.</p>
<p>The site is not sustainable.</p> <p>Specifically, it was stated that the proposed allocation would contravene the requirements of paragraph 16 of the NPPF and does not contribute towards the achievement of sustainable development. It was therefore</p>	<p>General</p>	<p>A Gypsy and Traveller Site Assessment 2024 has been undertaken to support the Local Plan. The Local Plan has been amended to remove the allocation of Teessaurus Park and replace with an allocation at Cannon Park.</p>

<p>said that the policy would be considered unsound.</p> <p>The site is conflicts with the UN Sustainable Development Goals.</p>		
<p>A significant number of responses said the allocated site was inappropriate due to concerns with the quality of residential amenity it would provide. These concerns related to light, noise, and air pollution, as well as privacy, odours, dust, and traffic/vehicular movements.</p> <p>Multiple responses also highlighted concerns that the land at the site may be contaminated and that this would pose a hazard with regards to residential occupation.</p> <p>Finally, given its proximity to chemical and industrial plants, some respondents stated that the site may be located within a HSE blast zone and therefore be unsuitable for residential development.</p>	<p>General</p>	<p>A Gypsy and Traveller Site Assessment has been undertaken to support the Local Plan. The Local Plan has been amended to remove the allocation of Teessaurus Park and replace with an allocation at Cannon Park.</p>
<p>It was stated that the site is not appropriate as it is prone to flooding/waterlogging.</p>	<p>General</p>	<p>A Gypsy and Traveller Site Assessment has been undertaken to support the Local Plan. The Local Plan has been amended to remove the allocation of Teessaurus Park and replace with an allocation at Cannon Park.</p>
<p>Concerns were raised with respect to the maintenance of public footpaths/right of ways around the site and how the development of the site would impact access to the park and River Tees and the Teesdale Way, National Cycle, and Tees Heritage Walk routes.</p>	<p>General</p>	<p>A Gypsy and Traveller Site Assessment has been undertaken to support the Local Plan. The Local Plan has been amended to remove the allocation of Teessaurus Park and replace with an allocation at Cannon Park.</p>
<p>The Gypsy and Traveller Site Assessment (GTSA) is inadequate.</p> <p>Many of the concerns with the site assessment suggested that it does not adequately have regard</p>	<p>General</p>	<p>A further detailed Gypsy and Traveller Site Assessment has been undertaken to support the Publication Local Plan. This assessment has used a detailed criteria to assess sites.</p>

<p>for/adhere to Government guidance, namely 'Planning Policy for Gypsy and Traveller sites' (December 2023) and 'Designing Gypsy and Traveller Sites Good Practice Guide' (May 2008).</p> <p>The main specific issues raised with regard to the site assessment and its recommendation to allocate Land as Teessaurus Park were that:</p> <ul style="list-style-type: none"> <li>• the scoring methodology does not take sufficient account of the 'Planning Policy for Gypsy and Traveller sites' guidance and the weightings are therefore inappropriately focussed, not addressing the need to provide a sustainable community for future Gypsies and Travellers;</li> <li>• it does not take adequate regard of the impacts on surrounding land uses, including the economic impact on the locality;</li> <li>• there is a lack of consideration of any privately owned sites, site owned by other public bodies, or sites that the Council is seeking to dispose of;</li> <li>• it fails to give appropriate weighting to the objectives identified in paragraph 13 of the 'Planning policy for traveller sites' document and, in particular, the proposed allocation conflicts with parts a, b, c, e, f, and h of paragraph 13;</li> <li>• it does not address the propensity for Travellers who may in the future move into brick-and-mortar homes, as set out in the House of Commons briefing paper on Gypsies and Travellers (May 2019);</li> </ul>		
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<ul style="list-style-type: none"> <li>the projected growth in Middlesbrough 'far outstrips' recent trends of growth at both Metz Bridge and nationally and;</li> <li>it conflicts with the 'Designing Gypsy and Traveller Sites Good Practice Guide', with the scoring of sites not adequately considering/give appropriate weighting to the objectives detailed in paragraphs 3.1, 3.2, 3.3, 3.10, and 4.49-4.52.</li> </ul>		
<p>The proposed allocation would be harmful to the economy of Middlesbrough and the Tees Valley.</p> <p>Specifically, it was stated that any form of residential site within a business and industrial park is incompatible. The noise associated with industrial operations in the area would be harmful to the proposed residential use of the site. There were concerns that having a residential site in the area may lead to constraints being placed upon industrial operations and that this would negatively impact viability, existing and future investment, and local jobs.</p> <p>With reference to the provisions of paragraph 193 of the NPPF, it was stated that no evidence examining how the proposed allocation would co-exist within the dominant industrial setting without significant harm being cause to the living conditions of future residents. Moreover, no evidence has been put forward which examines whether a traveller site in this location would place restrictions on existing companies in the area.</p>	<p>General</p>	<p>A Gypsy and Traveller Site Assessment has been undertaken to support the Local Plan. The Local Plan has been amended to remove the allocation of Teessaurus Park and replace with an allocation at Cannon Park.</p>
<p>There is no justification for an allocation of a Gypsy and Traveller of this scale in Middlesbrough.</p>	<p>General</p>	<p>The 2024 Gypsy and Traveller Accommodation Assessment (GTAA) identified a need for</p>

<p>To this point, concerns were raised with the needs assessment, i.e. the Gypsy and Traveller Accommodation Assessment or 'GTAA'. It was stated that this assessment is not valid and further information regarding the terms of reference for its commission and the methodology that the consultants followed was requested.</p> <p>In addition, responses stated that Metz Bridge is not fully occupied. It was therefore suggested that making the existing site fit for purpose to ensure it can be fully utilised should be prioritised before any consideration is given to the provision of additional sites. Moreover, it was put forward that the Metz Bridge could potentially accommodate additional plots and/or be extended.</p>		<p>fourteen additional pitches to meet the needs of Gypsies or Travellers across the plan period. These additional pitches are in addition to that are provided at Metz Bridge. As such, it is necessary and justified that the Local Plan identifies and allocates a suitable area of land that can meet this identified need.</p>
<p>The removal of dinosaur sculptures from Teessaurus Park would contradict with the Council's Cultural Strategy.</p>	<p>General</p>	<p>The Local Plan has been amended to remove the allocation of Teessaurus Park and replace with an allocation at Cannon Park.</p>
<p>More broadly, it was stated that there is no evidence to demonstrate that the proposed site is developable and deliverable. The policy would therefore be considered unsound.</p>	<p>General</p>	<p>The Local Plan has been amended to remove the allocation of Teessaurus Park and replace with an allocation at Cannon Park.</p>

## Policy HO7 – Space Standards for Residential Uses

Summary of issues raised	Statutory or general consultee	Response
<p>The Nationally Described Space Standards (NDSS) are an optional standard and can only be introduced as a requirement where there is a clear need and development viability can be retained.</p>	<p>General</p>	<p>The Council considers the introduction of the NDSS appropriate to ensure high quality development across the town.</p>

<p>The inclusion of this policy therefore requires the Council to provide robust, justifiable evidence in line with the criteria set out in National Planning Practice Guidance (Reference ID: 56-020-20150327).</p>		
<p>Should suitable evidence be provided to support the policy, it should be subject to a transitional period, as per National Planning Practice Guidance (Reference ID: 56-020-20150327). Specifically, it was recommended that the NDSS is only be applied to outline or full applications submitted one year after the Plan is adopted. In addition, it was recommended that Reserved Matters applications to any outline planning consents granted prior to the end of the transition period should be exempt.</p> <p>Likewise, it was suggested that a level of flexibility be applied to the policy, as there may be instances where Accessible and Adaptable Dwellings (M4(2)) and Wheelchair User Dwellings (M4(3)) are delivered that are not NDSS compliant.</p>	<p>General</p>	<p>It is not considered necessary to have a transition period, no amendments to the Policy are required.</p>
<p>The implication that this policy would have upon site yields and development viabilities needs to be considered in the plans proposed housing allocations.</p>	<p>General</p>	<p>A Viability Assessment has been prepared to support the Publication Local Plan. This has considered the Affordable Housing Policy. This document will be available in the Local Plan evidence base.</p>

## Policy HO8 – Conversion and Sub-Division of Buildings for Residential Use

Summary of issues raised	Statutory or general consultee	Response
In the assessment of whether a proposal would exacerbate an oversupply (criterion c.), does the Council have information on the number of conversions that have taken place.	General	The Local Plan's evidence base includes a Local Housing Needs Assessment. This information establishes the make up of Middlesbrough's existing housing stock and identifies any areas of shortage/oversupply. This evidence has informed the Plan's housing policies, which will be utilised in determining applications for planning consent. The Council's record of planning applications provides information on proposals which have been granted consent, including proposals for the conversion and sub-division of buildings for residential use.
The lack of information regarding the assessment of development following construction, to ensure the policy's criteria is being strictly adhered to, was queried.	General	The Council's Planning Enforcement team would investigate and assess any reported breach of planning consent and then undertake any appropriate form of action required. As this mechanism relates to all forms of development for which consent is required, it has not been specifically identified in the Plan for any particular form of development/policy.
In alignment with the Sustainability Appraisal, it was suggested that reference to ensuring the positive effects for potential occupiers could be strengthened.	General	It is considered this is addressed by point a. of the policy, no changes to the Policy are required.

## Policy HO9 – Houses in Multiple Occupation (HMOs)

Summary of issues raised	Statutory or general consultee	Response
The Council's knowledge of existing HMO numbers, and therefore its ability to assess	General	Properties occupied by five or more persons who are living as two or more separate



HMO proposals if these numbers are not known, was questioned.		households require a HMO licence. The Council holds a publicly available register of these HMO licences.
The Councils mechanism for monitoring and enforcing management plans was queried. It was suggested that this mechanism should be clearly stated within the policy.	general	The Councils Planning Enforcement team can investigate and assess any reported breach of planning consent, including any conditions related to the management plan that may be attached, and undertake any appropriate form of action required.

### Policy HO10 – Student Accommodation

Summary of issues raised	Statutory or general consultee	Response
<p>Clarification is needed on whether applications from private landlords for the change of use of commercial buildings or family dwellings to student accommodation in the future are to be treated as ‘specialist’ student accommodation, subject to them including communal areas and being conditioned to restrict, in perpetuity, their occupation to students only.</p> <p>If not it was suggested that there would likely be an increase in proposals for HMOs instead of self- contained student studios as these are not subject to the same space standards.</p>	Statutory	No changes required to the Policy.
Point a. would be strengthened if it were amended to reference context and identity, in alignment with the principles set out in the National Design Guide.	Statutory	The Policy has been amended to reflect these comments.
Part f. does not allow sufficient flexibility for constrained sites,	General	No changes required to the Policy.

<p>where designing the layout of accommodation to be reconfigurable to meet general needs housing may not be feasible. The policy should be worded to ensure the requirement is only enforced where it is possible.</p>		
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### Policy HO11 – Self-build and Custom Build Housing

Summary of issues raised	Statutory or general consultees	Response
<p>It is unnecessary for both this and Policy HO3 to set out requirements for self-build and custom house building. It was suggested that the requirement should be removed from HO3 to avoid unnecessary duplication.</p>	<p>General</p>	<p>This Policy is considered appropriate it sets out the Council’s detailed approach to self and custom build housing.</p>
<p>The policy is not justified and should be removed from the plan.</p> <p>It was suggested that there is a lack of evidence to indicate that demand for self-build and custom house build housing is set to grow over the plan period. Specifically, the statement within the policy that the self-build and custom build housing requirement is ‘subject to the Council’s self-build register demonstrating demand for this level of plots’ was said to be unclear and adequately justified if further analysis is required to demonstrate the need for the policy.</p> <p>In addition, as paragraph 5.88 establishes that Neighbourhood Plans would aid the identification of sites if the need arises, Policy should be omitted.</p>	<p>General</p>	<p>The Policy is considered appropriate deliver the identified need for self and custom build housing over the plan period.</p>
<p>The policy should be written to allow flexibility. Applying the requirement to every site does</p>	<p>General</p>	<p>The requirement only applies to sites over 200 dwellings not all sites within the Plan, no</p>

<p>not take into account site specific context and is therefore not appropriate.</p> <p>It is noted that a different respondent stated that the wording for self-build and custom house building within Policy HO3 allows for appropriate flexibility to respond to specific sites and contexts.</p>		<p>amendments to the Policy are necessary.</p>
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## Chapter 6 – Green and Blue Infrastructure

### General comments

Summary of issues raised	Statutory or general consultee	Response
<p>There is a lack of clarity about what the Council is including in the phrase Green and Blue Infrastructure (GBI) network. Our understanding is that in this chapter you are using the term to refer broadly to biodiversity and geodiversity. If this is the case, it should be made clearer in the preamble text to the chapter and in Strategic Objective E. For example, is the overarching strategic objective to protect and enhance biodiversity and geodiversity, which includes GBI?</p>	Statutory	Objective has been amended.
<p>This chapter draws together various statutory and non-statutory drivers for promoting and delivering environmental protection and enhancement. However, these are not clearly linked nor is it clear how they will work together. For example, how will the Local Nature Recovery Strategy for the Tees Valley provide a statutory framework for your authority's GBI Strategy, and how will Biodiversity Net Gain delivery be prioritised to deliver it?</p>	Statutory	Chapter has been updated.
<p>All development proposals will be expected to comply with the RBMP. The RBMP states that the water environment should be protected and enhanced to prevent deterioration and promote the recovery of water bodies. A failure to demonstrate these actions have not been considered will mean the requirements of the WFD have not been met, unless the</p>	Statutory	Publication Local Plan Policy NE10 sets out a requirement to contribute to the Northumbria River Basin Management Plan in complying with the Water Framework Directive.

<p>provisions of Article 4.7 of the WFD can be met.</p> <p>For many development applications, a WFD assessment may be required as part of planning permissions. To complete this, the Clearing the Waters for All guidance should be followed – Water Framework Directive assessment: estuarine and coastal waters - GOV.UK (www.gov.uk).</p>		
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### Policy GR1 Green and Blue Infrastructure

Summary of issues raised	Statutory or general consultee	Response
<p>At present whilst criteria point b. mentions existing infrastructure features, this could go further to mention heritage assets or alternatively a separate criteria point could be added.</p>	<p>Statutory</p>	<p>Policy wording amended.</p>
<p>It is recommended that the current wording of Policy GR1, 'Development should:' be replaced with a stronger requirement such as that used in other policies, for example, 'will be expected to ensure that', or 'will be allowed in the following circumstances', or 'providing'. A more stringent requirement would align not only with environmental objectives, but the aspirations for the Beck valleys and waterways to be corridors of sustainable transport for expanding communities to live, work and play in.</p>	<p>Statutory</p>	<p>This is considered to be unnecessarily restrictive and no wording changes have been made.</p>
<p>The introduction of this policy could be improved by linking Green and Blue Infrastructure (GBI) to the wildlife and</p>	<p>Statutory</p>	<p>No policy amendments required.</p>

biodiversity that it supports. The more diverse GBI is, the greater the benefit will be for wildlife and the community.		
Brownfield register sites should be considered as an important part of GBI, and they should be managed and enhanced to support GBI. High quality GBI could be provided whilst linking it to Middlesbrough's industrial heritage, which would also support paragraph 6.8 in this policy's narrative.	Statutory	Sites on the brownfield register have been selected for their potential to deliver housing not GBI. No policy wording amendments required.
Whilst this policy aims to protect designated sites and the species that they are designated for, a stronger approach would be to also include a section which targets other protected species. For example, internationally and locally important species including fish such as European Eel, Atlantic Salmon, Sea Trout and River/Sea Lamprey etc.	Statutory	Policy wording amended.
Recommend that Point D within the policy should read "...management of priority habitats and species, and other protected species" not "priority natural habitats". This point could also include supporting narrative of the pieces of legislation underpinning such habitats and species, which are the Natural Environment and Rural Communities Act (NERC) 2006 and Wildlife and Countryside Act 1981. This policy should also be underpinned by the RBMP and WFD legislation.	Statutory	Policy wording amended.
Point I should be strengthened to read 'adhere to the requirements', rather than 'have regard to the requirements', as the current wording leaves room for unfavourable interpretation.	Statutory	No policy amendments required.
The policy may be strengthened through reference to the Council's existing GBI Strategy and Delivery Plan.	Statutory	No policy amendments required.

<p>Further certainty may be achieved by means of clear criteria by which proposals will be assessed – for example with respect to quantity and quality/features. In terms of quantity and accessibility our green infrastructure standards offer one source of relevant information, for consideration alongside the Council’s published ‘open space needs assessment 2022’ (source - evidence library). Welcome the 15 minute standard inclusion. In addition, however the framework’s proposed 3.0 Ha/1000 population metric may help to support more specific policy outcomes.</p>	<p>Statutory</p>	<p>No policy amendments required.</p>
<p>This chapter should have stronger policy links with the health, wellbeing, and inclusion themes.</p>	<p>General</p>	<p>Policy wording amended.</p>
<p>The policy uses the equivocal “should” rather than the definite “must”, and echo the SA’s observation that health inequalities are not explicitly recognised in this suite of policies.</p>	<p>General</p>	<p>No policy amendments required.</p>
<p>This policy is welcome and the opportunities it brings for food to play a part in our green and blue infrastructure. Would welcome reference to these opportunities through adding the following to point f. increase opportunities for healthy living through provision of space for food growing and landscaping that include plants that produce fruit, nuts and seeds.</p>	<p>General</p>	<p>No policy amendments required.</p>
<p>Multiple worded comments suggest the policy specifically ‘protect and enhance’ is contradictory with greenfield sites being developed and proposed for housing. Namely Stainsby (Mandale Meadow), Newham Hall and Cavendish Road.</p>	<p>General</p>	<p>Middlesbrough would not be able to achieve its identified housing requirement on brownfield sites alone. The development of some greenfield sites would be required.</p>

<p>Similarly, a road through Mandale meadow will cause damage to existing green and blue infrastructure.</p>		
<p>Policy GR1 should be amended to include a reference to a 10% net gain as set out in the Environment Act to ensure that the policy is consistent with national policy.</p>	<p>General</p>	<p>Achievement of Biodiversity Net Gain is set out in Publication Local Plan Policy NE1, with requirements regarding biodiversity also set out in other policies such as NE5, NE7 CR2, and CR3. No policy amendments required.</p>
<p>This policy isn't currently justified nor consistent with other policies contained in the draft Local Plan, such as Policy HO4a criteria n which states that development should 'retain mature trees where possible'. As such, for consistency and to ensure compliance with Paragraph 35b of the NPPF, Policy GR1 should be amended to allow for flexibility and read as follows:</p> <p>Protect, enhance and restore existing green and blue infrastructure features where possible.</p>	<p>General</p>	<p>No policy amendments required to address this point.</p>
<p>Policy GR1 further states that development should 'make contributions towards the establishment, enhancement and on-going management of Green and Blue infrastructure'. However, this has not been accounted for in the Council's Local Plan Viability Appraisal (2018) and so until this has been provided, this criterion is not justified and should be amended to include 'where appropriate and subject to viability'.</p>	<p>General</p>	<p>No policy amendments required.</p>
<p>Policies GR1, GR5 and GR6 in association with Local Nature Recovery, Biodiversity Net Gain, protecting and enhancing biodiversity and water quality could be addressed through woodland creation in line with</p>	<p>General</p>	<p>No policy amendments required.</p>



tree planting targets where appropriate.		
The Council should ensure that the policy wording is sufficiently flexible to recognise that green and blue infrastructure should be encouraged and delivered, where possible and assessed on a site-by-site specific basis.	General	No policy amendments required.
Would like to see the green and blue infrastructure recognised for the part it plays in the cultural heritage of the town; this is particularly the case given we have such good early historic evidence of our Landscape through the Lordship Map in the Dorman Museum.	General	Policy wording has been amended to make reference to the historic environment.
There is currently no strategy to actively expand Local Wildlife Sites that I'm aware of – hoping that they can at least be managed better and at some point all 'well managed' – has there been a strategic look from the Council about connecting sites through the town i.e. a plan with clear outcomes.  In the medium to long-term more biodiverse public green space should be cheaper to manage as well as more resilient in the face of climate change – in the short term Middlesbrough has access to grants to help it get the correct equipment and training for public spaces.	General	No policy amendments required. These matters are addressed in other policies.
How does the Council intend to achieve a bio-diversity net gain of 10%. Please indicate how this will be achieved for each of its housing allocations, that has not yet been given planning permission, with more than 200 proposed houses.	General	Achievement of Biodiversity Net Gain is set out in Policy NE1, with requirements regarding biodiversity also set out in other policies such as NE5, NE7, CR2, and CR3.
How does the Council, as a Competent Authority justify the pollution of the Teesmouth and Cleveland SPA / RAMSAR site,	General	Development proposals that fall within the scope of Nutrient Neutrality will need to comply

without having any mitigating nutrient neutrality measures in hand.		with Publication Local Plan Policy NE8.
Please indicate how the development of green field sites amounting to over 8000 houses reconciles with a climate emergency.	General	The Local Plan will be the statutory development plan, and has been prepared in accordance with legislation and national planning policy.
The reference to swift bricks in the Green Infrastructure checklist is very welcome, implementing paragraph 023 of NPPG Natural Environment 2019, but more detail is required for effective implementation. Therefore, please add to the policy: Swift bricks to be installed in new developments including extensions, in accordance with best-practice guidance such as BS 42021 or CIEEM which require at least one swift brick per home on average for each development. Artificial nest cups for house martins may be proposed instead of swift bricks where an ecologist specifically recommends it.	General	No policy amendments required.

## Policy GR2 Green Wedges

Summary of issues raised	Statutory or general consultee	Response
Request that particular consideration be undertaken to protect Green Spaces in: Church Lane - The Nunthorpe community asks Middlesbrough Council to acknowledge the creative development of Triangle Wood by zoning the adjacent field as a Local Green Space in addition to its designation relating to nutrient neutrality. Muirfield Park - The Nunthorpe community welcomes that Muirfield Park has not been	Statutory	The Council does not consider it appropriate to designate these sites as Local Green Space.

<p>zoned for housing, but requests that the space be positively zoned as a Local Green Space. Conservation Area - The preservation of the entire Conservation Zone is welcome, including the area Southwest of Grey Towers Farm which has recently been the subject of a planning application.</p>		
<p>Policy GR2 Green Wedges, goes against the Stainton and Thornton adopted Neighbourhood Plan, Policy ST8: Design Principles for New Residential Developments Part 1 section 6 Avoid contributing to the coalescence of Stainton and Thornton with other areas of Greater Middlesbrough and surrounding urban areas.</p>	<p>Statutory</p>	<p>The Green Wedges have been reviewed alongside the broader development requirements that the plan seeks to address. It is necessary to change the Green Wedge designations in a number of places.</p>
<p>Acklam Hall Estates land north of Acklam Hall (ACK3) is identified as part of a wider Green Wedge which is located within the urban area of Middlesbrough, and it is considered that it does not meet the requirements of these policies and therefore should not be allocated as such, specifically but it does not fulfil the function of preventing the merging of neighbourhoods, and the site no longer performs any formal green infrastructure or recreational function. (Para 6.12) There is no reason why the Council's assessment should have changed between 2017 and now. The site should therefore be removed from the green wedge designation.</p>	<p>General</p>	<p>No policy amendments required. The most recent Green Wedge assessment recommends that this area be included in the Green Wedge.</p>
<p>As currently worded, the requirements of part e) are unclear, with the wording suggesting that all of the requirements of Policy GR3, which specifically relates to existing Open Space as defined on the policies map, would apply to every Green Wedge site.</p>	<p>General</p>	<p>Policy wording amended.</p>

Suggest that the wording ‘where applicable’ be applied to part e) to clarify this matter.		
Would like to see additional text be added to the policy wording setting out that Green Wedges will not be removed from the Local Plan in future reviews without having undertaken an open space/green wedge review first which will be consulted upon as part of the plan making process.	General	The Green Wedge Study was undertaken in 2023, and made available here <a href="#">Evidence library   Middlesbrough Council</a> , the report has been used to inform the DLP.
Policy GR2 should be amended to indicate that Green Wedges adopted in the Council’s 2014 Local Policies Plan should remain undisturbed.	General	The Green Wedge Study was undertaken in 2023, and made available here <a href="#">Evidence library   Middlesbrough Council</a> , the report has been used to inform the Publication Local Plan.
Multiple comments that suggest the policy is contradictory to proposed developments being allocated on areas that could be green wedge allocations. Specifically Mandale Meadow and land at Cavendish Road.	General	The Green Wedges have been reviewed alongside the broader development requirements that the plan seeks to address. It is necessary to change the Green Wedge designations in a number of places.
Policy GR2 Green Wedges - needs removing as The Council cannot promise to protect and enhance Green Wedges but then allow development within Green Wedges.	General	The Green Wedges have been reviewed alongside the broader development requirements that the plan seeks to address. It is necessary to change the Green Wedge designations in a number of places.
Protect all remaining green wedge allocations as village green or LGS status.	General	The Green Wedges have been reviewed alongside the broader development requirements that the plan seeks to address. It is necessary to change the Green Wedge designations in a number of places. It is not considered appropriate to designate these areas as suggested.

### Policy GR3 Existing Open Space, Sport and Recreation Facilities

Summary of issues raised	Statutory or general consultee	Response
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<p>With regard to criterion (b) Enhancement - propose that reference to suitable criteria would strengthen the application of this policy.</p>	<p>Statutory</p>	<p>No policy amendments required.</p>
<p>With regard to criterion (c) note the council's GBI Strategy reference to the critical importance of the local community in terms of GBI design, delivery and optimal use. Propose that this criterion is amended to include suitable reference to input from the local community in order not to inadvertently undermine existing locally valued areas of open space and provide scope for feedback on the merits of proposed alternative GBI/open space.</p>	<p>Statutory</p>	<p>No policy amendments required.</p>
<p>Object to the fact that a designation of Local Green Space has been proposed to the north of the allocation of HO4a Stainsby.</p>	<p>General</p>	<p>Once the Country Park has been provided the Council considers that it would be appropriate to designate this as Local Green Space. The designation will happen only once the Country Park is provided.</p>
<p>The land to the north of Acklam Hall (ACK3) is identified as existing open space, sports and recreational facilities under draft policy GR3 of the emerging Local Plan. The site is privately owned and does not form any function as open space and it is therefore considered that the site should not be identified as open space on the proposals map.</p>	<p>General</p>	<p>Green wedges may include green space in private ownership to which the public has no right of access but is considered important for its visual amenity value and/or its ecological value.</p>
<p>It is considered that for clarity and to aid decision making additional text should be added to the final paragraph to read 'A proposal that results in the whole or partial loss of a Local Green Space or would undermine the reasons for its designation will not be supported unless there are very special circumstances, in</p>	<p>General</p>	<p>No policy amendments required.</p>

accordance with national planning policy which sets out that Local Green Space should be consistent with Green Belt.'		
Multiple comments that request green space be saved as it is important to Middlesbrough's residents. Specifically green space such as Mandale meadow should not be lost to development.	General	The Publication Local Plan identifies open space designation where the Council considers it appropriate.
It is suggested that the parcels of land to the east and to the west of Newham Hall should be designated as Local Green Space.	General	It is not considered appropriate to designate these areas as suggested.

### Policy GR4 New Open Space, Sport and Recreation Provision

Summary of issues raised	Statutory or general consultee	Response
Scope exists for the policy to refer to the Council's GBI Strategy and action plan. Propose the policy makes clear this reference source.	Statutory	The policy states 'in accordance with Policy NE1', which identifies the need for development to (criterion i) have regard to the requirements of the GBI Strategy and Action Plan, including the GBI checklist.
Where proposals for new open spaces or sport/recreation facilities are not part of a broader planning application, they may be considered a 'project' in their own right. Recommend that you're the Council considers if this policy should reference policy GR6 (Nutrient Neutrality) and the need to undertake a Habitats Regulations Assessment for proposals that could result in additional nitrogen entering the Tees hydrological catchment.	Statutory	No policy amendments required.
Would welcome reference to opportunities for food growing within this policy.	General	No policy amendments required.
Policy GR4 states that new open space should be integral and central to the design of new	General	No policy amendments required.

developments. Policy GR4 contradicts Policy HO4a criteria which states that other open space should be provided throughout the development.		
Policy GR4 Criteria states that a new country park and playing pitches should be delivered as part of the Stainsby allocation. Developers should only be responsible for providing what is required within their phase under pending applications.	General	No policy amendments required.
There are no allotments allocated for in the local plan	General	No policy amendments required. Allotments have been identified for protection where appropriate.
Policy GR4 states that new open space should be integral and central to the design of new developments. To ensure that Policy GR4 is effective, the Council should stipulate the requirement for open space provision on allocated sites. For instance, the Council could adopt a similar approach to that taken by Sunderland City Council and set out the minimum amount of open space in hectares to be provided per number of bedspaces created through the development.	General	Policy NE4 Criterion a-i identify new open space and sport and recreation facility requirements for specific allocations within Plan. No policy amendments required
Objection to Criteria f. regards the need for a play area, and requests the requirement be removed here and Policy HO4p.	General	No policy amendments required.
Multiple comments regards the loss of Mandale Meadow, specifically in the respect that there is ample existing open space without any of the new proposals. Suggestions to leave is as it is, new open space is not required.	General	No policy amendments required.

## Policy GR5 Biodiversity and Geodiversity

Supporting text comments

Summary of issues raised	Statutory or general consultee	Response
Council does not have a specific policy on BNG but has included detail in the supporting text. Strong recommendation that Council consider adding a policy to set out the requirements of BNG and how the delivery of BNG will be spatially prioritised to contribute to the Tees Valley LNRS and your authority's GBI Strategy.	Statutory	New Publication Local Plan Policy NE7 deals with BNG.
You have stated "Within the Middlesbrough boundary is the Teesmouth and Cleveland Coast SPA which is also a 'Ramsar' site and has international protection". This should be corrected to reflect the fact that the SPA and Ramsar boundaries are not the same and that the areas of the SPA that are also a Ramsar site are not located within the Middlesbrough boundary.	Statutory	Text amended.
You have stated "The Teesmouth and Cleveland Coast Special Protection Area (the SPA) is a complex of discrete coastal and wetland habitats centred on the Tees estuary". We recommend amending this sentence to include reference to the Teesmouth and Cleveland Coast Ramsar site, as well as SPA. It may be simplest to refer to the Teesmouth and Cleveland Coast SPA/Ramsar throughout the Local Plan.	Statutory	Text amended.

Summary of issues raised	Statutory or general consultee	Response
The reading of the different narrative sections seems quite standalone and disjointed. There is an opportunity for this policy to be more cohesively linked and	Statutory	Policy wording has been revised and split into Publication Local Plan Policies NE5 and NE6 to address this point.



<p>help to drive other policies. The descriptions of the international, national, and local sites are great, but it would read better if they were moved before the sections on BNG and Local Nature Recovery Strategies (LNRS). This would mean that the context of the important sites that are located in Middlesbrough, including the importance of biodiversity and geodiversity, are stated first, which would better lead into how BNG and LNRS will aim to protect and enhance these sites.</p>		
<p>This policy does not give adequate weight to protected species as the policy focuses heavily on statutory and non-statutory designated sites. Despite mentioning species and habitats of principal importance, there is no mention of these within the policy and how it will ensure their protection and retention. As an example, there is an important urban population of water vole in the watercourses throughout Middlesbrough. The policy could be strengthened by putting forward a position of ‘no development’ within a buffer around the watercourses.</p>	<p>Statutory</p>	<p>Policy wording has been revised and split into Publication Local Plan Policies NE5 and NE6 to address this point.</p>
<p>Point C, which discusses locally important sites, could be improved by including within the policy, or in its supporting narrative, an example of the sites that this local plan is aiming to protect.</p>	<p>Statutory</p>	<p>Policy wording has been revised and split into Publication Local Plan Policies NE5 and NE6 to address this point.</p>
<p>The sentence in the policy which states ‘opportunities to de-culvert watercourses will be encouraged’ could be improved by changing it to ‘opportunities to de-culvert and/or to restore the natural form and processes of watercourses will be encouraged.’ This point of the policy could also go into</p>	<p>Statutory</p>	<p>Policy wording has been revised and split into Publication Local Plan Policies NE5 and NE6 to address this point.</p>

<p>further to detail on which proposals should seek these opportunities and in which situations.</p>		
<p>This policy should also include reference to invasive non-native species (INNS), which are currently not considered. The policy should include a stipulation that any development on a site demonstrated to have INNS present, should include a robust plan for their treatment and removal to prevent their spread.</p>	<p>Statutory</p>	<p>Policy wording has been revised and split into Publication Local Plan Policies NE5 and NE6 to address this point.</p>
<p>The relevant legislation is not specified in this policy. You may wish to consider including reference to the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981, and (although not legislation) the National Planning Policy Framework.</p>	<p>Statutory</p>	<p>Supporting text has been revised to include reference to legislation.</p>
<p>With regard to the introductory text – recommend that the mitigation hierarchy is set out in three separate sentences to avoid any misunderstanding that mitigation and compensation can be considered simultaneously. It also would strengthen the policy to specify that compensation will only be relevant in exceptional circumstances.</p>	<p>Statutory</p>	<p>Supporting text has been revised.</p>
<p>With regard to criterion “a. Internationally important sites” - Clear reference should be made to the need to undertake a Habitats Regulations Assessment and what that process involves, including Stage 1 (screening for likely significant effects), Stage 2 (appropriate assessment), Stage 3 (Derogations).</p>	<p>Statutory</p>	<p>Policy wording has been revised and split into Publication Local Plan Policies NE5 and NE6 to address this point.</p>
<p>With regard to criterion “a. Internationally important sites” - Clear reference should be made to the relevant strategic document that sets out your authority’s approach to managing</p>	<p>Statutory</p>	<p>Policy wording has been revised and split into Publication Local Plan Policies NE5 and NE6 to address this point.</p>

<p>recreational impacts to coastal designated sites. In addition, the 6km buffer that is referenced here is not clearly on the draft Policies Map. This should be corrected.</p>		
<p>With regard to criterion “a. Internationally important sites” - Additional clarity is needed regarding your statement about nutrient neutrality. ‘Nutrient Neutrality’ is a strategic approach to mitigating the impacts of new overnight accommodation, which enables this type of development to be progressed whilst preventing additional nutrients reaching the affected designated site. However, all development types that result in additional nutrients being discharged into a relevant hydrological catchment should be assessed through the HRA process. This includes agricultural, industrial and commercial developments. Some of which may not be able to fully mitigate their impacts and your authority may need to consider if they should be progressed to Stage 3 of the HRA. Non-residential developments should be considered on a case-by-case basis.</p>	<p>Statutory</p>	<p>Policy wording has been revised and split into Publication Local Plan Policies NE5 and NE6 to address this point.</p>
<p>Air quality impacts to internationally designated sites are referenced in the supporting text to GR5 but this is not mentioned or elaborated on in the policy text. It would strengthen the policy if a specific criterion were added to clarify your approach to air quality impacts and if a strategic approach can be taken.</p>	<p>Statutory</p>	<p>No changes required.</p>
<p>Object with regards to the proposed designation of a Local Wildlife Site to the north of the Stainsby allocation under Policy HO4a, as concerned that there is no evidence or justification provided to include it within the</p>	<p>General</p>	<p>No policy amendments required.</p>

<p>retained allocation, and is not a requirement of the adopted Local Plan.</p>		
<p>Green and Blue Infrastructure contains limited information relating to woodland creation or tree planting. Policies GR1, GR5 and GR6 in association with Local Nature Recovery, Biodiversity Net Gain, protecting and enhancing biodiversity and water quality could be addressed through woodland creation in line with tree planting targets where appropriate.</p>	<p>General</p>	<p>Policies NE4 and specific housing allocation policies provide criteria which identify creation of new open space etc. No policy amendments required.</p>
<p>Disappointed that the policy does not set a minimum requirement for deliverable biodiversity net gain in line with the Environment Act - which is recognised in the supporting text. The Council should remove the words 'wherever possible' from the second paragraph, especially as by the time the Local Plan is adopted small sites will also be expected to deliver BNG.</p> <p>The Council should be ambitious and strive for a much more progressive % target, e.g. a minimum of 20% on larger sites.</p>	<p>General</p>	<p>Achievement of Biodiversity Net Gain is set out in Policy NE1, with requirements regarding biodiversity also set out in other policies such as NE5, NE7, CR2, and CR3.</p> <p>No policy amendments required.</p>
<p>NPPF indicates that plans should distinguish between the hierarchy of international, national and locally designated sites; Councils should allocate land with the least environmental or amenity value. What evidence can the Council produce to illustrate that it has undertaken an objective assessment of its alternative housing allocations, taking account of the SPA / RAMSAR site?</p>	<p>General</p>	<p>Work on a Habitats Regulation Assessment has been undertaken and forms part of the evidence base for the Publication Local Plan.</p>
<p>Various comments regards Mandale Meadow and the loss of wildlife/flora/fauna should the proposed elements go ahead. Specifically, no amount of</p>	<p>General</p>	<p>Policy HO4a, sets out various criterion to protect and enhance our green and blue infrastructure. Criteria m, more specifically identifies that development proposals should</p>

mitigation will replace the existing biodiversity.		enhance the wildlife site in the north of the site and provide compensatory provision for any loss of habitat required for highway access.
The policy is contradictory to the Hemlington Grange proposal, as it will see the loss of existing woodland.	General	The Hemlington Grange proposal is being brought forward in line with the outline planning approval.
Given the housing allocations are on Greenfield sites, with established habitats, the policy is contradictory.	General	Middlesbrough would not be able to achieve its identified housing requirement on brownfield sites alone. The development of some greenfield sites would be required. A balanced approach has been taken to ensure development can take place whilst protecting and enhancing habitats as appropriate.

### Policy GR6 Nutrient Neutrality Water Quality Effects

Summary of issues raised	Statutory or general consultee	Response
A point within the policy refers to the creation of constructed wetlands as a provision of alternative mitigation for nutrient impacts. This represents an excellent opportunity for BNG and the creation of functional sites that support protected species. This policy could be strengthened by linking back to other policies in the Local Plan more directly. If competent and experienced conservation bodies and/or consultants are engaged, it could result in multiple benefits such as the creation of habitat of principal importance (such as reedbed) and deliver benefits for flood risk.	Statutory	No policy amendments required.

<p>The sentence within this policy that states “permission will only be granted where effects can either be excluded or, if that is not possible, appropriately mitigated” could be improved by adding further detail as to how it is expected to be appropriately mitigated. The current wording may be subject to interpretation.</p> <p>Equally, the sentence: “when making planning decisions which may affect these sites”, could be reworded or include information to explain what is meant by ‘these sites.’</p>	<p>Statutory</p>	<p>Policy amended to refer to “protected sites”.</p>
<p>Recommend that this policy also notes that development should not create a pathway for nitrates to enter and impact groundwater.</p>	<p>Statutory</p>	<p>Policy wording amended.</p>
<p>The policy states: “The provisions of the Regeneration and Levelling Up Act 2023 include a duty for water authorities in nutrient neutrality areas to upgrade their waste treatment works by 2030. This will help ensure nitrogen is removed before it is discharged into affected rivers. Once these upgrades are in operation, it is expected that the requirements of the habitats regulations, in respect of Nutrient Neutrality, will be satisfied.” This statement is incorrect and should be corrected. The upgrades to wastewater treatment works are not expected to fully mitigate the additional nitrogen from new overnight accommodation proposals nor are these upgrades necessarily relevant to other development types.</p>	<p>Statutory</p>	<p>Policy wording amended.</p>
<p>The Nutrient Neutrality Budget Calculator was updated following the publication of the Notice of Designation of Sensitive Catchment Areas 2024.</p>	<p>General</p>	<p>Policy wording amended.</p>

<p>The updated calculator accounts for the water treatment works due to be upgraded by 2030. Therefore, recommend that the Council revisits its reference to 'Any mitigation for Nutrient Neutrality must be provided 'in perpetuity'...' as the measures referred to at sub-section b) would not need to be provided only until April 2030.</p> <p>It is important that planning decisions continue to be taken based on material planning considerations. The need for mitigation in perpetuity is no longer appropriate.</p> <p>This policy places a lot of emphasis on the development industry to protect water quality, to ensure water resources, to protect the environment and to create nutrient neutrality, whereas most of the actual responsibility for these elements will be reliant on the work of the water industry.</p>		
<p>The Council may also want to update paragraph 6.27 of the justification text in light of the latest policy and guidance in relation to biodiversity net gain.</p>	<p>General</p>	<p>Supporting text amended and new Policy NE7 Biodiversity Net Gain.</p>
<p>The Local Plan Viability Assessment (2018) evidence base has not been updated to reflect the presence of Nutrient Neutrality, which can have a significant impact on the viability of sites being delivered in the authority. Recommend the Local Plan Viability Assessment (2018) is updated to reflect the above</p>	<p>General</p>	<p>The Publication Local Plan has been informed by a new Local Plan Viability Assessment (2024)</p>
<p>Policies GR1, GR5 and GR6 in association with Local Nature Recovery, Biodiversity Net Gain, protecting and enhancing biodiversity and water quality could be addressed through woodland creation in line with</p>	<p>General</p>	<p>No Policy amendments required.</p>

<p>tree planting targets where appropriate.</p>		
<p>Do not consider the policy is necessary for inclusion within the Local Plan. Nutrient loading is already controlled without the addition of a Local Plan policy which could place unnecessary controls on something which is evolving very quickly. It is possible that other solutions to Nutrient Neutrality emerge which the policy does not currently recognise. In its current form Policy GR6 is therefore not considered sound due to its conflict with national policy as per NPPF paragraph 35.</p>	<p>General</p>	<p>Policy retained with amended wording.</p>
<p>Additional flexibility in the policy wording to allow developers to reassess should the circumstances change, for example if the national circumstances change again.</p>	<p>General</p>	<p>Policy wording amended.</p>
<p>The criteria set out within the policy to achieve mitigation for nutrient neutrality should be hierarchical e.g.          ‘A – the provision of alternative mitigation on site, that could include: i. changing the use of land [...]; ii the development of infrastructure that removes [...]          B – the provision of alternative mitigation off-site;          C – The purchase of credits from the Natural England Mitigation Scheme.’          Whilst it is recognised that credits are a form of off-setting, the aim should be for nutrients to be removed from any discharge into the River Tees or tributaries, As such the opportunity to purchase credits, whilst necessary should be a last resort.</p>	<p>General</p>	<p>Policy wording amended in some parts, but do not agree this needs to be hierarchical as suggested.</p>
<p>Council owned land shown on the Policies map south of Newham Hall does not meet the</p>	<p>General</p>	<p>The land has been used for agriculture immediately prior to its consideration for Nutrient</p>



<p>definition of agricultural land. It is classified as historic parkland, being part of the Grade 2 listed Newham Hall estate of John Mills. As such, the designation should be removed, and grazing returned to the historic parkland.</p> <p>An objection is submitted that the GR6 allocation insofar as it pertains to land to the south of Newham Hall should be deleted from the Policies Map.</p> <p>Following on from the above, as set out in other responses, the respondent considers that on all greenfield housing allocations the requirement should be that nutrient neutrality be delivered within the extent of the housing allocation and development limits.</p>		<p>Neutrality. The designation will be retained.</p> <p>It is not possible to place such a restriction on land through policy. Mitigation for Nutrient Neutrality must accord with the legislation. The Council has already agreed an approach to achieve Nutrient Neutrality on its land holdings and the Local Plan seeks to safeguard this approach.</p>
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## Policy GR7 Climate Change and Flood Risk

Summary of issues raised	Statutory or general consultee	Response
<p>It may be more appropriate to include impacts to water quality within a different or more focused policy in the Local Plan, rather than be included here.</p>	<p>Statutory</p>	<p>Policy structure has been amended. Publication Local Plan Policy NE9 Climate Change and NE10 Flood Risk and Water Management.</p>
<p>The title of the supporting chapter that accompanies this policy is titled 'Climate Change, Flood Risk and Water Management', whilst the policy title seems to omit the 'water management' point. We would recommend that this wording is included within the policy title.</p>	<p>Statutory</p>	<p>Policy structure has been amended.</p>
<p>This policy could include, or within its supporting narrative, references to minimising the risk of pollution as per Section 85 of the Water Resources Act 1991</p>	<p>Statutory</p>	<p>No policy amendments required.</p>
<p>It should be noted in the policy narrative that the stretch of the River Tees in this area is a</p>	<p>Statutory</p>	<p>Supporting text amended.</p>

<p>tidal/transitional waterbody. New drainage systems within the estuary must ensure no erosion, scour or loss of WFD higher and lower sensitivity habitat where possible. This may involve designing scour protection at outfall sites.</p>		
<p>Point E of this policy has missed a circumstance where a Flood Risk Assessment (FRA) is required. Government guidance also states that an FRA is required for developments less than 1ha in size in Flood Zone 1, including a change of use in development type to a more vulnerable class (for example from commercial to residential), where they could be affected by sources of flooding other than rivers and the sea (for example surface water drains or reservoirs).</p>	<p>Statutory</p>	<p>Publication Local Plan Policy NE10 sets out amended approach.</p>
<p>Middlesbrough has areas at risk of groundwater flooding, however, flood risk from this source is overlooked within this policy. The opening line of this policy could be improved by stating: 'Flood risk from all sources will be taken into account at all stages in the planning process to avoid inappropriate development in areas at current or future risk'.</p>	<p>Statutory</p>	<p>Publication Local Plan Policy NE10 sets out amended approach.</p>
<p>Point F i-iii in this policy includes the wording 'or where not reasonably practicable'. Would recommend changing this wording to 'or where not suitable'. This would then cover where the land is unlikely to be suitable for drainage or where the land use poses a high pollution risk.</p>	<p>Statutory</p>	<p>Publication Local Plan Policy NE10 sets out amended approach.</p>
<p>Paragraph 6.51 within this policy narrative explains that opportunities will be sought, where possible, to maintain and</p>	<p>Statutory</p>	<p>No changes required.</p>

<p>enhance the biodiversity and habitat of watercourses through protecting or restoring natural channel morphology. This is welcomed, but it could be strengthened by providing further details of how the plan will aim to achieve this. The Local Plan could be more ambitious by outlining a dedicated plan or policy which details how watercourses will be improved, which watercourses will be improved, and what measures will be taken to improve riverine habitat for aquatic species.</p> <p>Paragraph 6.51 could also be strengthened by replacing 'wherever possible' with 'measures must be identified', or an alternative action must be identified if measures are robustly assessed as not possible</p>		
<p>Recommend adopting suitable policies that address the wider impacts of climate change and how to become climate resilient regarding these wider impacts.</p>	<p>Statutory</p>	<p>Publication Local Plan Policy NE10 sets out amended approach.</p>
<p>SuDS have mainly been described as means to address flood risk, omitting the potential of strategic nature based solutions to contribute to wider climate change resilience.</p>	<p>Statutory</p>	<p>Publication Local Plan Policy NE10 sets out amended approach.</p>
<p>In this policy no consideration is given to the potential use of other nature based solutions for climate mitigation and adaptation e.g. woodland creation.</p>	<p>Statutory</p>	<p>Publication Local Plan Policy NE10 sets out amended approach.</p>
<p>Recommend the consideration and inclusion of "resilience" in this policy. As per supporting paragraph 6.43 water is also a finite resource and should be used efficiently. Although the North East is not classed as an existing water stretched region, we are mindful of the need to</p>	<p>Statutory</p>	<p>Publication Local Plan Policy NE10 sets out amended approach.</p>

<p>build resilience into new development wherever possible. Population growth, rising water use, and climate change are increasingly affecting water resources across the UK. If water efficiency action is not increased, the UK could be hit by water shortages by 2050. Recommend that the emerging Local Plan makes clear policy reference to water efficiency measures.</p>		
<p>Mandale Road, and the A19 between the A66 and A174 are prone to flooding, a road through Mandale Meadow would exacerbate these existing issues.</p>	<p>General</p>	<p>Work on a Strategic Flood Risk Assessment has been undertaken and forms part of the evidence base for the Publication Local Plan.</p>
<p>Concerns raised around flooding with numerous housing sites proposed on greenspaces. More specifically, numerous concerns re. Mandale Meadow</p>	<p>General</p>	<p>Work on a Strategic Flood Risk Assessment has been undertaken and forms part of the evidence base for the Publication Local Plan.</p>

## Policy GR8 Renewable and Low Carbon Energy

Summary of issues raised	Statutory or general consultee	Response
<p>Concerned that the policy provides little detail on adapting buildings to increase energy efficiency including retrofit. Whilst we are supportive of the urgent need to address climate change impacts, careful consideration must be given to the impact of proposals on heritage assets.</p> <p>Suggest a separate policy on energy efficiency within existing buildings including the role of embodied carbon.</p>	<p>Statutory</p>	<p>Chapter 3 Creating Quality Places, specifically Policies CR1, CR2 and CR3 require development to adapt to and minimise the likely impacts of climate change, by seeking to achieve zero carbon buildings and incorporating energy efficiency measures into the fabric of a building.</p> <p>Policy CR3 requires a Heritage Impact Assessment for development affecting a heritage asset.</p> <p>The policies in the Historic Environment Chapter will also be</p>

		used to consider proposals affecting heritage assets.
The policy could be strengthened by including further narrative on the importance and benefits of renewable energy. This policy targets standalone energy installations, such as solar and wind farms, but further narrative and information could be provided on supporting and encouraging house-holder renewable energy installations.	Statutory	Chapter 3 Creating Quality Places, specifically Polices CR1, CR2 and CR3 require development to adapt to and minimise the likely impacts of climate change, by seeking to achieve zero carbon buildings and incorporating energy efficiency measures into the fabric of a building.
Point A within this policy should be amended to state that renewable and low-carbon energy development should be located and designed to also avoid unacceptable significant adverse impacts on land and water (surface and groundwater), in addition to those already listed.	Statutory	Policy wording amended.
This policy and/or supporting narrative has the opportunity to actively promote low carbon construction techniques and materials. A target could also be set for carbon capture projects, for example, increased tree planting, becoming an early connector into the Tees Cluster H2 production network and the Tees Cluster biogas producers, and aim to convert all offices to zero or low emissions.	Statutory	Chapter 3 Creating Quality Places, specifically Polices CR1, CR2 and CR3 require development to adapt to and minimise the likely impacts of climate change, by seeking to achieve zero carbon buildings and incorporating energy efficiency measures into the fabric of a building.
With regards to criterion “a.” - Recommend that the term “wildlife” is replaced with a broader term for the natural environment. For example, it may be better to use the phrase ‘biodiversity and geodiversity’	Statutory	Policy wording amended.
The policy reads more negatively than should be the case for a policy relating to renewable / low carbon energy. Furthermore, it does not take account of the planning balance	General	Chapter 3 Creating Quality Places, specifically Polices CR1, CR2 and CR3 require development to adapt to and minimise the likely impacts of climate change, by seeking to achieve zero carbon

<p>that proposals should be considered against; whereby adverse impacts are considered appropriately against a scheme's wider benefits. As such, it could be bolstered to:</p> <ol style="list-style-type: none"> <li>1. explicitly set out the Council's support for the development of low carbon energy; and</li> <li>2. include appropriate caveats to ensure the planning balance is considered</li> </ol>		<p>buildings and incorporating energy efficiency measures into the fabric of a building. No policy changes required.</p>
<p>Criterion C should be added to strengthen the policy and be considered sound to read: 'any adverse cumulative impacts of proposals including to key vistas and the important setting of the North York Moors National Park,'</p>	<p>General</p>	<p>No policy changes required.</p>
<p>Numerous comments to suggest renewable energies such as solar panels, should be a requirement for all new housing.</p>	<p>General</p>	<p>Chapter 3 Creating Quality Places, specifically Policies CR1, CR2 and CR3 require development to adapt to and minimise the likely impacts of climate change, by seeking to achieve zero carbon buildings and incorporating energy efficiency measures into the fabric of a building.</p>

## Chapter 7 – Physical, Social and Environmental Infrastructure

### Policy IN1 Strategic Infrastructure Provision

Summary of issues raised	Statutory or general consultee	Response
There is need for an evidence base approach to infrastructure identification and the need to demonstrate that such infrastructure is deliverable and able to be funded.	Statutory	The Publication Local Plan has been informed by the Infrastructure Delivery Plan. By establishing what infrastructure needs to be delivered to accommodate the planned levels of economic and housing growth, the IDP will help ensure that new development is supported by appropriate infrastructure.
No reference is made to improve road infrastructure to accommodate the extra developments. These sites should not be allocated/approved, until the Stainton Way Western Extension is fully implemented, and full traffic surveys are carried out to be ensure the road infrastructure is able to accommodate the extra traffic (Policy IN2, d i, ii and iii)	Statutory	The Publication Local Plan has been informed by the Infrastructure Delivery Plan. By establishing what infrastructure needs to be delivered to accommodate the planned levels of economic and housing growth, the IDP will help ensure that new development is supported by appropriate infrastructure.
Concerns raised with a draft policy that there is currently no evidence for at this stage with regards to the Infrastructure Delivery Plan (IDP). Reserve the right to comment upon publication of an up to date IDP.	General	The Publication Local Plan has been informed by the Infrastructure Delivery Plan. By establishing what infrastructure needs to be delivered to accommodate the planned levels of economic and housing growth, the IDP will help ensure that new development is supported by appropriate infrastructure.
There should be no additional housebuilding until the road networks have been improved	General	The Publication Local Plan has been informed by a Transport Study, alongside the Council's Integrated Transport Strategy. This evidence identifies the impacts that the proposed levels of housing and economic growth would have, taking into account proposed mitigation measures. The Council considers this

		approach to be acceptable in terms of impacts to the highway.
Additional infrastructure needs should be funded by developers, with public monies used for residents.	General	Policy CR4 Developer Contributions, sets out the requirements a developer will need to contribute towards as a consequence of a development. The level of development will be commensurate with the nature and scale of the proposal.

## Policy IN2 Integrated Transport Strategy

Summary of issues raised	Statutory or general consultee	Response
A more robust inclusion of the Nunthorpe area is needed within the Transport Strategy as transport links are important in this area. The nearest District Centre being some distance from the village.	Statutory	The policy sets out the ambitions of an integrated and sustainable transport strategy for Middlesbrough collectively and within the wider Tees Valley. It would not be appropriate to specifically reference Nunthorpe here.
Would welcome reference to the England Coastal Path, which extends along a significant stretch of the riverside (from just east of the A66/A171 roundabout as far as the A1032 bridge crossing.	Statutory	The Council does not consider it appropriate to reference the Coastal Path in this policy, which reflects the adopted Integrated Transport Strategy.
The Council has been unable to deliver the infrastructure requirements set out in the 2014 HLP, required to support the housing allocations identified for South Middlesbrough, in particular the Stainton Way Western Extension, Ladgate Lane link road and the Nunthorpe Park and Ride, yet no reference is made to the implications arising from this and the impact of potential new housing allocations (Policy IN2, IN3)	General	The Publication Local Plan has been informed by the Infrastructure Delivery Plan. By establishing what infrastructure needs to be delivered to accommodate the planned levels of economic and housing growth, the IDP will help ensure that new development is supported by appropriate infrastructure.
The proposed greenfield site allocations in the draft Local Plan will exacerbate already significant traffic issues associated with the	General	The Publication Local Plan has been informed by the Infrastructure Delivery Plan. By establishing what infrastructure



<p>A19/A174/A1130 roads, and should not be approved, until the Stainton Way Western Extension is fully implemented, to accommodate the extra traffic (Policy IN2, d ii)</p>		<p>needs to be delivered to accommodate the planned levels of economic and housing growth, the IDP will help ensure that new development is supported by appropriate infrastructure.</p>
<p>Residents have been misinformed regards the SWWE providing a bus link.</p>	<p>General</p>	<p>The provision of bus routes through the Stainsby site are supported through Policy HO4a.</p>
<p>Policy IN2 is not in accordance with NPPF Paragraph 35b. Whilst developers can ensure new development scheme roads can be designed and constructed suitable to be bus penetrable, the more complex aspect is securing the bus operators commitment to serve the new development in perpetuity, due to the commercial reality that it may not be viable with a low critical mass of new residents unless delivering large scale allocations. Even then, bus usage will be limited at the early stage phases of development. Even with interim funding and Travel Plan incentives, it remains a challenge. As such, Policy IN2 should be amended to read ‘Enhancing and extending the accessibility to, and quality of the bus network where possible and viable, through...’ to allow an element of flexibility as the provision of a bus route is not essential to making a site accessible.</p>	<p>General</p>	<p>No policy amendments required.</p>
<p>With regards to paragraph d) we note that this aspect of Policy IN2 seeks to enhance road network capacity and traffic flows through implementing criteria i) – v) listed which includes reference to a package of junction improvements. Insufficient information on what this entails has been provided at this stage and request that this evidence base is presented. We would welcome consultation on</p>	<p>General</p>	<p>The Publication Local Plan has been informed by the Infrastructure Delivery Plan. By establishing what infrastructure needs to be delivered to accommodate the planned levels of economic and housing growth, the IDP will help ensure that new development is supported by appropriate infrastructure.</p>

<p>these measures, which it is assumed will take place within the IDP update. Whilst our clients have no issue with making contributions where evidenced and in line with the Regulation 122 of CIL regulations 2010, so that they meet all three of the requirements of being necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonable related in scale and kind to the development. Further regard has to be given to the NPPF paragraph 115 and whether the infrastructure works are required in order to avoid a severe impact on the highway network.</p>		
<p>Strong objection to the continuation of the SWWE linking the B1380 and the A1130 through the Stainsby development. The link road should be realigned to avoid the local nature reserve and local green space. Numerous comments SWWE will not alleviate traffic. It will become a rat run, will congest Mandale meadow further, and increase pollution</p>	General	No policy amendments required. This scheme is a key part of the Integrated Transport Policy, the site allocation in Policy HO4a and the adopted Stainsby Masterplan.
<p>Multiple comments regards the public bus service, and improvements that are needed to service particular routes.</p>	General	Criteria b of the policy sets out the requirements to enhance and extend the accessibility to, and quality of, the bus network through.
<p>Multiple comments regards poor existing cycle lanes (Linthorpe Road) and the need for additional/improved routes.</p>	General	Criteria a of the policy sets out the requirements to enhance and extend the accessibility to, and quality of, a safe pedestrian and cycle network.
<p>A need for more rail stops are needed to reduce road traffic and improve congestion.</p>	General	Criteria c of the policy sets out the requirements to enhance and extend the accessibility to, and quality of, the rail network
<p>General comments regards the unnecessary housebuilding, which will create more traffic problems.</p>	General	The Publication Local Plan has been informed by the Infrastructure Delivery Plan. By establishing what infrastructure needs to be delivered to

		<p>accommodate the planned levels of economic and housing growth, the IDP will help ensure that new development is supported by appropriate infrastructure.</p> <p>In addition, the Publication Local Plan has been informed by a Transport Study, alongside the Council's Integrated Transport Strategy. This evidence identifies the impacts that the proposed levels of housing and economic growth would have, taking into account proposed mitigation measures. The Council considers this approach to be acceptable in terms of impacts to the highway.</p>
<p>Baseline evidence for existing provision/issues should be identified to determine 'key points' of congestion/traffic problems.</p>	<p>General</p>	<p>The Publication Local Plan has been informed by a Transport Study, alongside the Council's Integrated Transport Strategy. This evidence identifies the impacts that the proposed levels of housing and economic growth would have, taking into account proposed mitigation measures. The Council considers this approach to be acceptable in terms of impacts to the highway.</p>

### Policy IN3 Transport Requirements for New Development

Summary of issues raised	Statutory or general consultee	Response
<p>Policy IN3 criteria d states that 'where [EV] charging points are not provided for each dwelling, community charging points should be located in prominent areas with high levels of natural surveillance'. Our clients offer EV charging points as standard with all their plots, as has become a requirement through Building Regulations in 2022. As such, we would recommend that criteria D is deleted or updated to reflect this. It is therefore considered that Policy IN3 is not justified.</p>	<p>General</p>	<p>No policy amendments required.</p>

<p>Numerous comments objecting to the inclusion of criteria f in Policy IN3 as it is not justified. Developers can provide the road infrastructure to accommodate buses, however, it is ultimately to a large extent up to the bus operators to serve the new developments which is largely dependent on a critical mass of new residents. It should not preclude the delivery of central phases within allocated sites. Therefore, criteria f should be deleted to ensure the draft Local Plan is in accordance with paragraph 35b of the NPPF.</p>	<p>General</p>	<p>No policy amendments required. Bus routes can be secured where development would otherwise be unsustainable.</p>
<p>Numerous comments state Council has been unable to deliver the infrastructure requirements set out in the 2014 HLP, required to support the housing allocations identified for South Middlesbrough, in particular the Stainton Way Western Extension, Ladgate Lane link road and the Nunthorpe Park and Ride, yet no reference is made to the implications arising from this and the impact of potential new housing allocations (Policy IN2, IN3)</p>	<p>General</p>	<p>The Publication Local Plan has been informed by the Infrastructure Delivery Plan. By establishing what infrastructure needs to be delivered to accommodate the planned levels of economic and housing growth, the IDP will help ensure that new development is supported by appropriate infrastructure.</p>
<p>Concerns raised with the wording of part a) of the policy which requires highways layouts to be designed to 'naturally restrain vehicle speeds to 20mph or less without the need for traditional traffic calming'. In the first instance, it is requested that the LPA confirm what is defined as 'traditional traffic calming'. Also request further evidence on the validity, safety and deliverability of this requirement. As presented, this requirement has not been adequately justified and does not accord with national guidance as required by NPPF paragraph 35.</p>	<p>General</p>	<p>No policy amendments required.</p>

<p>In addition, multiple comments questioning the feasibility of 20mph.</p> <p>The policy should remove the reference to the 20mph speed limit and by ensuring that the road layouts are designed to national standards, an appropriate speed limit for that area and road in particular would be applied. Where lower speeds are required, a flexible approach to achieving this needs to be considered which takes into account site constraints (e.g. level differences or site size/shape).</p>		
<p>Part of (e) of this policy requires the provision of high quality covered and enclosed cycle parking. The current wording of the policy suggests that covered cycle parking would be required for all dwellings. If this is not the case, the wording should be amended accordingly to confirm where covered parking would be required. If this is required, garages and sheds should be considered as covered cycle parking and included in the policy.</p>	<p>General</p>	<p>No policy amendments required.</p>
<p>Policy IN3 needs to be amended to incorporate the requirement to provide pavements on at least one side of any existing or new road, which currently does not have pavements and is impacted by a new housing allocation. To encourage greater levels of walking, associated with new developments, introduce pavements onto the B1365 and along the entirety of Brass Castle Lane, in order that people can access walking routes and public footpaths safely, without taking their lives in their hands when walking along these roads.</p>	<p>General</p>	<p>No policy amendments required.</p>

More general comments regards new and improved safe walking and cycling routes.		
General comments regards additional proposed housing impacting negatively upon existing road infrastructure.	General	The Publication Local Plan has been informed by a Transport Study, alongside the Council's Integrated Transport Strategy. This evidence identifies the impacts that the proposed levels of housing and economic growth would have, taking into account proposed mitigation measures. The Council considers this approach to be acceptable in terms of impacts to the highway.

## Policy IN4 Community Facilities

Summary of issues raised	Statutory or general consultee	Response
The population of Nunthorpe has grown significantly since the 2014 Plan. Request that provision to further extend the Community Centre is incorporated into the Middlesbrough Council Local Plan 2024	Statutory	No policy amendments required. Policy HO4d, criterion g identifies the need to provide a community hub and community garden, community hall or place of worship.
The criterion to justify the loss of community facility is not considered effective. The disposal of redundant or no longer healthcare suitable sites and properties for best value (open market value) is a critical component in helping to fund new or improved services within a local area.	Statutory	No policy amendments required.
Multiple comments regards the lack of community facilities and the need to improve existing and increase new facilities.	General	The Publication Local Plan has been informed by the Infrastructure Delivery Plan. By establishing what infrastructure needs to be delivered to accommodate the planned levels of economic and housing growth, the IDP will help ensure that new

		development is supported by appropriate infrastructure.
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## Policy IN5 Education Provision

Summary of issues raised	Statutory or general consultee	Response
<p>The sites identified for potential new schools form part of greenfield housing allocations and it is, on balance, considered the overarching effect of such provision upon this objective is likely to be negative without associated mitigation. Further positive effects could be achieved where overall delivery of new schools incorporates wider measures for enhancement and biodiversity gains.</p>	Statutory	<p>The Policy has been amended to include reference to protecting and enhancing biodiversity and geodiversity. All new development, including schools, will be subject to the overall approach set out in the plan, including Chapter 6 Natural Environment and specifically Policy GR7 Delivering Biodiversity Net Gain.</p>
<p>Objection to criterion d for the following reason. Whilst recognising the resource implications of demanding maintenance schedules can be significant, quality buildings made from either innovative or traditional materials can make for inspiring learning space and important community assets. One of the reasons we value old building, including our schools and universities (see policy H12), is that they function as receptacles of longstanding municipal and community care and attention, with the patina of generations of Middlesbrough’s schoolchildren, teachers, and caretakers, subsequently evident in the building’s fabric. See suggested word changes.</p>	General	Policy wording amended.
<p>In terms of reserving land for primary school provision within allocations and the flexibility that they can be considered for appropriate alternative uses if</p>	General	<p>No policy amendments required. The primary school is a key part of the scheme as included in the Stainsby Masterplan. Policy HO4a recognises its provision to be</p>

<p>the school is not required. However, we make cross reference back to our concerns raised regarding Policy HO4a criteria D) at paragraph 3.22 of this report, and request consistency is applied between Policy IN5 and the allocation policy HO4a criteria D) to ensure that the “if required” wording is introduced into the Stainsby allocation in relation to the primary school.</p>		<p>“when need arises”. The approach in IN5 sets out further detail on considerations should a new school not be needed.</p>
<p>Criteria G states that new education provision will ‘provide financial contributions and/or physical works to reduce and manage the impact of car parking associated with the ‘school run’ in the vicinity of the school sites’. We interpret that this contribution will be sought from the development of the school, however, we seek clarity that this contribution will not be sought from residential development proposals. With regard to the above, considered criteria g is not necessary to make the development at Stainsby acceptable nor does it directly relate to the development, and object to IN5 on this basis. Request that criteria g be removed from Policy IN5.</p> <p>Specific reference to:          -Stainsby development          -Holme Farm          In addition:          Policy IN5i requires the reservation of land for primary school provision at Stainsby. Because such a school would benefit residents more widely than those at Stainsby, the costs of reserving the land and providing the schools should be borne more widely, too.</p>	<p>General</p>	<p>Policy wording amended.</p>



<p>Multiple comments identify the need for more schools to serve the newer/proposed developments in the area.</p> <p>In addition, sufficient parking should be provided for any new schools.</p>	<p>General</p>	<p>Paragraph 2 of the policy identifies specific locations for primary school provision, which reflect proposed housing allocations.</p> <p>Criterion f, g and h identify the provision for sustainable travel related specifically to new school development.</p>
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## Policy IN6 Health and Wellbeing

Summary of issues raised	Statutory or general consultee	Response
<p>Specific additional policy requirements to promote healthy developments should include:</p> <ul style="list-style-type: none"> <li>• Provide access to healthy foods, including through access to shops and food growing opportunities (allotments and/or providing sufficient garden space)</li> <li>• Design schemes in a way that encourages social interaction, including through providing front gardens, and informal meeting spaces including street benches and neighbourhood squares and green spaces.</li> <li>• Design schemes to be resilient and adaptable to climate change, including through SUDs, rainwater collection, and efficient design.</li> <li>• Consider the impacts of pollution and microclimates, and design schemes to reduce any potential negative outcomes.</li> <li>• Ensure development embraces and respects the</li> </ul>	<p>Statutory</p>	<p>The policy has been amended following considerations of the issues raised here and in other comments. It is not appropriate to address all of the matters raised in this policy, with most points being dealt with through other policies in the plan.</p>

<p>context and heritage of the surrounding area.</p> <ul style="list-style-type: none"> <li>• Provide the necessary mix of housing types and affordable housing, reflecting local needs.</li> </ul>		
<p>Public Health South Tees propose an alternative supporting text and policy framework that explicitly foregrounds a HIA approach, draws on local data assets, national policy, and international guidance, and extends the definition of health to encompass both the community and planetary scale.</p>	General	Policy wording amended.
<p>Issues raised specifically with HIA requirements.</p> <p>The requirement for HIA for all major developments without any specific evidence that an individual scheme is likely to have a significant impact upon the health and wellbeing of the local population is not justified by reference to the PPG. Only if a significant adverse impact on health and wellbeing is identified should a HIA be required, which sets out measures to substantially mitigate the impact.</p> <p>In addition HIAs should be required on a site by site basis.</p> <p>Also the wording of 'major development' should be defined as either in accordance with the NPPF or differently.</p>	General	Policy wording amended.
<p>There is no mention of the Health and Wellbeing boards, or the Joint Health and Wellbeing Strategy for 2023-28 or working with partners or in a collaborative way in the Middlesbrough Draft Local Plan.</p>	General	No policy changes required.
<p>Policy is welcomed but should be strengthened with the follow wording 'all major development</p>	General	Policy wording amended to set out a revised approach to HIA.

proposals, including those coming forward on allocated sites, should be supported by a Health Impact Assessment to demonstrate...' (CPRE 45)		
Multiple comments pertain to loss of greenfield sites which are proposed for housing, yet could contribute to health and wellbeing of residents.	General	Policy wording amended to set out a revised approach to health. The plan seeks to ensure development proposals support healthy lifestyles.
The SWWE will contribute to ill health (physical and mental) due to loss of greenspace and additional traffic pollution.	General	Policy wording amended to set out a revised approach to health. The plan seeks to ensure development proposals support healthy lifestyles.

### Policy IN7 Digital and Communications Infrastructure

Summary of issues raised	Statutory or general consultee	Response
Policy IN7 should make clear that the responsibility for the delivery of this infrastructure as whole lies with the communications industry, as the current wording places too much emphasis on developers being responsible. Multiple comments argue that the wording of the policy should align with the requirements of providing such infrastructure in accordance with Building Regulations, and that no additional onerous requirements are expected of developers.	General	No policy changes required.

### Policy IN8 Burial Grounds

Summary of issues raised	Statutory or general consultee	Response
The site allocated for burial space at St Mary's Church is located adjacent to St Mary's Church a Grade II listed building and also adjacent to Nunthorpe and Poole Conservation Area.	Statutory	Policy wording amended.

<p>Any proposals for infrastructure associated with a burial ground will need to consider impact on these heritage assets.</p> <p>Potential inclusion of wording that states that proposals for burial ground infrastructure at adjacent St Mary's church will need to consider impact on the setting of nearby heritage assets.</p>		
<p>The opening sentence of this policy should be changed to read, 'The Council will protect all existing burial spaces and seek to re-use existing spaces for new burial spaces, where appropriate, and where environmental risks have been suitably assessed'. This will help to ensure that inappropriate sites are not selected for new burial spaces.</p>	<p>Statutory</p>	<p>Policy wording amended.</p>
<p>As potentially formalising and undertaking development on land currently considered as open space or greenfield there may be some minor negative impacts upon whatever habitat is present on those sites. Ensure regard is given to any potential biodiversity implication of change of use of sites through the decision-making process.</p>	<p>Statutory</p>	<p>No policy amendments required. All new development, including schools, will be subject to the overall approach set out in the plan, including Chapter 6 Natural Environment and specifically Policy GR7 Delivering Biodiversity Net Gain.</p>

## Chapter 8 – Managing the Historic Environment

### Policy HI1 Strategic Historic Environment

Summary of issues raised	Statutory or general consultees	Response
<p>A heritage topic paper may be a useful supporting evidence document as part of the examination identifying key themes for the historic environment at a local level.</p> <p>State those aspects referred to in paragraph 8.7 of the reasoned justification will be a priority for conservation and enhancement.</p>	Statutory	Relevant topic papers will be prepared at a future stage. The Policy has been amended to include those aspects referenced in the supporting text.
<p>Also recommend mentioning that the Council will work with partners to proactively find solutions to conserving and enhancing the historic environment within Middlesbrough. This includes heritage assets being an anchor and catalyst to regeneration schemes due to the sense of place they add and their importance to context and identity.</p> <p>State that the Council will work with partners to proactively find solutions to conserving and enhancing the historic environment within Middlesbrough.</p> <p>State opportunities will be sought to use the opportunity that the historic environment provides to act as an anchor for future regeneration projects such as Middlehaven.</p>	Statutory	The Policy has been amended to reflect these comments.
<p>There may also be an opportunity to provide specific reference to the Transporter Bridge given the importance of</p>	Statutory	The Policy has been amended to reflect the comment in relation to the Transporter Bridge.

action to conserve and enhance this heritage asset.		
Potential to refer to cross boundary action between Stockton and Middlesbrough Councils and the Tees Valley Combined Authority to work in partnership to identify solutions for the conservation and enhancement of the Grade II* Transporter Bridge.	Statutory	The Policy has been amended to reflect the comment in relation to the Transporter Bridge.
Middlesbrough's heritage is important and should be preserved an enhanced appropriately.	General	Middlesbrough's heritage is important and the Local Plan aims to set a positive strategy for the historic environment as set out in the NPPF. Objective G and Chapter 8 of the DLP recognise historical assets and manage the historic environment.

## Policy HI2 Designated Heritage Assets

Summary of issues raised	Statutory or general consultee	Response
Listed buildings – we consider the criteria identified under this part of the policy would be better deleted from the policy on the basis that national policy for impacts on heritage assets relate to harm and public benefit. Whilst the criteria identified in the draft policy will likely form part of how conclusions are reached on this, to introduce it in local policy risks steering away from national policy at the risk of harm to heritage assets.	Statutory	The Policy has been amended to take account of this comment and the proposed wording change.
Conservation Areas – there should be reference to development proposals needing being guided by Conservation Area Appraisals where these have been prepared. There may also be the opportunity over the lifetime of the Plan to review conservation area designations	Statutory	The Policy has been amended to take account of this response including adding reference to Conservation Area Appraisals.

<p>within Middlesbrough or the potential for new designations in determining which parts of the borough are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, in accordance with S.69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.</p> <p>Policy should be amended to state that development proposals should be guided by Conservation Area appraisals where relevant.</p> <p>State that the Council will over the lifetime of the plan shall review which parts of the borough are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance and determine whether any changes are needed to designation.</p>		
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### Policy HI3 Non- Designated Heritage Assets

Summary of issues raised	Statutory or general consultee	Response
<p>It would improve clarity and focus of the management of the historic environment within Middlesbrough if the policy was separate out further with the potential for multiple policies including those for the local list, and further policies on non-designated heritage assets and archaeology.</p> <p>Consider separating policy to include separate policies on: Local List Archaeology Non-designated heritage assets</p>	<p>Statutory</p>	<p>The Policy has been split in accordance with the response with the following Policies created:</p> <ul style="list-style-type: none"> <li>• HI3 Non-Designated Heritage Assets and the Local List; and</li> <li>• HI4 Non-Designated Archaeology</li> </ul>

<p>It could be clearer, that the section of the policy dealing with archaeology acknowledges that there will be remains which are of national significance, (without just repeating the footnote in the NPPF) that these should be treated with the same sensitivity (and to the same Policy) as if they were a scheduled monument.</p> <p>Need to state that non-designated archaeology of national significance will be treated with same sensitivity as if it was a scheduled monument Need to state that the majority of non-designated heritage assets which are of an archaeological nature will be taken into account and harm to them balanced against public benefits (paragraph 209 of the NPPF).</p>	<p>Statutory</p>	<p>Policy HI3 and Policy HI2 have been amended to take account of this comment.</p>
<p>The section of the policy dealing with information to be submitted with an application could be clearer that this is required in advance of determination – clearer wording would help. It also should include (as per NPPF) that as well as a desk-based assessment, an applicant may be required to produce an archaeological evaluation. Stating that where harm demonstrated to be outweighed by public benefit that there is a process in place with regards recording of finds.</p>	<p>Statutory</p>	<p>The Policy has been amended to provide clarity in relation to the information required as part of any planning application.</p>
<p>Consideration of benefits of the Council re-joining Tees Archaeology service.</p>		<p>This is not something that is possible to address through the Local Plan, no policy amendments required.</p>
<p>The land south of Newham Hall has been designated as a Local Green Space. However, whilst the Hall itself and a number of other structures are listed, the</p>	<p>General</p>	<p>The Local List and Local Plan are separate documents and processes, the former non-statutory and the latter statutory. The Local List is used to inform</p>



<p>parkland and landscape are not currently recognised by the Council, in its Local list. Request to add the Newham Hall parkland and landscape to the Local List.</p>		<p>the policies in the draft Local Plan and continues to be used to inform planning decisions, as required by the non-designated Heritage Asset policy in the National Planning Policy Framework.</p> <p>The Local List when it was originally drafted was a collaborative project to identify locally valuable heritage (non-designated Heritage Assets) in Middlesbrough. The Local List has been in place since 2011, There is no date set to renew it because of resources. If resources become available to review the Local List it will likely be a collaborative project again, with public engagement and a 'call for buildings and sites'.</p>
<p>Stewart Park should be added to the local list</p>		<p>The Local List and Local Plan are separate documents and processes, the former non-statutory and the latter statutory. The Local List is used to inform the policies in the draft Local Plan and continues to be used to inform planning decisions, as required by the National Planning Policy Framework.</p> <p>The Local List when it was originally drafted was a collaborative project to identify locally valuable heritage (non-designated Heritage Assets) in Middlesbrough. The Local List has been in place since 2011, There is no date set to renew it because of resources. If resources become available to review the Local List it will likely be a collaborative project again, with public engagement and a 'call for buildings and sites'.</p>



## Appendices

### Appendix 1 Monitoring Framework

Summary of issues raised	Statutory or general consultee	Response
<p>The Monitoring Framework would be stronger if more specific targets were adopted, and baselines are provided where this is possible. Natural England notes especially:</p> <ul style="list-style-type: none"> <li>• Chapter 3, Creating Quality Places – CR2 – Avoid loss of protected open space. No existing baseline is provided for this policy.</li> <li>• Chapter 6 - Green and Blue Infrastructure – GR 1, GR4 – Green infrastructure created (m2), target is to maximise this. This target in combination with the missing of a baseline makes for a very weak monitoring strategy.</li> </ul> <p>Natural England advises to reconsider the Monitoring Framework to provide baselines and set specific targets where possible.</p>	Statutory	The monitoring framework has been amended to amend target and provide details on baseline.
<p>It would be useful to include the actions to be taken if the targets are not met. More details as to how the plan will actually be monitored, and identifies when, why and how actions will be taken to address any issues identified, should be provided.</p>	General	The supporting text indicates that the plan will be monitored through the Annual Monitoring Report which is published by the Council annually, no amendments to the Plan are required.
<p>The framework currently lacks control and should be reviewed and simplified with accountability to the public.</p>	General	The Monitoring Framework is considered appropriate to monitor the Policies in the Local Plan, no amendments to the Plan are required.

## Appendix 2 Site Allocations Location Plans

Summary of issues raised	Statutory or general consultee	Response
Diagrams to accompany the housing development proposals would have been more useful for location and size of the proposed developments within that part of the documentation rather than as an appendix found at the end of the online questionnaire.	General	Supporting text amended to include reference to site plans.

## Appendix 3 Strategic/Non-strategic Policies

Summary of issues raised	Statutory or general consultee	Response
Question as to why some areas are non-strategic. Other comments that the Appendix is confusing.	General	The Council is required to distinguish between strategic and non-strategic policies.  Strategic policies are those necessary to address the strategic priorities of the area (and any relevant cross-boundary issues), to provide a clear starting point for any non-strategic policies that are needed.

## Appendix 4 Superseded Policies

No comment raised.

## Appendix 5 Key Diagram

Summary of issues raised	Statutory or general consultee	Response
The star showing the Local Centre for the north of Low Lane allocation HO4o should be next to the sporting lodge hotel per the allocation policy and where this works alongside the existing facilities there is and accessible.	General	The key diagram has been amended to reflect this comment.

## Appendix 6 Housing Trajectory

Summary of issues raised	Statutory or general consultee	Response
Would welcome clarification from the Council as to the methodology and evidence used to prepare the housing trajectory table for existing allocations without planning permission, in particular relation to the Stainsby site. It references that the first completions will take place in 2026/2027 at a rate of 45 per year, then 90 per year for the remainder of the plan period.	General	The methodology for preparing the housing trajectory has been based on the most recent Strategic Housing Land Assessment, this has taken account of past build on rates.
Further re-emphasise the comments made in relation to Policy ST2 and the concerns surrounding the lack of specific site allocations in the Middlesbrough Development Corporation area, which is echoed in the Housing Trajectory at Appendix 6 as it does not set out the expected rate of delivery, which is not in line with Paragraph 76 of the NPPF.  Multiple comments of this nature made by housing developers.	General	Policy ST3 on the MDD area has been amendment to provide more detail on the sites in the MDC area. In addition the housing trajectory has been updated to take account of these sites.

## Appendix 7 Neighbourhood Plan Housing Allocations

No comments raised.

## Appendix 8 Nationally Described Space standards

No comments raised.

## Appendix 9 Green Blue Infrastructure Checklist

Summary of issues raised	Statutory or general consultee	Response
SMART objectives might provide helpful guidance – Doorstep standard - 15 mins and/or 3.0Ha/1000 metric?	Statutory	The Green Blue Infrastructure Checklist is taken from the adopted Green and Blue Infrastructure Strategy

		therefore changes are unable to be made to it.
<p>Welcome this checklist, and request the consideration and inclusion of:</p> <ul style="list-style-type: none"> <li>community growing space (with a guide of approximately 0.9sqm per person).</li> <li>orchards and trees and shrubs that produce fruit, nuts and seeds to be included as a part of landscaping and hedgerows.</li> </ul>	General	The Green Blue Infrastructure Checklist references community growing therefore no changes to the Plan are required.
<p>Object to the emphasis placed on SuDs ponds as an aesthetic and landscape feature. The foremost role of a SuDs pond is to attenuate water, and whilst SuDs ponds can be used for aesthetic purposes, this should not detract from the ultimate role of the attenuation feature. Request that criteria 4 be omitted from the checklist.</p>	General	The Green Blue Infrastructure Checklist is taken from the adopted Green and Blue Infrastructure Strategy therefore changes are unable to be made to it. However the Council believes that SuDS can have a dual purpose. No changes to the Plan are required.
<p>The housing allocation policies should align with No.10 Play on the checklist, as oppose to 1 large equipped play area. Request that the checklist is instilled in the policies contained within the draft Local Plan.</p>	General	The Plan has been amended to reference the Green Blue Infrastructure Checklist in housing allocations policies.
<p>Why are the Biodiversity items OPTIONAL! It defeats your whole case (if any) for creating "Country Parks"</p>	General	The Council's approach to biodiversity is set out in the Natural Environment chapter particularly in Policy NE5 and NE7, no amendments to the Plan are required.
<p>The reference to 'swift boxes' in item no.3 is welcome, however implementing paragraph 023 of NPPG Natural Environment 2019 , but more detail is required for effective implementation.</p>	General	It is considered the Green Blue Infrastructure Checklist provides a sufficient level of detail, no amendments to the Plan are required.

## Appendix 10 Glossary

Summary of issues raised	Statutory or general comment	Response
<p>It may be beneficial to add the definition of Optimum Viable Use to the glossary:</p>	Statutory	The glossary has been amended to include reference to optimum viable use.

<p>“if there is only one viable use, that use is the optimum viable use. If there is a range of alternative economically viable uses, the optimum viable use is the one likely to cause the least harm to the significance of the asset, not just through necessary initial changes, but also as a result of subsequent wear and tear and likely future changes.”</p>		
<p>Too complicated, with too many fancy words.</p>	<p>General</p>	<p>The Glossary is a tool provided as an alphabetical list of words relating to the draft local plan document; a brief dictionary.</p>

## Additional comments on Draft Local Plan

Summary of issues raised	Statutory or general consultee	Response
<p>There is minimal text within this plan regarding water quantity, including a plan for how water is going to be provided to new development, which should be considered.</p>	<p>Statutory</p>	<p>Water efficiency is addressed through Publication Local Plan Policies CR2 and GR10.</p>
<p><b>Foul Drainage</b>            Advise that as part of informing your Local Plan, liaison is undertaken with Northumbrian Water Limited (NWL) regarding their foul network capacity and sewage treatment work capacity. We would expect that the foul flows, from the projected increase of 7,600 houses in Middlesbrough, would discharge to public sewer, which is NWL in this area. It is advisable that these discussions begin as early as possible so the projected growth of Middlesbrough can be included in NWLs network improvement works, if necessary.</p>	<p>Statutory</p>	<p>NWL, as a statutory consultee, will be consulted at every stage of the Middlesbrough Local Plan.</p>
<p><b>Groundwater Protection</b>            There is currently no comment in the policies proposed regarding groundwater or Principal Aquifers within the Middlesbrough area, which should be given consideration.            The Local Plan should ensure development proposals do not create a pollution pathway to the underlying groundwater aquifers and look to protect and enhance groundwater quality. The amount of available water should be protected and there should be no detrimental impacts (derogation or flood risk) in terms of groundwater and surface water connectivity. In making effective use of the land, brownfield, contaminated and unstable land should be included.</p>	<p>Statutory</p>	<p>The Publication Local Plan includes Policies on Nutrient Neutrality Water Quality (GR8) and Flood Risk (GR10). Other policies in the plan include requirements to prevent pollution (CR2) and give consideration to aquifers (CR6 Tall Buildings).</p>



<p>Policies should promote the remediation of land contamination to improve land quality that protects people and the environment.</p> <p>There is no reference to some key legislation relating to groundwater and contaminated land, including the Environmental Protection Act 1990 and the Environment Act, which should be considered.</p>		
<p>Recommend considering reference to specific policies in the North East Marine Plan</p>	<p>Statutory</p>	<p>Text has been updated to reference the Marine Plan.</p>
<p>The primary consideration of National Highways is Circular 01/20221 – ‘Strategic road network and the delivery of sustainable development’ (the Circular). With particular reference to this the following comments have been made:</p> <p>Sustainability - it is not clear as to how the sustainability policies (general) and site-specific requirements have been defined as there is no current visibility of any evidence base.</p> <p>Specific allocations -</p> <ul style="list-style-type: none"> <li>• How have the sustainability credentials of the site allocations been weighed into the site selection process.</li> <li>• The allocation policies contain some identified and specific sustainability (and transport) provisions. It is not clear as to how these have been defined as being the most appropriate / adequate to ensure the sites are sustainable (or can be made sustainable) and further information would be welcomed as to how they have been derived.</li> <li>• Would welcome further information on the mechanics of the table presented on pages 41 to 48 of the SA; with a view to the outcomes achieved for the objective bundle that includes</li> </ul>	<p>Statutory</p>	<p>The Publication Local Plan been informed by a Transport Study, alongside the Council’s Integrated Transport Strategy. This evidence identifies the impacts that the proposed levels of housing and economic growth would have, taking into account proposed mitigation measures. The Council considers this approach to be acceptable in terms of impacts to the highway.</p>

<p>objective 11 focussed on ‘reducing the need to travel and promoting the use of sustainable transport options’.</p> <p>Evidence base - Whilst an evidence base has been referred to throughout the Plan, National Highways has not been provided with any detail of the transport evidence base. In line with the Circular, it is vital that the strategies are underpinned by a clear and transparent evidence base which informs the authority’s preferred approach, and we would therefore ask to discuss this in more detail with the Council.</p> <p>Infrastructure Identification, Deliverability and Funding - The general lack of information relating to the evidence base, appears to be at odds with the intentions of the Circular and National Highways would welcome further discussion in this regard.</p>		
<p>Natural England notes that no Habitats Regulations Assessment (HRA) has been carried out to assess this Local Plan Proposal. A HRA should be carried out before proceeding to the next stage of the Local Plan process and we welcome discussion on how to approach</p>	<p>Statutory</p>	<p>A Habitats Regulation Assessment has been prepared and forms part of the evidence base for the Publication Local Plan.</p>
<p>There are significant health inequalities in the area (NHS ICS Strategy North East North Cumbria, Local Authority Health Profiles ).</p> <p>There are several areas of low access to greenspace/high deprivation in the area Green Infrastructure Map (naturalengland.org.uk)</p>	<p>Statutory</p>	<p>A key theme throughout the DLP, Objective E specifically, places strategic emphasis upon the protection and enhancement of the Green and Blue Infrastructure Network.</p>

<p>Given these inequalities and the established links between access to nature and positive health benefits, particular regard should be given to questions around quality and extent of greenspace use throughout the Plan.</p>		
<p>There is no policy included in the local plan regarding sustainable soil management. Natural England advises that a policy is added that considers the protection of Best Most Versatile Land, and sustainable soil management as part of any development.</p> <p>Local planning authorities are responsible for ensuring that they have sufficient detailed agricultural land classification (ALC) information to apply NPPF policies (Paragraphs 180 and 181). This is the case regardless of whether the proposed development is sufficiently large to consult Natural England.</p>	<p>Statutory</p>	<p>No policy amendments required.</p>
<p>The Council should engage with the NHS, particularly the ICB, on an on-going basis as part of preparing the Infrastructure Delivery Plan (IDP). A sound IDP must include sufficient detail to provide clarity around the healthcare infrastructure required to support growth, and to ensure that planning obligations effectively support and result in capital funding towards delivery of the required infrastructure.</p>	<p>Statutory</p>	<p>NHS, as a statutory consultee, has been consulted at every stage of the Middlesbrough Local Plan.</p> <p>An Infrastructure Delivery Plan has been prepared to inform the Publication Local Plan. By establishing what infrastructure needs to be delivered to accommodate the planned levels of economic and housing growth, the IDP will help ensure that new development is supported by appropriate infrastructure.</p>
<p>Appropriate healthcare costs should be factored into the Local Plan Viability Assessment for relevant typologies. Such an approach means that developers are adequately informed in advance that they may be required to make contributions towards healthcare infrastructure. A</p>	<p>Statutory</p>	<p>The Publication Local Plan has been informed by a new Local Plan Viability Assessment (2024). An Infrastructure Delivery Plan has been prepared to inform the Publication Local Plan. By establishing what infrastructure needs to be delivered to accommodate the planned levels</p>

<p>separate cost input for health infrastructure in the plan viability assessment would ensure that healthcare mitigation is appropriately weighted when evaluating the potential planning obligations necessary to mitigate the full impact of a development. This is particularly important in situations where a viability assessment demonstrates that proposals are unable to fund the full range of infrastructure requirements.</p>		<p>of economic and housing growth, the IDP will help ensure that new development is supported by appropriate infrastructure.</p>
<p>It is not clear as to how the sustainability policies (general) and site-specific requirements have been defined as there is no current visibility of any evidence base. The approach to sustainability, its role in the site selection process (see below) and the evidence base (again, see below) is currently lacking in detail and should be made clearer.</p> <p>Whilst an evidence base has been referred to throughout the Plan, National Highways has not been provided with any detail of the transport evidence base. it is vital that the strategies are underpinned by a clear and transparent evidence base which informs the authority's preferred approach.</p>	<p>Statutory</p>	<p>An Infrastructure Delivery Plan has been prepared to inform the Publication Local Plan. By establishing what infrastructure needs to be delivered to accommodate the planned levels of economic and housing growth, the IDP will help ensure that new development is supported by appropriate infrastructure.</p> <p>The Publication Local Plan has also been informed by a Transport Study, alongside the Council's Integrated Transport Strategy. This evidence identifies the impacts that the proposed levels of housing and economic growth would have, taking into account proposed mitigation measures. The Council considers this approach to be acceptable in terms of impacts to the highway.</p>
<p>The boundary of Middle Marsh Nature Reserve Local Wildlife Site (LWS) is still not correct. It only shows the area between the A66, Shepherdson Way and Ormesby Beck (and doesn't even include all of that as the top bit of Ormesby Beck where it runs parallel to the Shepherdson Way flyover is not shown). See attachments.</p>	<p>General</p>	<p>The boundary accords with the evidence "Local Wildlife Sites and Local Nature Reserves in Middlesbrough" prepared by the Tees Valley Wildlife Trust. No amendments required.</p>

<p>Multiple comments on DLP policies map - request that the Nutrient Neutrality designation on the Local Green Space on the historic parkland is removed from the Draft Local Plan Policies Map. Middlesbrough Council has made this designation without regard to the impact on the historic parkland.</p>	<p>General</p>	<p>The identification of land for Nutrient Neutrality is consistent with the Council decision to use the land for this purpose.</p>
<p>Recommend that the new plan contains a specific policy to protect, enhance and promote the understanding of the S&amp;DR 1830 Middlesbrough Branch and Port Darlington, its remaining fabric and its setting. Such a policy would be consistent with corresponding policies in the adopted Local Plans for Durham County (policy 46), Darlington Borough (policy ENV2) and Stockton Borough (policy HE3). A policy should also be included to protect the surviving heritage assets and street pattern of the 'new town'. These policies can be informed by the Middlesbrough Branch Line Report 2018, included in the evidence library.'</p>	<p>General</p>	<p>New Policy HI5 has been included in the Publication Local Plan.</p>
<p>Whilst not a matter of soundness it would be helpful if the council could include clause / paragraph numbers within all of the policies. The numbering of each clause / paragraph within a policy will aid referencing for those making representations on the local plan as well as for applicants and decision makers following the adoption of the plan.</p>	<p>General</p>	<p>It is considered that the format of the policies in the Publication Local Plan provides sufficient clarity and useability.</p>
<p>A more up to date Viability Assessment than the 2018 document is required.</p>	<p>General</p>	<p>The Publication Local Plan has been informed by a new Local Plan Viability Assessment (2024).</p>
<p>It is considered that the former Northern School of Art on Green Lane located in the Linthorpe area of Middlesbrough site should be allocated for retail uses in the emerging Middlesbrough Local</p>	<p>General</p>	<p>The MRLS Stage 1 Need assessment (Sept 2020), concluded that in quantitative terms, no expenditure capacity had been demonstrated to support new convenience goods</p>

Plan. The site is vacant and is waiting to be brought back to an economical use, which will also provide an important service to the local community.		retail floorspace in Middlesbrough.
The plan at present makes no reference to the provision of a district heating network. The Local Plan should include a policy to require new developments to connect, or allow provisions for future connection, to a heat network.	General	Building Regulations set standards for the design and construction of buildings to ensure the safety and health for people, and to help conserve fuel and power. No proposals have been put forward for District Heat Networks In Middlesbrough. As such it is considered such an approach would not be deliverable.
The Middlesbrough Development Corporation Masterplan (Supercharging development in Middlesbrough 2023) should be added to the list of key documents in Para 2.6.	General	Text updated to make reference.
Para 4.33 notes that outline planning permission has been granted for 'Outwood Riverside' in Middlehaven yet on the proposals map the site is described as 'Middlehaven Academy'. It is suggested that a consistent naming convention is needed to avoid confusion.	General	Policies Map amended for consistency.
The former Marton Country Club Middlesbrough site should be allocated for retail uses in the emerging Middlesbrough Local Plan. It is considered that a foodstore development will offer significant tangible benefits to the area, including employment opportunities; new facilities for local residents and businesses; and increased consumer choice.	General	The MRLS Stage 1 Need assessment (Sept 2020), concluded that in quantitative terms, no expenditure capacity had been demonstrated to support new convenience goods retail floorspace in Middlesbrough.
The Councils One Planet Living Strategy is not referenced in the key documents, nor is it made available in the Evidence Library.	General	It is not considered necessary to reference this in the Local Plan. The Council's One Planet Living Framework is available on the MBC website <a href="#">One planet living   Middlesbrough Council</a>
Local Plan Vision – (pg.7) It is considered that there are no explicit references to climate	General	Vision has been updated to make reference to climate change.

<p>change mitigation and adaption in the vision. Given the Council's incentive to be net zero by 2029 and the entire District by 2039, both fall within the scope of the Local Plan period (2022-2041) climate change considerations need to be a pivotal part of the Plan Vision which the policies and subsequent decisions need to deliver.</p>		
<p>Green Wedges - Para 6.11-6.14 Green Wedges should be given more weight in the supporting text and policy so set out that Green Wedges will not be removed from the Local Plan in future reviews without a green space/green wedge review having been undertaken and adequately justified first, prior to the results being consulted on with statutory consultees, interested parties and local communities.</p>	<p>General</p>	<p>To inform the review of the Local Plan, an assessment of each of the green wedges (Green wedge Study) has been undertaken to establish whether the land still meets the purpose for which it was designated and whether any amendments to the boundaries are required.</p> <p>Over time amendments to the boundaries of the green wedge are made to ensure that sufficient land is available for Middlesbrough to meet its development needs.</p>
<p>There is no evidence of the Council's Site Selection process for Metz Bridge. There is no evidence of how or why this site was selected in the draft Local Plan or in the Sustainability Appraisal or any other document presented in the Council's Evidence Library. It is of great importance that the local communities are given the opportunity to put forward sites of importance to them and that they are made aware that this opportunity exists to them as part of the Local Plan preparation process.</p>	<p>General</p>	<p>The Council undertook a call for sites from 5th December 2022 to 31st January 2023 for all types of development, including for Gypsies, Travellers and Travelling Showpeople. No private sites were put forward for consideration. Subsequently, in the absence of privately owned sites coming forward, the Council has a duty to bring forward a site on publicly owned land.</p> <p>A new Gypsy and Traveller Site Assessment (2024) has been prepared to inform the Publication Local Plan. A new site is proposed at Cannon Park to meet future needs.</p> <p>In accordance with Planning Policies Privacy Statement <a href="#">Privacy notice - Planning Policy   Middlesbrough Council</a> Individual</p>

		details can be added to the Council's Local Plan Consultation Database, to be kept informed.
In the draft plan there is use of the phrase 'local character' but I don't know of any guidelines that Middlesbrough Council have that reflect local wildflower character nor local tree species selection sufficient that it would respect Middlesbrough's local heritage and create a unique sense of place. If you include 'local character' in your guidelines then you need to be able to show you have a clear idea of what that is in relation to historic vegetation and landscaping features in the Middlesbrough area and currently I don't think you can (or if you can it is not occurring on the ground) with respect to native biodiversity.	General	It is not considered possible to define a single "local character" for the whole of Middlesbrough, as there are many local characteristics across the borough.
There should be separate map to that of the proposals map, one that shows free open space, land that everyone can access freely. The greenspaces are misleading as they show schools, golf courses etc.	General	The Policies Map is a requirement of the plan making system. The Council does maintain other information, and the borough's open space is shown in the Open Space Needs Assessment.
The document overall is very long, and people do not have the time to review it in its entirety.	General	Middlesbrough's Local Plan will cover the whole of the local authority area, covering all planning matters (except for minerals and waste), setting out the long-term strategy for the development of the area.  The one document, in its entirety, will replace the suite of documents that currently make up Middlesbrough's Development Plan.
General comments regards transport and infrastructure particularly in the southern areas and Acklam. The roads must be improved before any development can take place. Modal transport will not solve the problem, as each household has at least two cars.	General	An Infrastructure Delivery Plan has been prepared to inform the Publication Local Plan. By establishing what infrastructure needs to be delivered to accommodate the planned levels of economic and housing growth, the IDP will help ensure that new



		<p>development is supported by appropriate infrastructure. The Publication Local Plan has also been informed by a Transport Study, alongside the Council's Integrated Transport Strategy. This evidence identifies the impacts that the proposed levels of housing and economic growth would have, taking into account proposed mitigation measures. The Council considers this approach to be acceptable in terms of impacts to the highway.</p>
<p>It is not clear on the actual need for additional houses at a ward level. For example, context should be provided about the level of development in nunthorpe in recent years so that residents have a complete view of how many new units have been built in recent years.</p>	<p>General</p>	<p>In accordance with Para 67 of the NPPF 'strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period.' There is no requirement to identify housing need at a ward level.</p>
<p>A number of comments suggest the survey was not user friendly, confusing and time consuming. Also, the document and survey not easy to navigate/find. A summary of the document would have been helpful.</p>	<p>General</p>	<p>The Council provides a number of ways to respond to its consultation, the most efficient of which is the online survey. This meets the requirements of the legislation and the Statement of Community Involvement.</p>
<p>Multiple comments centred around the loss of greenfield and open space, which is damaging to the existing residents, nature and climate change.</p>	<p>General</p>	<p>An assessment of potential housing sites has been undertaken through the SHLAA and sites have been selected in accordance with Publication Local Plan ST2 Spatial Strategy. In order to meet the housing requirement it is necessary to select greenfield sites.</p>

## Appendix 2 – Consultation Letter



**Planning Services**

Tel: (01642) 729 377



Direct Line: (01642) 729487 / 729062

Our Ref: Local Plan/DLP

Your Ref:

When telephoning please ask for:

PLANNING POLICY

30<sup>th</sup> January 2024

Dear Consultee

**Consultation on the Middlesbrough Draft Local Plan**

Middlesbrough Council has prepared a Draft Local Plan to enable public consultation to take place on the emerging planning policies, allocations and designations that will be used to guide development in the area for the period to 2041. You are receiving this letter because either your details are held on our Local Plan Consultation Database or your property is in close proximity to a proposed site allocation.

The consultation will take place between **9:00 am. Thursday February 1<sup>st</sup> 2024** and **5:00 pm Friday 15<sup>th</sup> March 2024**.

The Draft Local Plan will be available to view and download from the Planning Pages of the Council's website, which can be accessed at [www.middlesbrough.gov.uk](http://www.middlesbrough.gov.uk) or by using the QR code below. Copies of the evidence base documents that have been used in its preparation will also be available here.



Hard copies of the Draft Local Plan will be available to view in local community hubs and libraries across the borough. It will also be available to view along with the Sustainability Appraisal document at Middlesbrough House, 50 Corporation Road, Middlesbrough TS1 2RH.

A number of drop-in sessions will be held across the town, where officers will be available to provide further information about the Draft Local Plan. Details of these sessions are set out below.

Should you wish to make comments on the Draft Local Plan these must be made in writing and received by the Council during the consultation period specified above. You can submit comments by:

**Regeneration**

Middlesbrough Council, Fountain Court, 119 Grange Road, Middlesbrough, TS1 2DT [middlesbrough.gov.uk](http://middlesbrough.gov.uk)

- Using the online form on the Planning pages of the Council's website available at: [www.middlesbrough.gov.uk](http://www.middlesbrough.gov.uk) or by using the QR code above;
- Email to: [planningpolicy@middlesbrough.gov.uk](mailto:planningpolicy@middlesbrough.gov.uk); or
- Post to: Planning Policy Team, Planning Services, Middlesbrough Council, Fountain Court, 119 Grange Road, Middlesbrough, TS1 2DT.

If you require any further information regarding this communication, please do not hesitate to contact the Planning Policy Team via the email above. You can also contact the team by telephoning 01642 729487 or 01642 729062.


Yours faithfully,



Paul Clarke  
Head of Planning

<b>Middlesbrough Draft Local Plan Consultation – Drop-in Events</b>		
<b>Venue</b>	<b>Date</b>	<b>Time</b>
Langdon Square Community Centre, Langdon Square, Coulby Newham TS8 0TF	Monday 12/02/2024	3:00 pm – 6:00 pm
Old Fire Station, Town Hall, Albert Rd, Middlesbrough TS1 2QJ	Monday 12/02/2024	4:00 pm – 7:00 pm
Acklam Green Community Centre, Stainsby Road, Acklam TS5 4JS	Tuesday 13/02/2024	3:00 pm – 6:00 pm
North Ormesby Community Hub and Library, Derwent Street, North Ormesby, TS3 6JB	Wednesday 14/02/2024	2:00 pm – 5:00 pm
Thorntree Community Hub and Library, Birkhall Road, Thorntree TS3 9JW	Wednesday 14/02/2024	2:00 pm – 5:00 pm
Easterside Community Hub and Library, Broughton Avenue, Easterside TS4 3PZ	Thursday 15/02/2024	2:00 pm – 5:00 pm
Hemlington Community Hub and Library, Crosscliff, Hemlington TS8 9JJ	Thursday 15/02/2024	2:00 pm – 5:00 pm
Stainton and Thornton Memorial Hall, Strait Lane, Stainton TS8 9BB	Friday 16/02/2024	3:00 pm – 6:00 pm
Acklam Community Hub and Library, Acklam Road TS5 7AB	Monday 19/02/2024	2:00 pm – 5:00 pm
St Margaret's Church, The Oval, Brookfield TS5 8ET	Tuesday 20/02/2024	3:00 pm – 6:00 pm
Grove Hill Community Hub and Library, Bishopton Road, Grove Hill TS4 2RP	Wednesday 21/02/2024	2:00 pm – 5:00 pm
Neptune Centre, Ormesby Rd, Berwick Hills TS3 7RP	Wednesday 21/02/2024	2:00 pm – 5:00 pm
Marlon Community Hub and Library, The Willows, Marlon TS7 8BL	Thursday 22/02/2024	2:00 pm – 5:00 pm
Newport Community Hub and Library, St Paul's Road, Middlesbrough TS1 5NQ	Thursday 22/02/2024	2:00 pm – 5:00 pm
Nunthorpe Methodist Church, Connaught Rd, Nunthorpe TS7 0BP	Friday 23/02/2024	3:00 pm – 6:00 pm
Linthorpe Community Centre, Linthorpe Road, Middlesbrough TS5 6JG	Monday 26/02/2024	3:00 pm – 6:00 pm
Marlon Community Centre, Cypress Road, Marlon TS7 8PZ	Tuesday 27/02/2024	4:00 pm – 7:00 pm





## Appendix 3 – Middlesbrough Council website


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# Welcome to Middlesbrough Council

### Top Tasks

 <p><a href="#">Bin collection dates</a></p> <p><a href="#">Find out more</a> →</p>	 <p><a href="#">Budget 2024-2025</a></p> <p><a href="#">Find out more</a> →</p>	 <p><a href="#">Household Waste Recycling Centre</a></p> <p><a href="#">Find out more</a> →</p>	 <p><a href="#">Household Support Fund</a></p> <p><a href="#">Find out more</a> →</p>
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### Latest news





01/02/2024


## Have your say on Middlesbrough's long term development plan

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**Council and democracy**  
31/01/2024  
[Minister thanks Council for progress made in responding to concerns](#)
- 

**Business**  
01/02/2024  
[Middlesbrough named best value place for workers to rent](#)
- 

**Crime and safety**  
29/01/2024  
[Nuisance bikes seized from homes after complaints](#)


### Need to know



## Have your say on the Draft Local Plan

We're running a consultation to find out what people think of our Draft Local Plan.

[Find out more](#) →



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### What's on




CENTRE SQUARE

Middlesbrough half marathon and junior race

A brand new event in Middlesbrough's sporting calendar, open to everyone of all ages and abilities.

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RIVERSIDE STADIUM

Take That - This Life tour

Take That are returning to the Riverside joined by special guest Olly Murs.

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RIVERSIDE STADIUM

James Arthur - Bitter Sweet Love tour

Middlesbrough-born and Brit Billion-certified artist James Arthur has announced a massive homecoming show.

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Page last updated: 01 February 2024

### Planning policy

- 1. Planning policy
- 2. [Greenfield and reinvest](#)
- 3. [Development guidance](#)
- 4. [Core Strategy](#)
- 5. [Draft Local Plan](#)
- 6. [Infrastructure Funding Statement](#)
- 7. [Housing Local Plan](#)
- 8. [Infrastructure Funding Statement](#)
- 9. [Interim foot road takeaways policy](#)
- 10. [Interim policy on conversions of residential properties](#)
- 11. [Local Development Scheme](#)
- 12. [Neighbourhood plan](#)
- 13. [Regeneration RPP](#)
- 14. [Self-build and custom housebuilding](#)
- 15. [Statement of Community Involvement \(SCI\)](#)
- 16. [Supplementary Planning Documents \(SPD\)](#)
- 17. [Teess Valley Joint Local Aggregate Assessment \(LAA\)](#)
- 18. [Teess Valley Joint Minerals and Waste \(D\)Ds](#)
- 19. [Evidence library](#)

### Draft Local Plan

The Draft Local Plan sets out the vision for the future development of Middlesbrough. It includes the emerging planning policies, allocations, and designations which will be used to guide development in the town until 2041.

Once the Local Plan comes into force (is 'adopted'), it will replace the town's existing planning policies, and will be used to help decide planning applications.

We also have to look at sustainability as part of the Local Plan. This involves doing a sustainability appraisal of the Local Plan to make sure we consider the potential environmental, social, and economic effects of the Local Plan.

### Consultation

We're running a consultation to find out what people think of our Draft Local Plan. The consultation will run from **9am on Thursday 1 February 2024 until 5pm on Friday 16 March 2024**.

#### Documents

- [Middlesbrough Draft Local Plan](#) (PDF, 14.96 MB)
  - [Middlesbrough Draft Local Plan sustainability appraisal](#) (PDF, 3.48 MB)
  - [Middlesbrough Draft Local Plan ecopassai map](#) (PDF, 19.41 MB)
  - [Middlesbrough Draft Local Plan town centre inset](#) (PDF, 9.51 MB)
- You can find supporting evidence documents in our [evidence library](#).
- Not all of these documents are accessible. If you need the information in another format, please email [planningpolicy@middlesbrough.gov.uk](mailto:planningpolicy@middlesbrough.gov.uk).

### Have your say

If you want to have your say on the Draft Local Plan, you must make your comments in writing. The easiest way to do this is online.

#### Have your say

- If you're struggling with the online form, you can [download and fill in the survey](#), and send it:
- by email to: [planningpolicy@middlesbrough.gov.uk](mailto:planningpolicy@middlesbrough.gov.uk)
  - by post to: Planning Policy Team, Planning Services, Middlesbrough Council, Fountain Court, 119 Grange Road, Middlesbrough, TS1 2QT
- We will not consider responses received after the closing date (5pm on Friday 16 March 2024).

### Drop-in information sessions

- We're holding drop-in events during the consultation period, where you can come and speak to Planning Officers and find out more about the Draft Local Plan.
- Langdon Square Community Centre** - Langdon Square, Couby Newham, TS8 0TF  
Monday 12 February, 3pm to 6pm
  - Old fire station** - Middlesbrough Town Hall, Albert Road, Middlesbrough, TS1 2QJ  
Monday 12 February, 4pm to 7pm
  - Acklam Green Community Centre** - Stainby Road, Acklam, TS5 4JZ  
Tuesday 13 February, 3pm to 6pm
  - North Ormesby Community Hub and Library** - Derwent Street, North Ormesby, TS3 6JB  
Wednesday 14 February, 2pm to 5pm
  - Thorntree Community Hub and Library** - Birkhall Road, Thorntree, TS3 9JW  
Wednesday 14 February, 2pm to 5pm
  - Easterdale Community Hub and Library** - Broughton Avenue, Easterdale, TS4 3PZ  
Thursday 15 February, 2pm to 5pm
  - Hemlington Community Hub and Library** - Crosscliff, Hemlington, TS8 9JJ  
Thursday 15 February, 2pm to 5pm
  - Stainton and Thornton Memorial Hall** - Strait Lane, Stainton, TS8 9BB  
Friday 16 February, 3pm to 6pm
  - Acklam Community Hub and Library** - Acklam Road, TS8 7AB  
Monday 19 February, 2pm to 5pm
  - St Margaret's Church** - The Oval, Brookfield, TS5 8ET  
Tuesday 20 February, 3pm to 6pm
  - Grove Hill Community Hub and Library** - Bishopston Road, Grove Hill, TS4 2EP  
Wednesday 21 February, 2pm to 5pm
  - Neptune Centre** - Ormesby Road, Berwick Hills, TS3 7RP  
Wednesday 21 February, 3pm to 6pm
  - Marton Community Hub and Library** - The Willows, Marton, TS7 8RE  
Thursday 22 February, 2pm to 5pm
  - Newport Community Hub and Library** - St. Paul's Road, Middlesbrough, TS1 5ND  
Thursday 22 February, 2pm to 5pm
  - Nunthorpe Methodist Church** - Connaught Road, Nunthorpe, TS7 0BP  
Friday 23 February, 3pm to 6pm
  - Linthorpe Community Centre** - Linthorpe Road, Middlesbrough, TS15 6JG  
Monday 26 February, 3pm to 6pm
  - Marton Community Centre** - Cypress Road, Marton, TS7 8PZ  
Tuesday 27 February, 4pm to 7pm

### Frequently asked questions

- [What is the Local Plan?](#) +
- [What issues will it cover?](#) +
- [Why is the Local Plan being reviewed now?](#) +
- [What evidence has been prepared to support the Local Plan?](#) +
- [What are the objectives for the Local Plan?](#) +
- [How does the Local Plan relate to the Middlesbrough Development Corporation?](#) +
- [What level of housing is proposed?](#) +
- [Why are greenfield sites being proposed for housing?](#) +
- [Why is the entire Stainby site including Mendale Meadow allocated for development?](#) +
- [Why is land at Stainby Road allocated for both education and housing?](#) +
- [How much affordable housing will be provided and where will it go?](#) +
- [Why is the council allocating land for Gypsy and Traveller Accommodation?](#) +
- [Why has the site at Teessaurus Park been chosen? And what will happen dinosaur sculptures?](#) +
- [When and how will the proposed Gypsy and Traveller site at Teessaurus Park be developed?](#) +
- [How will existing infrastructure cope with the additional development?](#) +
- [Why is the Stainton Way Western Extension required and what is the purpose?](#) +
- [Will any new open spaces be provided as part of the proposed developments?](#) +
- [Will the council make money from sites it owns in the plan?](#) +
- [How can I obtain further information on the Local Plan review?](#) +
- [What are the next steps in the process after the consultation?](#) +

### Scoping report

We ran a consultation on the Local Plan Scoping Report from 5 December 2022 to 31 January 2023. You can view the [scoping report](#) (PDF, 266 kB), [supporting sustainability appraisal](#) (PDF, 1.57 MB), and [consultation report](#) (PDF, 1.3 MB).

### Contact

For more information, contact the Planning Policy Team by calling 01642 729062, 01642 729487, or emailing [planningpolicy@middlesbrough.gov.uk](mailto:planningpolicy@middlesbrough.gov.uk)

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## Have your say on the Draft Local Plan



Post Share

Our Draft Local Plan identifies which parts of the town are suitable for development like housebuilding, and how green spaces and heritage sites should be protected.

Once the Local Plan comes into force (is 'adopted'), it will be used to guide decisions on individual planning applications. Without a Local Plan, we're less likely to be able to influence the type of new development in the town, and where it happens.

### Consultation

We're running a consultation to find out what people think of our Draft Local Plan.

The consultation will run from **9am on Thursday 1 February 2024** until **5pm on Friday 15 March 2024**.

[Find out more about the Draft Local Plan and have your say.](#)

### Drop-in information sessions

We're holding drop-in events during the consultation period, where you can come and speak to Planning Officers and find out more about the Draft Local Plan.

**Langdon Square Community Centre** - Langdon Square, Couliby Newham, TS8 0TF  
Monday 12 February, 3pm to 6pm

**Old fire station** - Middlesbrough Town Hall, Albert Road, Middlesbrough, TS1 2QJ  
Monday 12 February, 4pm to 7pm

**Acklam Green Community Centre** - Stainsby Road, Acklam, TS5 4JS  
Tuesday 13 February, 3pm to 6pm

**North Ormesby Community Hub and Library** - Derwent Street, North Ormesby, TS3 6JB  
Wednesday 14 February, 2pm to 5pm

**Thorntree Community Hub and Library** - Birkhall Road, Thorntree, TS3 9JW  
Wednesday 14 February, 2pm to 5pm

**Easterside Community Hub and Library** - Broughton Avenue, Easterside, TS4 3PZ  
Thursday 15 February, 2pm to 5pm

**Hemlington Community Hub and Library** - Crosscliff, Hemlington, TS8 9JJ  
Thursday 15 February, 2pm to 5pm

**Stainton and Thornton Memorial Hall** - Strait Lane, Stainton, TS8 9BB  
Friday 16 February, 3pm to 6pm

**Acklam Community Hub and Library** - Acklam Road, TS5 7AB  
Monday 19 February, 2pm to 5pm

**St Margaret's Church** - The Oval, Brookfield, TS5 8ET  
Tuesday 20 February, 3pm to 6pm

**Grove Hill Community Hub and Library** - Bishopton Road, Grove Hill, TS4 2RP  
Wednesday 21 February, 2pm to 5pm

**Neptune Centre** - Ormesby Road, Berwick Hills, TS3 7RP  
Wednesday 21 February, 2pm to 5pm

**Marton Community Hub and Library** - The Willows, Marton, TS7 8BL  
Thursday 22 February, 2pm to 5pm

**Newport Community Hub and Library** - St. Paul's Road, Middlesbrough, TS1 5NQ  
Thursday 22 February, 2pm to 5pm

**Nunthorpe Methodist Church** - Connaught Road, Nunthorpe, TS7 0BP  
Friday 23 February, 3pm to 6pm

**Linthorpe Community Centre** - Linthorpe Road, Middlesbrough, TS5 6JG  
Monday 26 February, 3pm to 6pm

**Marton Community Centre** - Cypress Road, Marton, TS7 8PZ  
Tuesday 27 February, 4pm to 7pm

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## Appendix 4 – Example site notice



## PUBLIC NOTICE

### MIDDLESBROUGH DRAFT LOCAL PLAN

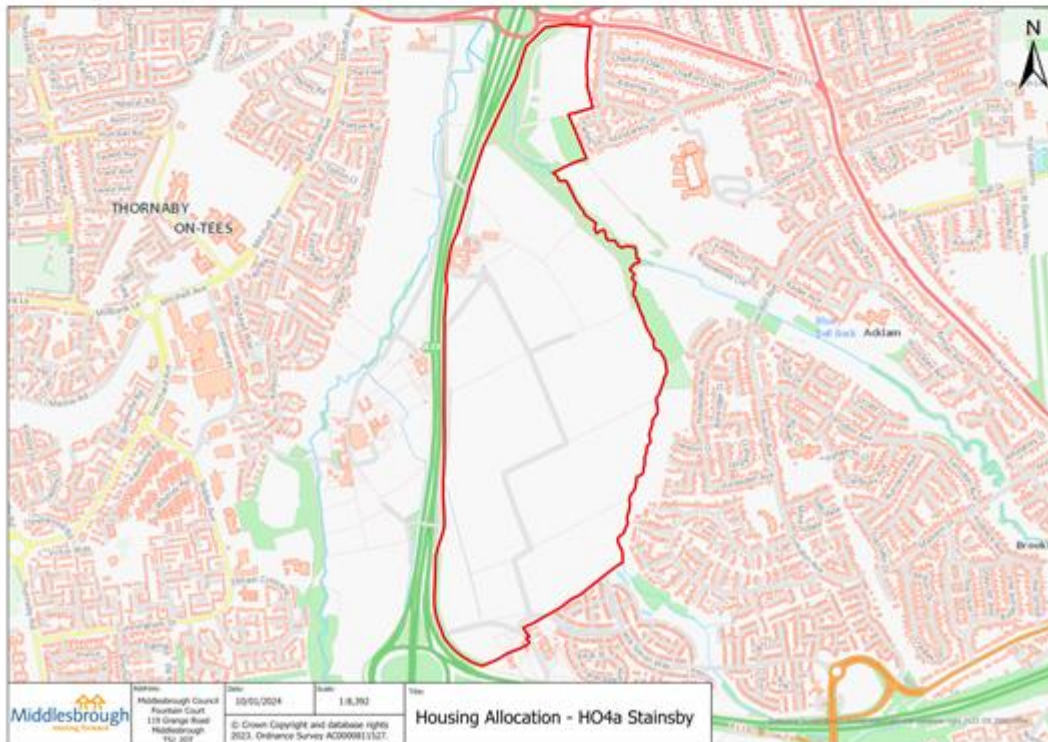
Middlesbrough Council has prepared a Draft Local Plan to enable public consultation to take place on the emerging planning policies, allocations and designations that will be used to guide development in the area for the period to 2041. Stainsby is a site which has been included as a proposed allocation for housing in the document (see site plan below).

The Draft Local Plan is available to view and download from the Planning Pages of the Council's website, accessed via [www.middlesbrough.gov.uk](http://www.middlesbrough.gov.uk) or by using the above QR code. The document can also be viewed at community hubs/libraries and at Middlesbrough House, 50 Corporation Road, Middlesbrough TS1 2RH.

Comments can be made on the Draft Local Plan during the consultation period between **9:00 am on 1<sup>st</sup> February 2024** and **5:00 pm on 15<sup>th</sup> March 2024**.

Comments can be made using the online form available at [www.middlesbrough.gov.uk](http://www.middlesbrough.gov.uk), via email to [planningpolicy@middlesbrough.gov.uk](mailto:planningpolicy@middlesbrough.gov.uk), or alternatively posted to the Planning Policy Team, Planning Services, Middlesbrough Council, Fountain Court, 119 Grange Road, Middlesbrough, TS1 2DT.

#### Stainsby



## Appendix 5 – Middlesbrough Council Press Release

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[Home](#) > [Latest news](#) > Have your say on Middlesbrough's long term development plan

# Have your say on Middlesbrough's long term development plan

Development and regeneration

Thursday, 01 February 2024



[Post](#) [Share 7](#)

People in Middlesbrough are being encouraged to have their say on the town's long term blueprint for development. Middlesbrough Council has produced a draft Local Plan, identifying which parts of the borough are suitable for development like housebuilding and how green spaces and heritage sites should be protected.

Once in place, it will be used to guide decisions on individual planning applications.

Without a Local Plan, Middlesbrough Council is less likely to be able to influence the type of new development in the town, and where it happens.

People living and working in Middlesbrough now have the opportunity to voice their views on the draft plan during a six-week public consultation, which begins on February 1.

Cllr Theo Furness, Executive Member for Regeneration, said: "The Local Plan is an important document which gives us control over which parts of our town are developed, and how that development looks.

"We're legally required to prepare a document covering a long-term period up until 2041 – which allows us to ensure we have the right housing mix to support our residents as the make-up of the population continues to change. This includes bungalows and adaptable properties for our growing older population, affordable homes, flats and larger family houses.

"It's also important to stress that development at any of the sites identified in the draft plan would still need to gain planning permission in the normal way and wouldn't necessarily all happen as soon as the plan is adopted.

"I'd urge everyone to have their say as part of the consultation."

The draft plan identifies that 400 new homes are required each year, which means that by 2041, 7,600 new homes would need to be built in Middlesbrough.

This would support the Council's ambition for 350 new jobs to be created every year.

The draft plan prioritises housebuilding on brownfield land - but some greenfield sites are included.

This is because brownfield land is less economically viable and often complex to develop, while Middlesbrough's tight boundaries mean there isn't enough available brownfield land to provide the number of homes needed.

Government policy dictates that the housing needs of the Gypsy and Travelling community must be met when land for new homes is identified, in a way that facilitates a traditional and nomadic way of life while respecting the interests of settled communities.

A formal assessment found that 14 additional pitches will be needed above the numbers available at the current site at Metz Bridge.

No privately owned land was identified, therefore land at Teessaurus Park has been proposed in the draft plan.

Any site built on the land in the future would need to go through a full planning and consultation process.

Access to the River Tees and a local wildlife site at the north of the park would be retained – as would access to the dinosaur sculptures, whether at the current site or a suitable alternative space in Middlesbrough.

The consultation will run until March 15, and drop-in events will be held across the town.

Views collected during the consultation will be analysed and amendments will be made where appropriate, before a new, six-week consultation is launched on a revised document.

It will then be submitted to the Secretary of State and examined by an independent planning inspector.

If approved, it would be adopted in May 2025.

You can access the draft document online by visiting [www.middlesbrough.gov.uk/localplan](http://www.middlesbrough.gov.uk/localplan) or in person at Middlesbrough House or any of our libraries and community hubs.

Officers can be contacted by email on [planningpolicy@middlesbrough.gov.uk](mailto:planningpolicy@middlesbrough.gov.uk) or by calling 01642 729487.

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## Appendix 6 Press Articles





## Appendix 7 Social media posts





## Appendix 8 Frequently Asked Questions

## Frequently asked questions

- What are the next steps in the process after the consultation? +
- What is the Local Plan? +
- What issues will it cover? +
- Why is the Local Plan being reviewed now? +
- What evidence has been prepared to support the Local Plan? +
- What are the objectives for the Local Plan? +
- How does the Local Plan relate to the Middlesbrough Development Corporation? +
- What level of housing is proposed? +
- Why are greenfield sites being proposed for housing? +
- Why is the entire Stainsby site including Mandale Meadow allocated for development? +
- Why is land at Stainsby Road allocated for both education and housing? +
- How much affordable housing will be provided and where will it go? +
- Why is the council allocating land for Gypsy and Traveller Accommodation? +
- Why has the site at Teessaurus Park been chosen? And what will happen dinosaur sculptures? +
- When and how will the proposed Gypsy and Traveller site at Teessaurus Park be developed? +
- How will existing infrastructure cope with the additional development? +
- Why is the Stainton Way Western Extension required and what is the purpose? +
- Will any new open spaces be provided as part of the proposed developments? +
- Will the council make money from sites it owns in the plan? +
- How can I obtain further information on the Local Plan review? +

## Appendix 9 – Display Boards for events

# Middlesbrough's Local Plan

## What is the Local Plan?

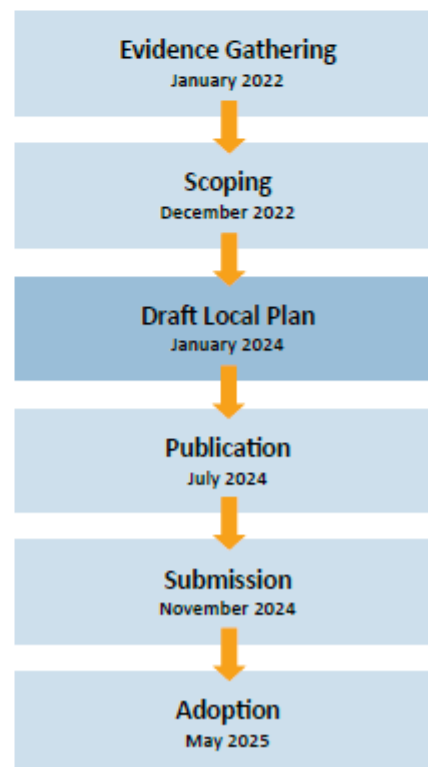
- As a Local Planning Authority, the Council is required to have an up-to-date development plan for the borough. This is known as a 'Local Plan'.
- The Local Plan contains the strategies, policies, and allocations of land that will help to guide development.
- Decisions must be made in accordance with the Local Plan, unless other material considerations indicate otherwise.

## Why are we reviewing the Local Plan?

- The Government places great importance on having an up-to-date local plan. They state that, in order to meet its objective of providing sufficient housing and other development in a sustainable manner, 'preparing and maintaining up-to-date plans should be seen as a priority'.
- At present, Middlesbrough's development plan is made up of a number of documents. Some of these are out of date.
- Given the age of the existing Local Plan documents, there is a need to update the Council's planning strategy so that it effectively addresses the needs and aspirations of Middlesbrough today and in the future.

## What stage are we at in the Local Plan Review?

- In September 2022 the Council agreed to start work on a new Local Plan.
- A Local Plan Scoping Report was approved by the Council in November 2022. This report went out to public consultation between 5th December 2022 and 31st January 2023.
- Comments received during the Scoping Report consultation period enabled the Council to develop the 'Draft Local Plan' document, a key stage in the process of creating the new Local Plan.
- Having produced a Draft Local Plan, a period of public consultation has now begun.
- The purpose of making a Draft Local Plan is to gather views from the public and stakeholders on the Council's preferred approach to addressing planning issues in Middlesbrough.
- Your comments on the Draft Local Plan, and any other issues you think the Local Plan should address, are welcomed. They will be used to help us finalise Middlesbrough's new Local Plan.



## What is included in the Draft Local Plan consultation?

### 1 Draft Local Plan Policy Document

- The document that details the strategies and policies of the Council's preferred approach to addressing planning issues in Middlesbrough.
- It contains further details on all the themes presented on these posters.



### 2 Policies Map

A map that illustrates all the area specific policies and land allocations.

### 3 Sustainability Appraisal

An assessment of the social, environmental, and economic impacts that the Draft Local Plan will have.

## The Strategic Objectives of the Local Plan

- |                    |   |
|--------------------|---|
| <b>Objective A</b> | To deliver new high quality, well-designed and energy efficient development that meets the needs and aspirations of our current and future residents                                      |
| <b>Objective B</b> | To revitalise Middlesbrough Town Centre through diversifying our retail and leisure offer, and attracting new urban dwellers, supported by a strong network of district and local centres |
| <b>Objective C</b> | To strengthen our local economy by supporting existing businesses and attracting new employers  |
| <b>Objective D</b> | To build high quality homes that help strengthen our communities  |
| <b>Objective E</b> | To protect and enhance our Green and Blue Infrastructure Network  |
| <b>Objective F</b> | To ensure that new development is properly served by, and sustainably connected to, new and improved physical, social and environmental infrastructure                                    |
| <b>Objective G</b> | To recognise and value our historical and culturally important assets   |
| <b>Objective H</b> | To achieve healthy and safe communities   |

# Key Themes

The Draft Local Plan is structured around a series of different themes. Each of these themes contains a set of planning policies that will help guide development in the borough.

## Creating Quality Places

### Managing Development

- As new buildings and other forms of development occur, it is important that the impacts they have on infrastructure and the environment are effectively managed.
- All development must be of a high design quality and accord with the Local Plan and its general principles of development.

## Economic Growth

### Jobs

- The plan will continue to support a diverse economy and aims to help deliver significant increases in businesses and jobs.
- Middlesbrough's ambition is to create 350 additional jobs per year and a sufficient amount of land has been allocated to meet this aim.
- In line with the Tees Valley Strategic Economic Plan, Middlesbrough will support and promote the growth of the:
  - ▶ creative media and digital sector;
  - ▶ advanced manufacturing sector and;
  - ▶ professional, health and education sectors.



### Town Centre

- The Town Centre economy will be rebalanced by attracting more commercial and leisure activity into the centre, whilst promoting it as a safe and welcoming place to live and visit.
- The Town Centre will be characterised by six core areas: a Civic, Commercial and Cultural Heart; Retail Quarter; Leisure Quarter; Independent Quarter; Railway Station and Historic Quarter; and the Linthorpe Road South Secondary Shopping Area.

### District and Local Centres

- The existing network of district and local centres will be protected and enhanced.
- New local centres are proposed for Stainsby, Hemlington Grange West, Land North of Low Lane, and Newham Hall Farm.

## Green and Blue Infrastructure

### Open Space, Sport and Recreation Facilities

- Existing open space, Local Green Space, and sport and recreational facilities will be protected and enhanced.
- New open green space will be integral to the design of new developments. The plan includes enhancements to open space in new allocations, including Stainsby Country Park.

### Biodiversity and Geodiversity

- Biodiversity and geological resources will be protected.
- Development will be expected to protect, provide and extend green and blue infrastructure and is required to deliver at least a 10% improvement in biodiversity.

### Climate Change and Flood Risk

- Inappropriate development in areas at current or future flood risk will be avoided.
- The use of natural sustainable drainage systems (SuDs) will be prioritised.



## Housing Development

### Housing Requirement

- In order to realise Middlesbrough's ambition for economic growth, the delivery of 400 homes per year is planned.
- To help achieve this, the plan has allocated parcels of land for residential development. These are illustrated on the Policies Map.

### Mix and Types of Housing

- The delivery of wide range of house types, tenures, and sizes is sought.
- Gaps in the housing market will be addressed, including smaller dwellings for younger people and first time buyers, homes for older people, and larger, higher value properties.



### Affordable Housing

- Housebuilders will be required to provide a minimum of 15% affordable housing on sites of 10 or more homes located in the wards of Acklam, Coulby Newham, Hemlington, Kader, Ladgate, Marton East, Marton West, Nunthorpe, Stainton & Thornton, and Trimdon.

### Gypsy, Traveller and Travelling Showpeople Accommodation

- Land at Metz Bridge will be safeguarded for use as a Gypsy and Traveller site.
- In order to meet the identified need for additional pitches by 2041, land at Teessaurus Park has been allocated as a Gypsy and Traveller site.

## Physical, Social and Environmental Infrastructure

### Transport

- The delivery of an integrated and sustainable transport network will be supported.
- A network of Cycle Super Highways will be created and bus Superstops will serve Local Centres.
- Access to rail stations will be enhanced and the public realm around Middlesbrough Railway Station improved.

### Community Facilities

- The loss of premises or land for community uses will be resisted and the provision of new community facilities supported.

### Education

- The Council will work to ensure that education needs arising from future development are met.
- New education provision will provide high quality facilities, be highly accessible, and located and designed to minimise impacts from associated traffic.

### Health and Wellbeing

- To help promote health and wellbeing, development will:
  - support measures to promote walking and cycling;
  - support the delivery of essential community services and;
  - protect and enhance open space, leisure and recreation facilities.



## Managing the Historic Environment

- Development that affects heritage assets or their settings must be of a high quality, respect its context, and demonstrate a strong sense of place. Heritage assets include Conservation Areas and Listed Buildings.
- The development of heritage assets whose preservation is identified as being at risk will be permitted providing it results in the optimum, viable, and sustainable use of the building or site.



# Draft Local Plan Policies Map

The map that illustrates all the area specific policies and land allocations in the Draft Local Plan

**Legend**

**Introduction**

□ Town Boundary

**Strategy and Vision**

▨ ST2 MDC Boundary

**Creating Quality Places**

— CRS Development Limits

**Economic Growth**

■ EC2 Employment Locations

■ EC4 Middlehaven

■ EC5 University Campus

■ EC7 Town, District & Local Centres

**Housing Development**

■ HO4 Housing Allocations

■ HO6 Gypsy, Traveller and Travelling Showpeople Sites

**Green and Blue Infrastructure**

■ GR2 Green Wedges

■ GR3 Existing Open Space, Sports & Recreational Facilities

■ GR3 Local Green Spaces

■ GR5 Teesmouth & Cleveland Coast SPA

■ GR5 Sites of Special Scientific Interest

■ GR5 Local Wildlife Sites

■ GR5 Local Nature Reserves

★ GR5 Local Geological Sites

■ GR6 Nutrient Neutrality

**Physical, Social and Environmental Infrastructure**

— IN2 Stainton Way Western Extension

□ IN5 Middlehaven Academy

□ IN8 Burial Grounds

**Managing the Historic Environment**

■ HI2 Conservation Areas

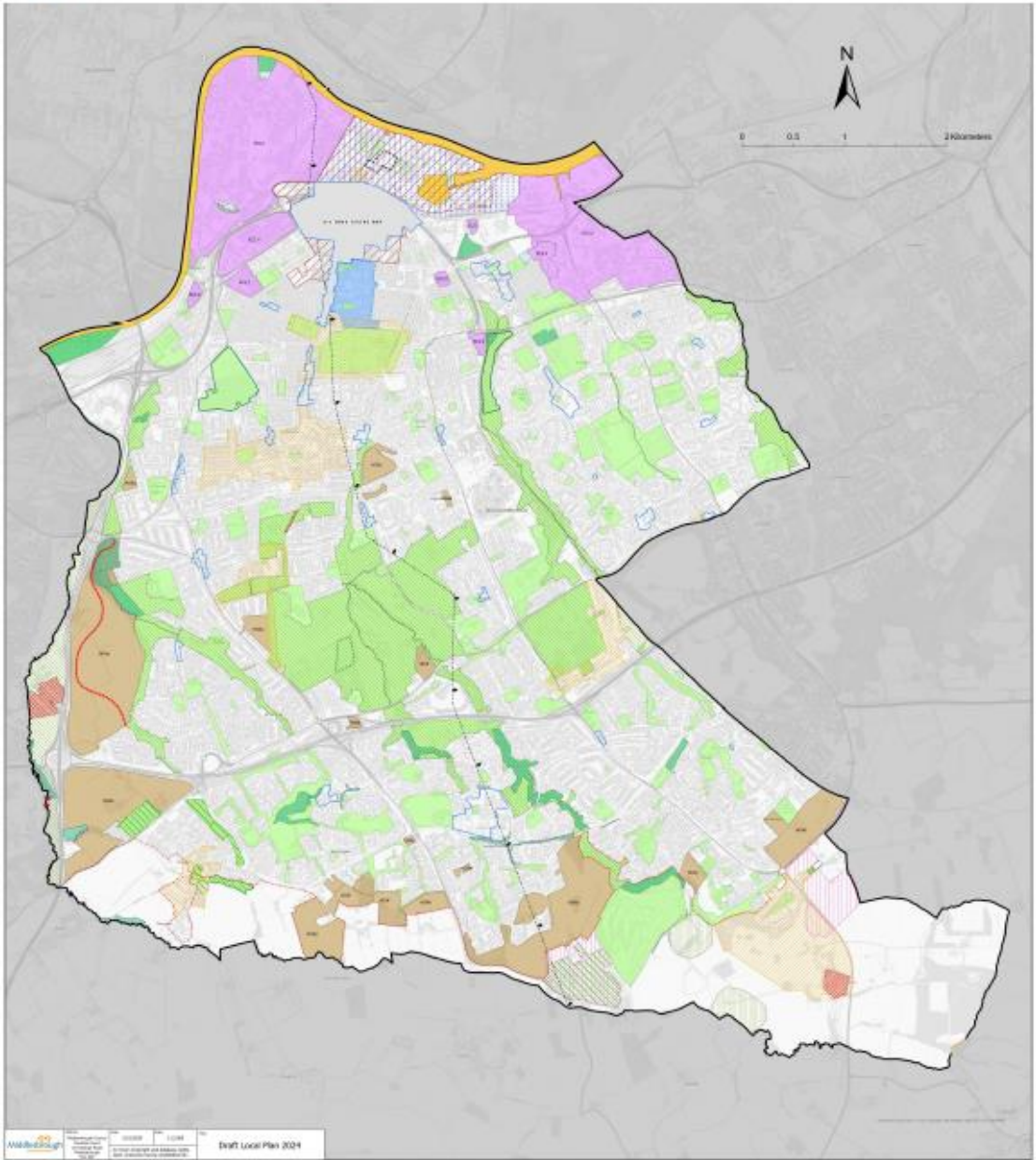
■ HI2 Scheduled Monuments

**Minerals and Waste**

■ MWC4 Deep Minerals - Salt

■ MWC4 Shallow Minerals

Note: Opposite entirely covers the Borough of Middlehaven



# How to get involved

## Where to view the Draft Local Plan Document in full

### Online

A digital version can be accessed via the Council's Planning Policy pages at: [www.middlesbrough.gov.uk/planning-and-development](http://www.middlesbrough.gov.uk/planning-and-development)

Alternately, scanning the QR code below will take you directly to the Draft Local Plan page.

### In-person

Physical copies are available to view at Middlesbrough House and local community hubs and libraries.

## How to submit your comments

### Online

Comments can be submitted via the online form found on the Council's Planning webpage: [www.middlesbrough.gov.uk/planning-and-development](http://www.middlesbrough.gov.uk/planning-and-development)

Alternately, scanning the QR code will take you directly to the Draft Local Plan webpage.

The online form can also be downloaded as a Word document. Completed copies can be sent to us via email or post using the respective addresses listed below.



### Email

[planningpolicy@middlesbrough.gov.uk](mailto:planningpolicy@middlesbrough.gov.uk)

### Post

Planning Policy Team, Planning Services, Middlesbrough Council, Fountain Court, 119 Grange Road, Middlesbrough, TS1 2DT

### Phone

For any general enquires or further information about the Draft Local Plan consultation, the Planning Policy Team can be contacted by the above email address or on phone at 01642 729487 or 01642 729062.

**The consultation runs from 1st February to 15th March 2024**

Comments must be received by 5:00pm on 15th March 2024

[middlesbrough.gov.uk](http://middlesbrough.gov.uk)

  
Middlesbrough  
moving forward

# Middlesbrough Publication Local Plan

March 2025



**Middlesbrough Council**  
Planning Services

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# 1. Introduction

1.1 All Local Planning Authorities have a statutory duty to prepare a Local Plan. The Middlesbrough Local Plan is a planning framework to guide decisions and to shape development in the borough until 2041. The Council has prepared this Local Plan to set out a strategy, vision and planning framework for the future development of Middlesbrough. In doing so it is based on a robust evidence base that takes account of the projected population change for the area and assesses the level of development that will be required to support the needs of this population.

1.2 The Local Plan also takes account of the Council's other plans and strategies to ensure they can be supported by the planning framework, that economic development and growth are not constrained through the planning system, and that there is enough land available to meet all of the Borough's needs and aspirations.

## Middlesbrough Development Plan

1.3 The Plans that make up the Development Plan are:

- The Middlesbrough Local Plan;
- Tees Valley Joint Minerals and Waste Policies and Sites DPD (2011);
- Tees Valley Joint Minerals and Waste Core Strategy (2011); and
- any made Neighbourhood Plans.

## Neighbourhood Plans

1.4 The Localism Act 2011 gave local communities the power to produce a neighbourhood plan for their area. Once 'made' (adopted) following an independent examination, and agreed by the community following a referendum, these plans form part of the statutory Development Plan.

1.5 Middlesbrough currently has two Neighbourhood Plans that have been 'made' (adopted) by the Council and there are number of others currently under preparation.

- **Marton West Neighbourhood Plan** – The Marton West Neighbourhood Plan was 'made' on 20<sup>th</sup> October 2021.
- **Stainton and Thornton Neighbourhood Plan** -The Stainton and Thornton Neighbourhood Plan was 'made' on 25<sup>th</sup> May 2022.

1.6 Once 'made', Neighbourhood Plans become part of the statutory development plan. Planning applications which fall within the neighbourhood plan area must have regard to the neighbourhood plan policies unless material considerations indicate otherwise.

1.7 Further information on the documents contained in the Middlesbrough Local Plan can be found in the Local Development Scheme (LDS). This is available on the Planning Services pages of the Council's website at [www.middlesbrough.gov.uk](http://www.middlesbrough.gov.uk)

## Scope of the Local Plan

### Geography

- 1.8 The Local Plan covers the whole of the Middlesbrough Local Authority Area, including the area of the Town Centre and Middlehaven where the Middlesbrough Development Corporation is the local planning authority for decision making.

### Plan Period

- 1.9 The Local Plan covers the period 2022 – 2041.

### How the Local Plan is Set Out

- 1.10 The Local Plan takes into account national planning policy, strategic documents and evidence base documents.

- 1.11 The Local Plan is structured around a series of Chapters. These Chapters are:

- Introduction
- Strategy and Vision
- Creating Quality Places
- Economic Growth
- Housing Development
- The Natural Environment
- Physical, Social and Community Infrastructure
- Managing the Historic Environment

### Policies Map

- 1.12 A separate 'Policies Map' supports the Local Plan and illustrates those policies which relate to a specific site or area. Allocations identified on the Policies Map should be read in conjunction with the relevant policy in the Plan that sets out the criteria that planning applications will need to comply with.

### Strategic and Local Policies

- 1.13 The National Planning Policy Framework (NPPF) requires that plans explicitly set out which policies are strategic, i.e. those that address the strategic priorities of the area (including any relevant cross boundary issues). This Local Plan identifies these policies in Appendix 3. Strategic policies set out the overall strategy for the pattern, scale and quality of development. The Local Plan also contains detailed non-strategic, local policies that address a range of themes.
- 1.14 Neighbourhood Plans can be prepared at any time, but they must be in general conformity with the adopted Development Plan's strategic policies.

### Sustainability Appraisal and Strategic Environmental Assessment

- 1.15 Sustainability Appraisal is a statutory process integrated into the preparation of all aspects of the Plan. The Sustainability Appraisal (SA) process tests how the Plan, its Spatial Strategy, allocated sites and policies achieve sustainable development. The concept of sustainable development is defined by the NPPF as 'meeting the needs of the present without comprising the ability of future generations to meet their own needs'. The process measures the potential impacts of the



Plan on a range of economic, social and environmental considerations, and includes the requirements of Strategic Environmental Assessment legislation.

- 1.16 The separately published SA Report makes clear how environmental considerations have been integrated into the Plan, the reasons for choosing the selected approach over the alternatives considered and the arrangements for monitoring the significant environmental effects of the Plan.
- 1.17 The SA has been undertaken throughout the plan-making process and has been updated as an integral part of preparing the 'Publication' (Regulation 19) Local Plan. It will assist with arrangements for monitoring and implementation of the Local Plan. Full details of the process and the assessment outcomes can be found in the Sustainability Appraisal Report of the 'Publication' Local Plan.

### Habitats Regulation Assessment

- 1.18 The designation, protection and restoration of European wildlife sites is embedded in the Conservation of Habitats and Species Regulations 2017, as amended, which are commonly referred to as the 'Habitats Regulations'. Importantly, the most recent amendments (the Conservation of Habitats and Species (amendment) (EU Exit) Regulations 2019) take account of the UK's departure from the EU.
- 1.19 The Local Plan should be assessed in accordance with the Habitats Regulations to consider whether the policies or proposals are likely to have a significant effect on any habitats or species protected under the regulations located in or close to Middlesbrough. The HRA Report can be viewed on the website.

### Duty to Cooperate

- 1.20 In developing the Local Plan, the Council has worked collaboratively with adjoining authorities, Tees Valley Combined Authority, the Middlesbrough Development Corporation and other organisations (known as 'duty to cooperate' bodies) in responding to cross-boundary and strategic issues. This ensures the Council meets its 'Duty to Cooperate', which is a legal requirement of the plan making process. This collaboration has sought to resolve issues of a strategic nature and to ensure strategic priorities are coordinated and reflected in the Local Plan.
- 1.21 Further details on the extent of collaboration can be found within the Duty to Cooperate Statement which can be viewed on the Council's website.

## 2. Strategy and Vision

### Spatial Portrait

- 2.1 Middlesbrough is located in the North East of England and is one of five boroughs that make up the Tees Valley sub-region. It is compact and predominantly urban in character, with a growing population. As of 2021 approximately 144,000 people lived in Middlesbrough, an increase of around 4% when compared with 2011. Whilst Middlesbrough is the most populous urban centre in the Tees Valley, it is the smallest of the five constituent local authority areas, covering approximately 21 square miles. Indeed, it is the most densely populated local authority area in the North East.
- 2.2 The River Tees forms a natural boundary to the north of Middlesbrough. To the east, the urban character of the borough extends beyond the boundary it shares with Redcar and Cleveland, with the Greater Eston area immediately boarding Middlesbrough. The urban character that defines most of the borough transitions into rural-urban fringe along the southern edge of Middlesbrough. Rural settlements such as Great Ayton and Stokesley are located a short distance away in North Yorkshire, however the expansive natural landscapes of the North York Moors National Park are the dominant feature beyond Middlesbrough's southern boundary. To the west, the borough borders the settlements of Billingham, Stockton, Thornaby and Ingleby Barwick.
- 2.3 The emergence of modern-day Middlesbrough can be traced to the early nineteenth century. The Town developed beside the River Tees to supply labour to the new 'Port Darlington' coal port. It was centred on a market square where the first town hall was built. Middlesbrough continued to develop during the industrial revolution, expanding around the iron and steel industries. The iconic Transporter Bridge was constructed during this time, providing a river crossing between Middlesbrough and Port Clarence that did not affect navigation along the Tees. The first town hall, now known as the 'Old Town Hall', and the Transporter Bridge are Grade II and II\* listed respectively and the north of Middlesbrough contains many heritage assets from the early development of the Town. However, there are a range of heritage assets that can be found across the Middlesbrough, such as Acklam Hall (Grade I listed building), Albert Park (Grade II listed Historic Park and Garden) and eight conservation areas. The historic environment is a key component of Middlesbrough's identity, contributing towards residents' sense of place. Moreover, the protection and enhancement of heritage assets can help facilitate economic growth.
- 2.4 Iron and steel production, as well as other forms of heavy industry and chemical production, were the industries that traditionally supported the borough's economy and employment base. However, like many areas across the North East of England and the rest of the United Kingdom, there was a decline in these traditional industries in Middlesbrough across the late twentieth and early twenty-first centuries. Industrial decline has had a significant impact on the borough, with the loss of jobs and employment opportunities leading to high levels of unemployment. Today, the key employment sectors in Middlesbrough are health, education, retail, business administration and support services, and public administration. Nonetheless, industrial activity does remain, albeit with a focus on 'lighter' forms of industry and manufacturing. Most of this activity is located within Riverside Park, East Middlesbrough Industrial Estate and the Town's other employment sites that are clustered across the north of the borough.

- 2.5 The recent development of Teesside Advanced Manufacturing Park (TeesAMP) and Boho Zone has created modern, high-quality space for businesses in the north of Middlesbrough, aiding the growth of the advanced manufacturing and digital and creative sectors respectively. Along with professional services, these sectors have been identified as those most likely to drive future economic growth in Middlesbrough. Although the education sector has a significant impact on the Town's economy and employment in its own right, the sector also holds a vital role in developing the skills and knowledge that can support employment and economic growth in the borough.
- 2.6 Across Middlesbrough there are 41 primary, 8 secondary and 6 special educational needs and disability (SEND) schools. In terms of further and higher education provision, Middlesbrough College and campuses of the Northern School of Art and Teesside University are all located in the borough. Middlesbrough College is the largest college in Teesside and had a record number of full-time students (5,138) enrol on courses in 2024. Its campus is situated in Middlehaven, beside Middlesbrough Dock. In 2021 the Northern School of Art's Middlesbrough campus was relocated to a new purpose-built facility that lies within the Town Centre. Teesside University's campus borders the south edge of the Town Centre. In recent years the University has undertaken a significant programme of investment in the campus. This has included a refurbishment of the library and the building of 'Bios', a life sciences facility with leading-edge laboratories.
- 2.7 The borough is served by a network of town, district and local centres. Middlesbrough Town Centre is the primary shopping area, located to the north of the Town. Like many town centres across the United Kingdom, Middlesbrough Town Centre has been significantly impacted by the changing landscape of the retail sector. The closure of stores, including larger department style stores, has had a negative effect on the Town centre in recent years, resulting in a substantial number of vacant units. With the increased development of other types of use, town centres have begun to shift away from being areas that are strongly characterised by high concentrations of retail use. In Middlesbrough, the diversification of the Town Centre has included the redevelopment of units for leisure and health uses, such as Level X in Captain Cook Square and the relocated Live Well Centre in the Cleveland Centre.
- 2.8 Most of the Town Centre is within the Middlesbrough Development Corporation (MDC) area. The MDC area also includes Middlehaven, situated to the north of the Town Centre. Middlehaven was the location of Middlesbrough's original town centre, but during the twentieth century it was subject to multiple waves of demolition and regeneration. Middlesbrough Football Club's ground, the Riverside Stadium, is situated in Middlehaven, as well as more recent developments such as Middlesbrough College and the Boho Zone. However, there are large areas of vacant brownfield land within Middlehaven that present a development opportunity. As is set out in their masterplan document 'Supercharging development in Middlesbrough', the aim of the MDC is to accelerate the regeneration of the area.
- 2.9 The A66 and A174 are the major east-west corridors of the strategic road network in Middlesbrough, running across the north and south of the borough respectively. The A19 is the key north-south corridor of the strategic road network and runs along the western edge of the Town. A notable feature of this corridor is the Tees Viaduct, a crossing over the River Tees that provides a northward link into Stockton-on-Tees and beyond. In addition, the A1032 and A172 are roads that provide key north-south connectivity within the borough.

- 2.10 Middlesbrough Bus Station is located in the Town Centre and is a key transport hub that provides access to range of local bus services, as well as long distance coaches that travel to various destinations nationally. To the north, less than 10 minutes' walk away, is Middlesbrough Railway Station. The station provides a range of direct services to locations across the Town, Tees Valley, and the wider North East region and beyond. It is currently undergoing a significant programme of redevelopment. Following the completion of works to extend existing platforms, a daily weekday service directly between Middlesbrough Railway Station and London Kings Cross was introduced in 2021.
- 2.11 While Middlesbrough Railway Station is the primary railway station in the Town, there is also a railway station at James Cook University Hospital. The hospital provides 37 speciality services across a single site and the 24-hour emergency department is home to a regional major trauma centre. Marton, Gypsy Lane and Nunthorpe Railway Stations also form a key part of Middlesbrough's public transport network. The stations immediately boarder the eastern boundary of Middlesbrough and are highly accessible to residents that live in the surrounding area.
- 2.12 Most of Middlesbrough's housing is situated to the south of the Town Centre, spread across the remainder of the borough. Housing stock towards the north of the Town is predominantly made up of older terraced dwellings. Areas further away from the Town Centre, towards the south of Middlesbrough, are more commonly characterised by suburban detached and semi-detached homes.
- 2.13 In recent years housing delivery has been strong. Between 2012/13 and 2022/23 the average number of net additional dwellings per annum in Middlesbrough was 519. Residential developments within the south of the borough have helped widen the choice of housing available, particularly higher value family housing. Following a period of decline between 1960 and 2000, the Town's population has grown over the past twenty years. The provision of new housing has contributed towards this, particularly in the retention of economically active sections of the community who may have otherwise moved out of the borough to find house types that met their needs and aspirations.
- 2.14 Over the past twenty years, house price trends in the borough have mirrored those of the wider North East region and are broadly reflective of national trends. However, across this period the average price of a house in Middlesbrough has been substantially below the regional average, and significantly below the national average. As of September 2024, the average house price in Middlesbrough was approximately £142,000, compared with £171,000 across the North East and £294,000 across Great Britain. This is also reflected within the rental market. The average monthly rent in Middlesbrough was approximately £629 in October 2024, compared with £694 across the North East and £1,307 across Great Britain.
- 2.15 Although prices in the borough are relatively low, there is a significant demand for affordable housing. This is driven by various factors, including household income. Data from 2021 shows that the average gross disposable household income in Middlesbrough (£16,222) is substantially below the UK average (£20,425). Moreover, data from the 2019 English indices of deprivation shows that, out of all local authority districts, Middlesbrough had the highest proportion of population living in income deprived households and the third highest proportion of working age adults in employment deprivation.

## Strategic Context

- 2.16 The Local Plan is not being prepared in isolation. Middlesbrough Council is committed to delivering a range of strategies and plans, in partnership with other organisations, which have the ultimate aim of improving the lives of our residents. The Local Plan will be critical in supporting this, particularly where aims and objectives have associated impacts that may affect the use of land. The intention of the Local Plan is not simply to control development, but to facilitate and drive forward the whole development process to deliver better outcomes.
- 2.17 The Local Plan, therefore, responds to the other key strategies and plans and ensure that the planning framework maximises the opportunity to achieve our ambitions.

## The Council Plan 2024-27

- 2.18 The Council Plan sets out the overarching business plan for the medium-term, covering the period 2024 to 2027. It was approved by Full Council on the 8<sup>th</sup> March 2024.
- 2.19 The Council Plan is structured around the following aims:
- **A Successful and Ambitious Town:** Maximising economic growth, employment and prosperity, in an inclusive and environmentally sustainable way;
  - **A Healthy Place:** Helping our residents to live longer and healthier lives;
  - **Safe and Resilient Communities:** Creating a safer environment where residents can live more independent lives; and
  - **Delivering Best Value:** Changing how we operate, to deliver affordable and cost-effective outcomes for residents and businesses.
- 2.20 The Local Plan has a crucial role in supporting this by putting in place a robust planning policy framework that will manage development and identify sufficient land for economic development and housing growth. It will also help deliver development that supports the creation of healthy places and creates a safer environment in which residents can live.

## The North East Marine Plan

- 2.21 The 2009 Marine and Coastal Access Act introduced a marine planning system with requirements to produce plans to enable sustainable development of marine areas, similar to land-use plans. Middlesbrough overlaps with the area covered by the North East Marine Plan (2021) which sets the policies for the sustainable development of the marine environment.
- 2.22 The Marine Plan and Local Plan areas of jurisdiction overlap in the intertidal zone, between mean high-water springs and mean low water springs including the tidal extent of rivers and, as such, any applications for development within this area would need to refer to both.
- 2.23 Proposals for development that can affect the marine plan area and tidal rivers must consider North East Marine Policies alongside the Middlesbrough Local Plan. To assist applicants, the Council and the Marine Management Organisation (MMO) will seek to coordinate advice given to applicants.

## Other Policies, Strategies, Plans and Studies

- 2.24 The preparation of this document has been informed by many other policies, plans, strategies and studies prepared by both the Council and its partners. These include the Tees Valley Strategic Economic Plan (2016-26), South Tees Joint Strategic Needs Assessment, Middlesbrough Integrated Transport Strategy (2024-2038), and the Middlesbrough Development Corporation Masterplan (Supercharging development in Middlesbrough 2023).

## Evidence Base

- 2.25 A number of evidence documents have been prepared to support the Local Plan. The full evidence base to support the Local Plan can be viewed on the Council's website: [www.middlesbrough.gov.uk/planning](http://www.middlesbrough.gov.uk/planning)

## Local Plan Vision

- 2.26 Our Local Plan Vision describes the future we are seeking to create for Middlesbrough by 2041. It provides a clear vision for Middlesbrough's future and is both ambitious yet achievable, to help us deliver sustainable growth, support sustainable development, address the challenge of climate change, protect the environment, respect Middlesbrough's historic environment, whilst supporting local communities and businesses.
- 2.27 The Local Plan Vision has been influenced by many factors including the issues and needs of Middlesbrough, evidence we have gathered, and what our local communities, stakeholders and businesses have told us.

### Local Plan Vision

*By 2041, Middlesbrough will be at the heart of a thriving Tees Valley. The population of Middlesbrough, once in serious decline, will have recovered and be growing steadily. Significant investment will have transformed the Town through delivering high quality development, infrastructure and facilities. People will be proud to live, work and play here.*

*Employment and unemployment rates will be closer to the national average and deprivation and poverty rates significantly reduced. The economy of Middlesbrough will be growing and new businesses can flourish and residents can access good quality jobs.*

*Underpinning the Town's strong economic growth will be a successful and vibrant University that continues to attract quality students and has driven the revival of the surrounding urban area. Our economic growth will be underpinned by the continued success of the Town's digital sector.*

*The Council will continue to work with partners to regenerate our older, urban areas around Middlehaven and Gresham, which will become vibrant, vital places where people want to live, work and play.*

*The Town Centre will have reinvented itself and revitalised. Retailing will still be a critical feature of the Town Centre, with superb shopping options alongside a transformed leisure sector, making it the default choice for residents and visitors seeking a day or night out. More jobs will have been created, providing opportunities to work across the sectors, with weekdays being a hive of activity. The Town Centre will become a focus for cultural activity and be a regional*

*centre of excellence for cultural events; this activity has been key to the regeneration of the Town.*

*Communities will be financially secure, and their needs will be met for a good standard of living. Residents will have access to a range of educational and training facilities, including a choice of schools and nurseries, community and healthcare facilities, shops and services, as well as employment and recreational activities. Development will be focused on the creation of well designed, quality places where people want to live. Good quality public transport and walking and cycling routes will provide opportunities for sustainable and active travel across the Town.*

*A range of high quality housing will be developed throughout Middlesbrough. Middlesbrough's housing offer will continue to support the Town's economic growth. Our young people will have the opportunity to access housing that meets their needs and aspirations. Our families will have a choice of areas in which to raise their children. Our older and more vulnerable residents will be able to live in homes that are better suited to their needs.*

*Residents will be healthy and well. They will be able to easily make healthy lifestyle choices and have access to good quality, safe and well-designed open spaces and networks which encourage physical activity. We will have lowered childhood obesity levels and reduced health inequalities across the borough. Residents of all ages will have a better quality of physical health and experience better mental wellbeing.*

*The natural environment of Middlesbrough will continue to be protected and enhanced, increasing biodiversity and geodiversity. A coherent and wide ranging green and blue infrastructure network integrated within new developments will have been created, establishing links between neighbourhoods, the Town Centre and key facilities. This network will not only have helped improved connectivity but will also improve access to greenspace, contributing to mitigating climate change impacts, helping to create healthy places and contributing to healthier lifestyles of the population, and supporting greater biodiversity. Middlesbrough will be a more resilient town, including mitigating and adapting to the effects of climate change.*

*Our historic and culturally important assets will continue to be protected and enhanced, so they can be cherished by our residents. Heritage assets will continue to be important in understanding Middlesbrough's past and help provide an attractive environment within which the economy prospers.*

## Strategic Objectives

2.28 To achieve our Local Plan Vision, we have established a series of Strategic Objectives. The Strategic Objectives have been determined based on the Local Plan Vision, the existing evidence base and knowledge of the local area.

2.29 The Strategic Objectives that will guide our policies for development in Middlesbrough are set out below:

- **Objective A** To deliver new high quality, well-designed and energy efficient development that is resilient to the effects of climate change and meets the needs and aspirations of our current and future residents
- **Objective B** To revitalise Middlesbrough Town Centre through diversifying our retail and leisure offer, and attracting new urban dwellers, supported by a strong network of district and local centres
- **Objective C** To strengthen our local economy by supporting existing businesses and attracting new employers
- **Objective D** To build high quality homes that help strengthen our communities
- **Objective E** To protect and enhance our Natural Environment
- **Objective F** To ensure that new development is properly served by, and sustainably connected to, new and improved physical, social and environmental infrastructure
- **Objective G** To conserve and where appropriate enhance our historic environment and cultural heritage
- **Objective H** To achieve healthy and safe communities



## Development Strategy

- 2.30 The NPPF makes it clear that the purpose of the planning system and local plans is to contribute to the achievement of sustainable development. In accordance with this, the Plan (when read as a whole) seeks to deliver sustainable development. The policies set out in the Plan guide how the presumption in favour of sustainable development will be applied in Middlesbrough.
- 2.31 Middlesbrough is in a central location within the Tees Valley, with good transport links, and already functions as its civic and cultural centre. A successful and strong Tees Valley needs a strong Middlesbrough at its heart. The Council is aiming to build on these strengths and attract high quality development to Middlesbrough.
- 2.32 Middlesbrough has seen much successful development in recent years. The rise of the creative and digital sectors has helped to drive regeneration with cutting edge businesses successfully operating in the Boho Zone. Centre Square has been transformed through the development of new, high-quality offices. The Town Centre is being revitalised through diversification and the development of new leisure operators. New housing has been provided across the Town, giving our communities significant choice in where to live.
- 2.33 The Development Strategy is based on continuing this good work, rebalancing the economy and attracting more commercial and leisure activity into the Town Centre. It is important that we retain and grow our population to provide for a sustainable future. High quality housing is key to this, supported by the green, blue and other infrastructure that will help us create quality places.

### **Policy ST1 Development Strategy**

To meet the needs of residents of Middlesbrough, promote future economic growth, protect and enhance the built and natural environments, and create cohesive and inclusive communities, place-making will be put at the heart of planning in Middlesbrough. A positive approach that reflects the presumption in favour of sustainable development will be applied when considering development proposals.

Development proposals should seek to:

- a. achieve development of the highest design standards, not only to look good and create quality places, but to minimise the impact on the environment and wherever possible, to result in an enhancement;
- b. revitalise the Town Centre through rebalancing the economy, increasing the leisure offer and securing more Town Centre homes;
- c. deliver sustained, positive economic growth throughout the plan period;
- d. deliver a wide range of housing to support the needs and aspirations of our residents, with a focus on urban living;
- e. ensure development is directed away from areas of increased flood risk;
- f. ensure the provision and protection of a network of high quality, integrated and connected green and blue spaces that will transform the perception of Middlesbrough and help ensure a high quality environment for our residents and increased benefits to wildlife and/or biodiversity;
- g. deliver appropriate infrastructure in a co-ordinated, timely and integrated way to support economic growth and development;

- h. direct development to the urban area where it can maximise the opportunities to deliver sustainable development;
- i. sustain and enhance our historic environment;
- j. adapt to and minimise the likely impacts of climate change on both the residents of Middlesbrough and wildlife/biodiversity; and
- k. promote healthy and safe communities with facilities to meet daily needs and improve health and wellbeing for our residents.

## Spatial Strategy

2.34 The Local Plan Vision for Middlesbrough up to 2041, will be achieved through implementation of our Spatial Strategy. The Spatial Strategy set out in Policy ST2, identifies the appropriate locations for development, the level of housing to plan for, the amount of employment land to meet our needs to maintain and develop our local economy and to provide a range of services, as well as the facilities and infrastructure we need. It also ensures we address the challenges of climate change, support Biodiversity Net Gain, achieve sustainable development and protect the environment.

### **Policy ST2 Spatial Strategy**

To meet the needs of Middlesbrough, development will be directed to the most sustainable locations in the borough with the aim of making the effective and efficient use of land. In considering where development should be located the following approach will be taken in the selection of site allocations and other development proposals:

For housing this means:

- a. prioritising development in the Town Centre and key regeneration areas including Middlehaven and Gresham;
- b. finding appropriate uses for vacant brownfield sites and under used buildings;
- c. developing sustainable greenfield sites within the urban area that are not safeguarded for protection; and
- d. creating sustainable communities on sites on the edge of the urban area.

For commercial development this means:

- e. employment development will be focused on the Town Centre, Middlehaven and existing employment areas in line with Policy EC2; and
- f. retail, leisure and community uses will be focused within our town, district and local centres as set out in Policy EC8.

All development should be well served by facilities and infrastructure that ensures accessibility to employment, education, retail and community uses including by active travel modes.

The development of land outside development limits will be restricted to proposals that accord with criteria set out in Policy CR5.

## Middlesbrough Development Corporation

2.35 On 1st June 2023, The Middlesbrough Development Corporation (MDC) became the local planning authority for planning decision making for an area of the Town Centre and Middlehaven. The MDC area shown in figure 1, covers the Town Centre, Historic Quarter Conservation Area and Middlehaven.

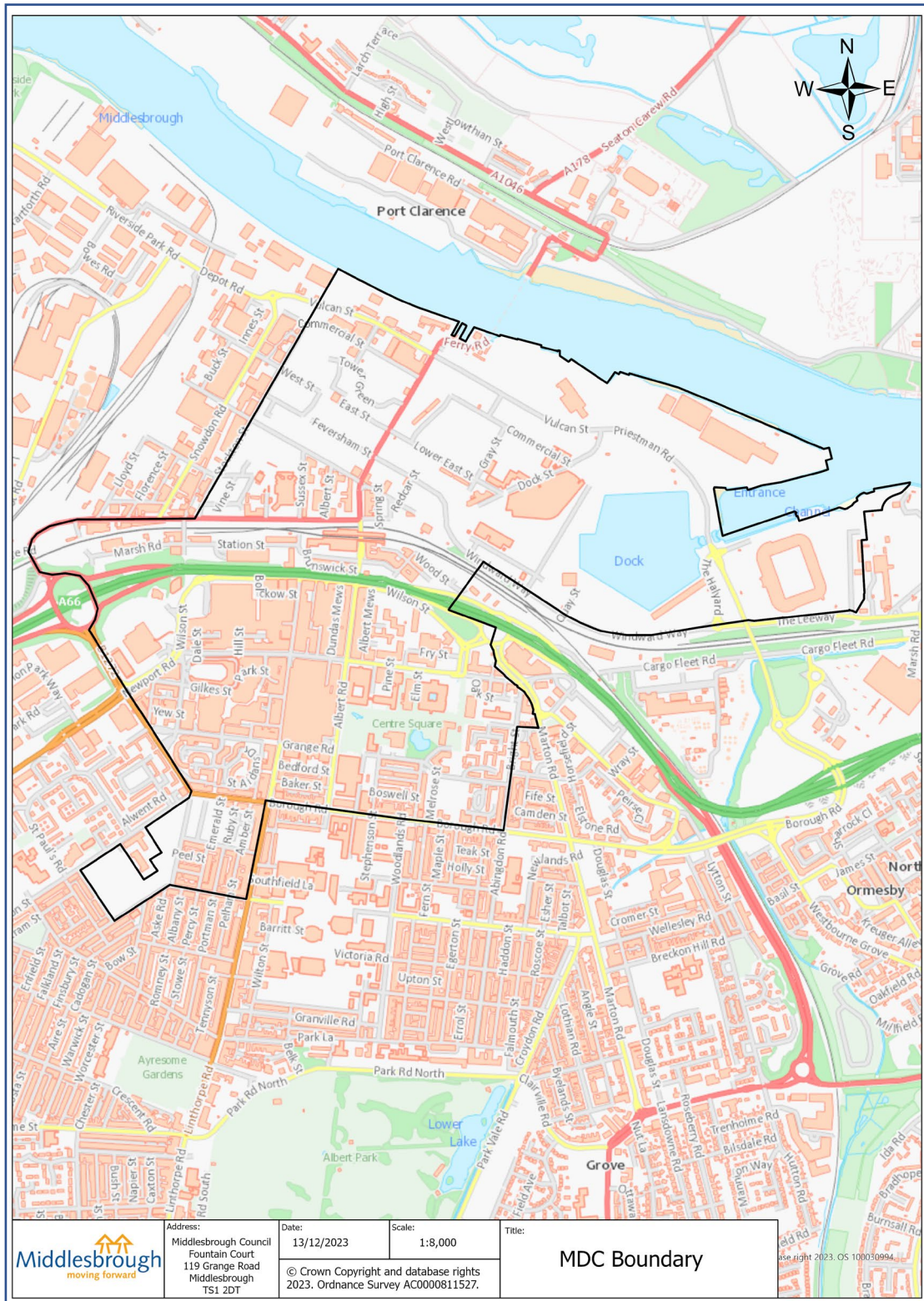


Figure 1 – Middlesbrough Development Corporation Boundary

- 2.36 Middlesbrough Council remains the Plan making authority for the MDC area and the Local Plan seeks to set out an appropriate and positive planning framework for the area, taking into account the aims and objectives of the MDC. The MDC has prepared a masterplan and draft Design Code for the area to guide development, and the key developments are identified within Policy ST3. Middlesbrough Council has sought ongoing dialogue with the MDC when preparing this Local Plan.
- 2.37 More detailed policies on the allocations within the MDC area are set out in the Economic Growth Chapter and the Housing Development Chapter.

### **Policy ST3 Middlesbrough Development Corporation Area**

The Middlesbrough Development Corporation (MDC) Masterplan *Supercharging development in Middlesbrough* aims to achieve the following objectives:

- 1,500 new homes
- 4,000 new jobs

Within the MDC area, the Council will seek to ensure there is sufficient land available for development in order to support the delivery of these objectives within the plan period.

#### **Housing**

The following sites are identified for housing development:

- Middlehaven (550 dwellings within the plan period) - **Policy EC4**
- Gresham (573) - **Policy EC5**
- Wood Street (100) - **Policy HO4r**
- Church House (86)
- Union Village (145)

Additional housing will be brought forward throughout the plan period on unallocated windfall sites to deliver the remaining balance of dwellings (46).

#### **Employment and Commercial Development**

The following areas are identified for employment and commercial development:

- Town Centre
- Middlehaven

Within the MDC area the Policies of the Middlesbrough Local Plan will apply.

## 3. Creating Quality Places

### Strategic Objective

**Objective A** To deliver new high quality, well-designed and energy efficient development that is resilient to the effects of climate change and meets the needs and aspirations of our current and future residents

**Objective H** To achieve healthy and safe communities

### Introduction

3.1 As new buildings are built, we need to ensure Middlesbrough maintains the right mix of housing, business, retail and open space to meet the needs of residents and businesses. The impacts of development on infrastructure and the environment need to be managed and it is important to make sure new buildings respect the areas in which they are located. Development management seeks to achieve positive sustainable development whilst resisting inappropriate or harmful development and development which does not take the opportunity to improve the area. It is not acceptable to repeat poor or mediocre development from the past, even where it is part of the character of a particular area.

### Creating Quality Places

3.2 The design quality of new development in Middlesbrough has varied significantly. We are committed to ensuring that in future it will be of a high standard in terms of architecture, urban design, sustainability and innovation. This ensures that new development enhances and complements existing contemporary design and the historic environment in high quality areas and raises the design standards and quality of areas in need of regeneration. New development should provide local people with civic pride, make them feel safe and secure, help improve the overall image of the borough and reflect local distinctiveness.

3.3 Development needs to be carefully planned to ensure important features and characteristics are protected and enhanced. The layout and design of new developments must be based on a thorough understanding of a site and its wider context. This requires careful consideration of site layout, including how the development integrates into its setting in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational treatment, materials, streetscape and rooflines. The layout, form and mix of development must, as a fundamental requirement, take all reasonable opportunities to provide, support and promote active travel, walking, cycling and public transport provision. Where possible, development should be designed to remove all conscious and subconscious barriers to people engaging with sustainable travel for all journeys.

### **Policy CR1 Creating Quality Places**

All development proposals will be required to achieve well designed buildings and places having regard to:

- a. contributing positively to an area's character, identity, heritage significance, townscape and landscape features, helping to create, reinforce and protect locally distinctive and sustainable communities and create a sense of place;
- b. maximising the opportunities to create sustainable mixed-use developments;
- c. being of a scale, massing, layout, appearance and setting which respects and enhances local areas;
- d. creating buildings and spaces that are adaptable to positively changing social, technological, economic and environmental conditions;
- e. making a positive contribution to the natural and historic environment;
- f. meeting the aims and objectives of the Green and Blue Infrastructure Strategy and incorporate trees within development including tree lined streets;
- g. supporting and promoting sustainable transport modes including active travel; and
- h. adapting to and minimising the likely impacts of climate change, by seeking to achieve zero and low carbon buildings and providing renewable and low carbon energy generation and sympathetic retrofits to existing building stock, including heritage assets.

Large-scale developments should be supported by detailed masterplans or development frameworks and, where appropriate, design codes, to ensure they are based on clear design philosophies.

### **General Development Principles**

- 3.4 All development should protect and enhance the local character of Middlesbrough. From small scale household extensions to major housing, economic, leisure and retail schemes, all development must be well designed. Good quality layouts, landscaping and detailed building design should seek to create attractive sustainable communities where people want to live and help to create a sense of place.
- 3.5 New development shall not result in unacceptable impacts on those living and working nearby particularly by way of loss of privacy and the effects on amenity including, but not restricted to, outlook, light and noise having an undue overbearing impact. Development should be avoided on sites where it would put human health and safety at an unacceptable risk. Where necessary, advice of appropriate regulatory organisations, such as the Environment Agency and the Health and Safety Executive, will be sought. Development should also not result in unacceptable impacts to the environment.

### Policy CR2 General Development Principles

When assessing the suitability of development, all proposals will be required to:

- a. accord with the policies, allocations and designations in the Local Plan;
- b. not have a significant adverse impact on the privacy and amenity of occupiers of existing or proposed nearby properties, or unduly affect neighbouring land and uses;
- c. avoid the unnecessary loss of green and blue infrastructure including protected open spaces and other environmental designations and not result in any significant adverse impacts upon them;
- d. incorporate ecology and biodiversity features into the scheme;
- e. achieve a high quality of design appropriate to its context;
- f. incorporate appropriate hard and/or soft landscaping within a scheme;
- g. sustain and enhance heritage assets and their settings;
- h. not put at risk human health and safety;
- i. not result in an increased risk of flooding on the site or elsewhere;
- j. include measures that help minimise the use of water;
- k. have adequate infrastructure, services and community facilities to serve the development, through either existing, improved or new provision;
- l. not adversely impact on highway safety or lead to unacceptable provision of car parking;
- m. achieve accessibility by a choice of sustainable transport modes including active travel;
- n. prevent, or where this not possible minimise, noise, light, air, water and land pollution;
- o. help minimise waste arising and maximises sustainable waste management, both during and after construction; and
- p. incorporate energy efficiency measures into the fabric of the building.

To support sustainable development, proposals should demonstrate how they achieve a balance in seeking to optimise economic benefits, contribute to social inclusion and minimise detrimental impacts. Wherever possible, development should lead to positive enhancements to the natural, built and historic environment. Sustainable construction methods will also be encouraged.

The existence of poor quality design as a result of previous development will not be accepted as a reason for lowering design expectations in new proposals.

The re-use of previously developed land will be encouraged through:

- the implementation of the approach set out in Policy ST2;
- the selection of sites for development in the Local Plan; and
- the identification of sites through the Brownfield Register.

### High Quality Design

3.6 Good design is about understanding what aspects of a built environment work well and can make the difference between a successful, high quality development and a poor unsuccessful one. New development is likely to define an area, both visually and in terms of how it functions, for a significant period of time and getting both the application and construction phases right means achieving significant positive benefits for residents and others using the Town. Good

design helps people feel good about, and take pride in, the places in which they live and work. That is why improving the quality of the built environment and public spaces will assist in creating quality places and support the Council's economic growth aspirations by making Middlesbrough more attractive to future residents, investors and visitors alike.

- 3.7 Development that is design-led, responding to site characteristics and local context, makes the greatest contribution to improving the Town's built environment. Applications for major developments will, therefore, be required to be accompanied by a Design and Access Statement to demonstrate how the development proposal incorporates good design principles, including adaptation to climate change, reducing carbon emissions and water consumption, and setting out how waste will be managed. A Design and Access Statement should give significant reflection on sustainable movement of people into and out of the development for the range of journey types and how the development will change the long-term circumstances of the site and surroundings to the future occupiers and users, and those in the surrounding environment.
- 3.8 A Heritage Impact Assessment will also be required to support applications for Heritage Assets including Listed Buildings, Conservation Areas and Local List buildings and sites.

#### **Policy CR3 Sustainable and High Quality Design**

All development proposals should demonstrate that they are of high quality design in terms of layout, form, materials, and the contribution to the identity, character and appearance of the area within which they are located. In determining planning applications, consideration will be given to how well the proposal:

- a. integrates with its surroundings in terms of respecting its design, scale, form, density, massing, existing buildings (particularly historic buildings) and land uses around the site;
- b. reinforces existing pedestrian, cycle and vehicular connections and creates new well placed ones where considered beneficial for local movement both within, and around, the site;
- c. works with the site in terms of responding to existing features (including topography, views, existing buildings/landscape and site orientation) and local character of the area, or otherwise creates its own distinctive character, and contributes to the vibrancy and vitality of active street frontages;
- d. minimises impacts on, and provides net gains for, biodiversity;
- e. takes account of the Green and Blue Infrastructure checklist;
- f. positively enhances the skyline, views and topography of the site and the surrounding area, particularly in relation to proposals for tall buildings (also see Policy CR6);
- g. provides high standards of accommodation for housing in terms of size, quality and arrangement of internal space (see Policy HO7), adequate internal and external private space as well as internal and external communal amenity space and access to/connections with usable open space relevant to the development type;
- h. positions buildings to enhance streets and public spaces and, where applicable, creates a street layout and design within the site that make it easy to find your way around and encourages low vehicle speeds;
- i. provides sufficient resident, visitor and delivery vehicle parking that is well integrated to ensure that it does not dominate the street scene whilst providing good levels of natural surveillance;



- j. provides well designed public and private spaces, with the incorporation of appropriate high quality hard and soft landscaping and tree planting, which are clearly defined, attractive, well managed and integrated into the wider area;
- k. provides adequate and accessible storage space for bins and recycling. Internal space should be provided for communal bins and recycling;
- l. provides safe and secure cycle parking/storage;
- m. creates a safe and attractive environment at all times of the day and night, where crime and disorder, and the fear of crime, does not undermine quality of life or community cohesion by incorporating the aims and objectives of the 'Secured by Design' concept into development layouts;
- n. maximises the opportunities for buildings and spaces to gain benefit from sunlight and passive solar energy without creating over heating; and
- o. incorporates sustainable design features and durable construction, observing best practice in energy efficiency and climate change mitigation, and incorporates the highest standards of accessible and inclusive design that is adaptable to different activities and land uses and the changing needs of all, including disabled and older people.

Applications for major developments and/or those relating to Conservation Areas and heritage assets will be required to submit a Design and Access Statement to demonstrate how good design has been taken into account in drawing up the development proposal.

A Heritage Impact Assessment will be required for development affecting heritage assets, in accordance with Policy HI1.

## Developer Contributions

3.9 Development can place additional demands on infrastructure which may require mitigating. In some instances, it will be necessary to seek contributions from developments to provide new facilities or infrastructure or enhance existing infrastructure. The NPPF states that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of planning conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. Planning obligations are legal agreements made under section 106 of the Town and Country Planning Act 1990, which can be used to secure infrastructure required as a direct result of development. Planning obligations should only be sought where they meet the relevant legal tests, currently set out in Regulation 122 of the Community Infrastructure Levy (CIL) Regulations 2010, and the policy tests set out in the NPPF.

3.10 When deemed necessary, contributions will be sought to fund infrastructure and other matters required to make the development acceptable. Policy CR4 sets out the typical contributions that may be sought, although the list set out in the policy is not exhaustive.

3.11 An Infrastructure Delivery Plan has prepared to support the Local Plan, in partnership with infrastructure providers and other delivery agencies, to ensure an up-to-date evidence base regarding infrastructure requirements and costs is maintained.

### **Policy CR4 Developer Contributions**

Developer contributions will be secured in order to fund necessary infrastructure and other community benefits required as a consequence of development.

Developer contributions will normally be secured through planning obligations. In the event that a Community Infrastructure Levy (CIL) is adopted, certain developer contributions will be payable through that mechanism.

The level of developer contribution will be commensurate with the scale, nature and impact of the proposal. Guidance on planning obligations in relation to affordable housing is set out in Policy HO5.

Examples of matters for which contributions relevant to the nature and scale of the development will be sought includes:

- a. affordable housing;
- b. community buildings, facilities and services;
- c. health infrastructure;
- d. green and blue infrastructure;
- e. open space, play, sport and recreation;
- f. drainage and flood prevention measures;
- g. education facilities;
- h. highway and rail improvements;
- i. public transport provision or improvements including bus and rail passenger facilities;
- j. pedestrian and cycling facilities;
- k. travel plans;
- l. improvements to landscape (and its management), water environments, biodiversity (including habitat creation and management);
- m. improvement to heritage assets (including repair or restoration of historic buildings and structures);
- n. sustainable design and construction;
- o. local employment and training; and
- p. public realm and artwork.

### **Development Limits**

3.12 It is necessary to define development limits to focus development within the urban area. The purpose of limits is to contain future development and to make a clear distinction between the urban area and countryside. This approach assists with achieving sustainable development. The limits have been established through retaining existing boundaries and making an allowance for new site allocations. Development outside of these limits will be restricted to those exceptional circumstances or uses which require a countryside location set out in the development limits policy approach.

3.13 In some circumstances previously developed land may become available for development outside of the development limits. The redevelopment of such land may be acceptable provided the site is not of high environmental quality and the proposal complies with other policies in the Local Plan. Any contaminated land issues associated with development of previously developed

land would need to be appropriately assessed by a suitably qualified person to ensure the land is suitable for use and would not result in unacceptable risks to the environment, human health and other receptors. Remediation should be undertaken by developers where required to address risks posed by contaminated land.

- 3.14 The re-use or conversion of buildings can also provide sustainable development opportunities outside of the urban area. The visual impact of development will be minimised by limiting extensions and alterations and ensuring the design and materials are in keeping with the existing building.

#### **Policy CR5 Development Limits**

Within development limits identified on the Policies Map, development will generally be acceptable where it accords with the policies in this Local Plan.

Development beyond development limits defined on the Policies Map will be restricted to:

- a. an appropriate diversification or expansion of an existing agricultural activity;
- b. a recreation or tourism proposal requiring a specific location;
- c. facilities essential for social and community needs;
- d. housing essential to support agriculture;
- e. isolated single dwellings that are of exceptional quality and incorporate innovative design features, reflecting the highest standards in architecture and sustainability;
- f. a suitably scaled and designed extension to an existing building;
- g. the conversion or reuse of a suitable existing building;
- h. development required to ensure the conservation and, where appropriate, enhancement of assets of historical significance;
- i. other development requiring a specific location due to technical or operational reasons; and
- j. redevelopment of previously developed land, provided that the site is not of high environmental value and the proposal complies with other policies in the Local Plan.

#### **Tall Buildings**

- 3.15 Tall buildings are those that are substantially higher than their surroundings that result in a significant change to the skyline. These types of building have a symbolic role in marking the centre out as a significant hub of activity, and a practical role in accommodating the level of development that this status entails in a highly accessible location.
- 3.16 In particular, it is vital that, given their prominence on the skyline, new tall buildings are of the highest quality design and architectural standards. Tall buildings of mediocre architectural quality will not be acceptable. They need to make a positive contribution to the character of Middlesbrough and to views into the Town Centre. They will be visible from a wide area and it is, therefore, essential that they are of the highest design quality.
- 3.17 Development which results in unacceptable canyon-like environments, or large blocks in uncomfortably close proximity, will not be supported on design and amenity grounds. The impact of tall buildings proposed close or nearby to sensitive locations will be given particular

consideration. Such locations might include conservation areas, listed buildings and their settings, or a historic park and garden. Historic England have prepared a Tall Buildings Historic England Advice Note which may be helpful. <https://historicengland.org.uk/images-books/publications/tall-buildings-advice-note-4/>

- 3.18 All proposals for tall buildings will be required to be accompanied by a detailed urban design assessment including accurate information on the townscape impact of the proposal on its immediate locality, on local and strategic views and on any affected heritage assets.

#### **Policy CR6 Tall Buildings**

In assessing the suitability of the design and location of tall buildings, proposals will be required to be of the highest quality design. Proposals for tall buildings must be accompanied by a detailed urban design assessment and should:

- a. be located in areas whose character would not be adversely affected by the development of a tall building;
- b. enhance Middlesbrough's skyline with careful design of the upper and middle sections of the building;
- c. contribute to a human scale street environment, through paying careful attention to the lower section or base of the building, providing rich architectural detailing and reflecting their surroundings through the definition of any upper storey setback and reinforcing the articulation of the streetscape;
- d. make a positive contribution to high-quality views from distance, views from middle-distance and local views;
- e. take account of the context within which they sit, including the existing urban grain, streetscape and built form and local architectural style and providing active frontages;
- f. avoid bulky, over-dominant massing;
- g. sustain and enhance the significance of heritage assets including the contribution made by their setting;
- h. be of the highest architectural standards, using high quality materials and finishes;
- i. create safe, pleasant and attractive spaces around them and avoid detrimental impacts on the existing public realm;
- j. consider innovative ways of providing green infrastructure, such as green walls, green roofs and roof gardens;
- k. provide a transport assessment, along with adequate off-street parking measures in accordance with the Council's approved car parking and vehicular servicing standards;
- l. provide opportunities to access public transport and active travels modes;
- m. maximise the levels of energy efficiency in order to offset the generally energy intensive nature of such buildings;
- n. not unduly affect their surroundings adversely in terms of microclimate, wind turbulence, overshadowing, noise, reflected glare, aviation, navigation and telecommunication interference;
- o. ensure foundation design does not interfere with aquifers;
- p. ensure adequate levels of daylight and sunlight are able to reach buildings and spaces within the development and nearby buildings;

- q. avoid significant negative impacts on future occupiers, existing properties and the public realm in terms of outlook, privacy, daylight, sunlight, noise, light glare and night-time lighting; and
- r. ensure that public access and appropriate maintenance and servicing arrangements within the building are incorporated in the design stage and do not undermine the positive design and functioning of the building and its surroundings.

## Shopfront Design

- 3.19 Good quality shopfronts are part of what makes successful town centres lively and interesting places that people want to visit. It is, therefore, important that proposals for this type of development positively enhance the appearance of the building, as well as the immediate area, and do not detract from it.
- 3.20 The design of shopfronts should respect the architectural style of the host building and the local character of the area. Good innovative designs which would make a positive contribution to the vitality of a centre will be supported, but they should not detract from the quality of the host building or adjacent premises. Sensitivity will be given to impacts on the significance of host, or adjacent, buildings that are heritage assets.
- 3.21 Shopfronts with external solid security shutters can have a detrimental environmental effect on the street scene, particularly bare galvanised or mill finished aluminium ones. They can contribute to an unwelcoming and hostile environment at night and often attract graffiti, making areas feel desolate and forbidding once trading hours have ceased. Ideally, laminated glass provides security without affecting the appearance of the building. Decorative grills and internal lattice grills can also be attractive whilst providing security.
- 3.22 Where a proposed alteration to a shopfront affects a heritage asset, for example where it is located in a Conservation Area or a Listed Building, it will be expected to sustain and enhance the significance of the building, including its special historic or architectural interest, and/or the character and appearance of the surrounding area.
- 3.23 In relation to proposals involving projecting shopfront signage, these should be high quality and relate to the size and scale of the façade (see also Policy CR8).

### **Policy CR7 Shopfront Design**

Planning applications for new or altered shopfronts will only be allowed if they satisfy the following criteria:

- a. the design is of high quality, consistent with the scale of the existing building;
- b. the shop fascia is designed to be in scale, in its depth and width, with the façade of the host property and the positive aspects of the street scene of which it forms a part and should not dominate the property's frontage;
- c. the type, colour and texture of all new materials should match, or complement those of the host building and should be durable and capable of withstanding the outside elements;
- d. proposals should respect the character of the locality and any features of scenic, historic, architectural, cultural or other special interest;

- e. the provision of active frontage elements, such as windows, is maximised whilst preventing excessive blank sections of fascia or walls;
- f. projecting signs should meet the requirements of Policy CR8; and
- g. solid shutters, which present a blank frontage to streets, will not be permitted. Internal lattice security grills will normally be acceptable.

Proposals for the alteration of existing shopfronts or installation of new shopfronts and projecting signage on a heritage asset such as a Listed Building or within a Conservation Area should sustain and enhance any features of architectural or historical interest and/or the character and appearance of the area, in which it is located.

Existing traditional shopfronts shall be retained and restored unless exceptional circumstances apply.

## Advertisements and Signage

- 3.24 Middlesbrough can be characterised as having a busy town centre, with smaller district, local and neighbourhood retail centres and other employment areas. These different types of centres, and their activities, require advertisements and signs to convey their purpose to visitors and passers-by. It is important that the needs of advertisers are taken into consideration while also protecting visual and aural amenity, whilst ensuring safety to pedestrians and motorists.
- 3.25 In the Town Centre, where there are many advertisements side by side, it is important that they do not create visual clutter, which can be particularly relevant to projecting signs. It is also important to maintain the pattern of the street. Therefore, if a shop or business occupies more than one shop front, the fascia and advertisements must not extend unbroken across the multiple shop fronts. In all cases, the cumulative effect of advertisements must be considered, particularly in areas of dense commercial activity. Adverts overly competing with one another will often lead to clutter and visual distraction rather than creating a high quality visual environment and should be resisted.
- 3.26 Bulky box fascia and projecting signs, often crudely attached onto existing fascias, create a poor visual impression and will not generally be acceptable. Whole fascia internal illumination should be avoided. Care should be taken to ensure that illumination is in keeping with the character of the area, particularly where it would affect heritage assets. For instance, face or halo illumination of individual letters may be appropriate and discreet slim-line LED downlighters may be acceptable. Advertisements above ground floor level are particularly prominent and care should be taken to avoid detrimental effects on visual amenity. Such signage will often need to be of a bespoke design that relates to the proportions and layout of the building's frontage rather than taking a standard approach and will need to take into account any uses at first floor level.
- 3.27 In relation to projecting signs and other similar forms of advertisement, these should be high quality and relate to the size and scale of the façade. Too many different kinds of projecting and hanging signs can look cluttered and can be a danger to public safety if they hang too low. It is therefore, necessary to consider the effect of an advertisement sign upon the safe use of vehicles and operation of traffic flow, including pedestrians. Likewise, freestanding advert panels in urban streets, for instance, can also have a significant detrimental effect on views of the streetscene and pedestrian safety.

- 3.28 Large billboard style advertising needs very careful consideration as their scale can have a notable impact on the character of an area and can result in distraction to road users, particularly where they incorporate LED screens with changing or moving images. These are often aimed at attracting wider attention and need to be located and designed to not have undue impacts on the safety of road users including motorists, cyclists and pedestrians.

#### **Policy CR8 Advertisements and Signage**

All advertisements and signage will be expected to respect the building or structure on which they are located, and their surroundings and setting, in terms of size, location, design, materials, colour, noise, lettering, amount and type of text, illumination and luminance, and not have a detrimental effect on public safety.

The cumulative impact of adverts will be taken into account, and a proliferation of advertisements that detrimentally affects visual or aural amenity or public safety will not be acceptable. All adverts shall comply with the following criteria:

- a. advertisements or signage should not obstruct windows, any other sign already located on the building, or cut across significant architectural features such as historic fascias, windows, pilasters, cornices or scrolls;
- b. where a shop or business occupies more than one adjacent unit, the advertisement or signage will not run between the shopfronts;
- c. projecting signs should not project more than 0.8m from the face of the building and should be at least 2.4m above ground level to prevent danger to pedestrians;
- d. the fascia sign height shall be dictated by any prevailing original pilaster detailing or not noticeably exceed 20% of the height of the ground floor accommodation;
- e. advertisements will not reduce visibility, or add notable distraction, for users of the highway or accesses onto the highway, or compromise highway safety;
- f. (where illumination is required) be illuminated in a discreet and subdued manner, without overly dominant fittings, clutter or cables. Lighting should be limited to the advertisement element and not the full width of the fascia. Illumination should not detract from the amenity of the area or pose a safety hazard to users of the highway; and
- g. advertisements should not obscure the sight lines of cameras installed for public safety.

Proposals for the display of advertisements on a Listed Building or within a Conservation Area should sustain and enhance the character and appearance of the building, the area in which it is located and any features of architectural or historical interest.

## 4. Economic Growth

### Strategic Objective

**Objective B** To revitalise Middlesbrough Town Centre through diversifying our retail and leisure offer, and attracting new urban dwellers, supported by a strong network of district and local centres

**Objective C** To strengthen our local economy by supporting existing businesses and attracting new employers

### Introduction

4.1 Middlesbrough Council has undertaken a significant amount of research to provide an understanding of the economic performance of the area and the constraints which restrict the fulfilment of our full economic potential. Middlesbrough understands the market failure conditions which prevail in the local and national economy. This understanding has informed the development of a targeted package of interventions which will address these shortcomings and, crucially, increase the propensity for the market to operate effectively. The evidence shows the following:

- The retail economy is out of equilibrium with the commercial economy – there is a need to rebalance and have more commercial employment in the area to sustain the retail offer.
- The scale, availability, efficiency and quality of commercial accommodation is a key constraint to the attraction of major employers to the area.
- There is an under-representation of leisure and food and beverage providers in the Town Centre and addressing this will be key to creating a destination and sense of place.
- There is market failure in the commercial property markets and the flow of institutional capital.
- It is critical to link residents with the high-value employment opportunities created.
- Efforts can be focused on key growth sectors with high Gross Value Added (GVA) outputs.
- Connectivity and strategic transport links are critical to future success.
- The skills pipeline (attraction and retention) is key to economic sustainability.
- Major partners such as Teesside University, other educational institutions, Tees Valley Combined Authority (TVCA), Middlesbrough Development Corporation (MDC) and advocates within sector-specialisms are key to ensure alignment of effort and joined-up approach to economic reform.
- Diversity of economic offer will broaden Middlesbrough's offer and appeal.
- Development of vacant and low value sites for residential purposes is critical to successful placemaking. New housing strengthens community ownership of town centres, creates vibrancy throughout the day and generates footfall to sustain retail, leisure and other uses. Housing diversifies the High Street and helps rationalise the amount of retail to more sustainable levels. Upper floors can be converted to bring back into use difficult to let, poorly accessible retail spaces.



- The sense of place and a comprehensive offer in terms of the entire Live, Work, Play offering are key factors in securing major inward investment and providing a compelling reason to invest and locate in the area.

4.2 The NPPF states that planning policies should set out a clear vision and strategy which positively and proactively encourages sustainable economic growth, having regard to local policies for economic development and regeneration. The policies set out below, support opportunities for business growth, job creation and reducing inequalities and provide a portfolio of employment sites to support economic growth.

### Tees Valley Strategic Economic Plan

4.3 The Tees Valley Strategic Economic Plan (TVSEP) is the industrial strategy for Tees Valley up to 2026 and is prepared by the Tees Valley Combined Authority. It sets out the growth ambitions and priorities for Tees Valley and identifies seven priority sectors for growth:

- Advanced Manufacturing
- Process chemicals and energy
- Logistics
- Health and biologics
- Digital and creative
- Culture and leisure
- Business and professional services

4.4 Middlesbrough will have a key role in the successful delivery of the ambitions of the TVSEP. In particular, Middlesbrough will have a critical role to play in the delivery of advanced manufacturing, digital and creative, culture and leisure and business and professional services.

### Middlesbrough Town Investment Plan

4.5 The Middlesbrough Town Investment Plan (TIP) captures the wants and needs of the local population, addressing those issues which the business and resident communities have identified as being important to them. Middlesbrough's capacity to grow and prosper depends on its ability to continue to attract the new businesses, entrepreneurs and investment that will drive job creation and long-term prosperity. The TIP plays a critical role in facilitating and financially enabling private investment, encouraging partnership working, drawing on a range of complementary national investment programmes and working with the TVCA and MDC to stimulate commercial investment.

4.6 In transforming the local economy and creating new opportunities, the true measure of success is reflected by the extent to which the resident population can be matched to those new jobs, new skills and new businesses, ensuring that the maximum investment benefit is retained locally. This is a key tenet of Middlesbrough's approach and will be the foundation of successful delivery.

4.7 The COVID-19 pandemic has undoubtedly added a layer of complexity to the challenges faced by the area, but it has also brought into sharp focus the urgent need to adapt and transform the local economy. This prospect makes the case for intervention more powerful and urgent. The TIP

provides the strategic framework against which the area can tackle the economic and societal challenges which have been amplified and exacerbated by the COVID-19 pandemic.

4.8 Middlesbrough's TIP is based on five key pillars of regeneration. They are:

- Transport and Connectivity
- Urban Communities and Placemaking
- The Middlesbrough Experience
- Building a Knowledge Economy
- Enterprise Infrastructure

4.9 These five themes underpin all of the economic ambitions and reflect what is important to the people of Middlesbrough. Coherently designed as a package of interventions Middlesbrough's TIP aims to rebuild the economic and social fortunes, from the ground up.

### Middlesbrough Development Corporation Masterplan – Supercharging Development in Middlesbrough

4.10 The Middlesbrough Development Corporation (MDC) Masterplan – Supercharging Development in Middlesbrough was prepared by the MDC in April 2023. This sets out a vision for 4000 new and high quality jobs and 1500 homes within the MDC area. The masterplan sets out that it will support the accelerated regeneration of the Town by:

- Supercharging development opportunities in the Town
- Stimulating private sector investment and growth in the local economy
- Creating and growing strategic partnerships to unlock investment opportunities in the Town
- Prioritising and increasing resources to support delivery
- Promoting Middlesbrough to further attract inward investment within the area

### Economic Strategy

4.11 The continued sustainable growth of Middlesbrough's economy, and generating jobs for existing and future residents, is a priority for the Council. The ambition is to create at least an additional 350 new jobs per year in Middlesbrough during the Plan period. This is based on growth associated with the Town Investment Plan, the Tees Valley Strategic Economic Plan and the MDC Masterplan.

4.12 Middlesbrough has made the first steps in re-establishing a strong commercial economy. The development of Centre Square, Albert Road and the Boho Zone have combined novel approaches to build a mix of new, high density commercial accommodation, sensitive heritage renovations and adapt vacant, dilapidated buildings in central Middlesbrough. This has been supplemented by the development of the Tees Advanced Manufacturing Park (TeesAMP) close to the Town Centre, providing 200,000sqft of high quality floorspace.

4.13 COVID-19 has not dampened the appetite for office space to the degree which might have been anticipated. Indeed, leases have been progressed and some businesses / sectors are seeing an uplift in trading conditions. The skilled and well-paid jobs that these facilities accommodate and the ancillary impacts that this economically active footfall has on town centre services and the

retail economy is of significant value to Middlesbrough. The commercial areas will be seamlessly integrated with the retail and hospitality areas, to maximise the benefits of colocation.

- 4.14 Middlesbrough will deliver commercial space to enable additional employment. This space will be integrated within the new town centre economy and include modern features which promote wellbeing and health. The accommodation will be serviced by the best technologies and broadband connectivity, with a range of transport options to connect people to places.

#### **Policy EC1 Economic Strategy**

Middlesbrough will play an important role in the future economic growth of the Tees Valley. Middlesbrough will transform its economy to deliver new urban communities, new employment accommodation and broader leisure mix.

Middlesbrough will continue to develop a diverse economy to deliver significant increases in businesses and jobs and support the delivery of the Tees Valley Strategic Economic Plan, the Town Investment Plan and the MDC Masterplan – Supercharging Development in Middlesbrough. This will be achieved through:

- a. ensuring a range of sites are available to deliver Middlesbrough’s economic aspirations and to create 350 additional jobs per annum;
- b. rebalancing the Town Centre economy and bringing new educational and employment opportunities, converting at least 25% of retail floorspace into alternative uses and supporting relocation of community uses to the Town Centre;
- c. investment in the Boho Zone to create a new Digital City;
- d. building a knowledge economy, improving skills and access to jobs for local communities;
- e. supporting and promoting growth sectors including:
  - i. the creative media and digital sector;
  - ii. the advanced manufacturing sector; and
  - iii. the growth of the professional, health and education sectors.
- f. prioritising the development of high density commercial accommodation within and around Middlesbrough Town Centre;
- g. creating a leisure destination proportionate to our population;
- h. supporting a network of centres to meet the needs of local communities and their daily retail, leisure and employment needs;
- i. focusing on improved transport and connectivity to support economic growth including enhancement of Middlesbrough Rail Station, increasing active travel and modal shift, enhancing public transport provision and implementing 5G (or successor) infrastructure; and
- j. providing a range of new dwellings to support economic growth.

## Employment Locations

- 4.15 To achieve sustainable economic growth there is a requirement to identify land required to support development. There is a need to ensure a continuous supply of employment land within Middlesbrough to provide a choice of sites in terms of location, size and quality. The Middlesbrough Employment Land Review (ELR) 2021, in assessing the future need for employment land has considered five alternative scenarios. These scenarios include approaches that have been developed to test the employment land needs which flow from the Council's stated economic or housing growth ambitions, some are based upon baseline econometric projections (which align more closely with past rates of employment change) and others assess the implications of past rates of development continuing over the Plan period. At a basic level, the scenarios identify a need for between -3.28ha and +45.92ha (gross) of employment land.
- 4.16 The ELR assessed a range of sites across Middlesbrough and identified a supply of sites which are considered suitable for employment uses (use classes E(g), B2 and B8). The majority of this land is located within the existing employment areas of Riverside Park, Cannon Park and East Middlesbrough. The ELR process has identified a supply of 69.34ha of employment land. This exceeds anticipated need for employment land over the Plan period (under all of the scenarios considered). As such, there is a need to rationalise the employment land supply. It is considered appropriate to safeguard slightly more land than the requirement identified in the ELR to allow choice and flexibility.
- 4.17 The existing business parks and industrial estates in Middlesbrough are important in sustaining the economy and providing local jobs. It is, therefore, important that these employment locations are safeguarded to meet identified needs and allow the Middlesbrough economy to grow and diversify.

## Riverside Park

- 4.18 Riverside Park is a successful, established and high quality industrial area home to a range of businesses. The area comprises a large number of B2 and B8 units as well as a number of smaller, courtyard-style industrial and office parks. Riverside Park benefits from good links to the strategic road network including the A66/A19. The aspiration of the Local Plan is to support the continued success of this area. Recent improvements have been made to the access to this area from the A66.

## Tees Advanced Manufacturing Park (TeesAMP)

- 4.19 TeesAMP is located within Riverside Park and is the borough's key site for advanced manufacturing development. The site is bordered to the west, east and north by the River Tees and to the south by the A66 and Darlington to Saltburn railway line. Historically, the site formed part of the large Ironmasters district, which housed a series of iron and steel making plants from the 1840s through to the 1970s.
- 4.20 TeesAMP offers a prime location for clusters of businesses dedicated to advanced manufacturing. The development of the TeesAMP scheme represented over £55 million of investment in Middlesbrough and created an advanced manufacturing park capable of competing at a national level. It is anticipated that TeesAMP will attract high level firms from a variety of industrial sectors, creating hundreds of new employment opportunities and will make a significant contribution to the local and regional economy.

### East Middlesbrough Industrial Estate

4.21 East Middlesbrough Industrial Estate is the second largest industrial estate within Middlesbrough (after Riverside Park) and provides an important source of employment for east Middlesbrough and the surrounding area. It is mainly in private ownership accommodating a range of industrial uses.

### Cannon Park

4.22 Cannon Park has excellent access to the A66 and A19 and has the potential to create enhanced links with the greater Riverside Park area to the north, as well as the Town Centre to the east.

### Middlehaven

4.23 Middlehaven is located close to the Town Centre, and the Council and the MDC are seeking to continue its transformation as a major mixed-use development of national significance. The NPPF requires plans to make provision for clusters or networks of knowledge and data-driven, creative or high technology industries. The Boho Zone within Middlehaven should continue to be the focus for the creative and digital economy in the Tees Valley.

### Small Industrial Estates

4.24 The smaller industrial areas that continue to contribute to Middlesbrough’s economy and local job provision will continue to be safeguarded and developed where appropriate.

### Other Requirements

4.25 During the life span of the Local Plan, it is possible that proposals for employment use will come forward that might not be able to be accommodated within the existing employment allocations. Policy EC2 ensures that whilst priority should be given to allocated employment sites, the Local Plan can be flexible enough to support proposals for sustainable economic development that supports the growth of Middlesbrough.

4.26 The River Tees and its estuary contain a wildlife site of European importance, protected by the Habitats Regulations. The site is known as the Teesmouth and Cleveland Coast Special Protection Area (SPA) and Ramsar site. Where appropriate, proposals will need to demonstrate that there will be no adverse effects on the integrity of internationally designated sites, alone or in combination with other plans or projects. This Policy should be read in conjunction with Policy NE6.

<b>Policy EC2 Employment Locations</b>	
To achieve sustainable economic growth, land and buildings within the Town Centre and existing industrial areas and business parks as shown on the Policies Map will continue to be safeguarded and developed for employment uses.	
Proposals for general employment uses in use classes E(g), B2 and B8 will be supported on the following sites:	
Ref	Site
EC2.1	Riverside Park (Including TeesAMP)
EC2.2	East Middlesbrough Industrial Estate

EC2.3	Lawson Industrial Estate
EC2.4	Cannon Park
EC2.5	Letitia Industrial Estate
EC2.6	Newport South Business Park
EC2.7	Whitestone Business Park
EC2.8	Warelands Way

The major mixed-use site at Middlehaven allocated by Policy EC4 will contribute towards meeting employment needs over the plan period. Middlehaven, and in particular the Boho Zone, should continue to be the focus for the digital economy. The Town Centre will provide opportunities for office development, particularly within the Civic, Commercial and Cultural Heart.

In accordance with Policy NE10, all proposals should be directed to the areas at lowest risk of flooding. A buffer should be maintained to ensure no development takes place within 8 metres from the bank of any main river and 16 metres from the bank of any tidal main river. There should be no development within the functional floodplain. A site specific Flood Risk Assessment may be required as part of planning application.

Proposals will be encouraged to be of a high standard of design and to improve the quality of the environment, signage, security and accessibility of sites. Development proposals should be well served by suitable infrastructure, be designed to promote active travel, provide access by walking or cycling on accessible routes and minimise reliance on the private car. Proposals should also take account of the Green and Blue Infrastructure Checklist.

Some of the identified employment sites lie adjacent to or are within close proximity to nature conservation sites. Where appropriate, proposals will need to demonstrate that there will be no adverse effects on the integrity of internationally designated sites, either alone or in combination with other plans and projects. Proposals will need to comply with Policy NE6.

#### **Employment proposals on non-allocated sites**

Proposals for new employment uses outside of allocated employment land or involving buildings already in E(g), B2 and B8 uses will be permitted where it can be demonstrated that they:

- a. cannot be accommodated on land allocated for employment uses;
- b. would make a significant contribution to job creation and economic growth;
- c. would not result in a shortage of land allocated or designated for other purposes;
- d. are within the limits to development identified on the Policies Map;
- e. can be provided with appropriate vehicular access and supports access to sustainable transport and active travel; and
- f. will not result in adverse impacts upon the character and appearance of the surrounding area or residential amenity.

## Alternative Uses of Employment Land and Buildings

- 4.27 Policy EC3 seeks to ensure flexibility in the use and redevelopment of employment land which is no longer required to meet employment needs and will not have a detrimental impact on the economic growth of Middlesbrough. Where it is considered that a site no longer has a reasonable prospect of coming forward for employment use, justification will be required to demonstrate that the site is no longer suitable and viable, including evidence of appropriate marketing and future market demand.
- 4.28 In particular, Middlesbrough has a legacy of high rise office buildings that are no longer fit for purpose within the Town Centre including Gurney House and Centre North East. Proactive steps will be taken working with building owners and developers to support the reoccupation or reuse of these buildings for either office or other town centre uses.

### **Policy EC3 Alternative Use of Employment Land and Buildings**

Proposals for alternative uses on the sites listed in Policy EC2 or other buildings and sites in Use Class E(g), B2 and B8 including vacant Town Centre offices will be acceptable where it can be demonstrated:

- a. the site is not appropriate or viable for employment/industrial use following an active marketing process;
- b. an alternative use or mix of uses offers greater potential benefits to the community in meeting local business requirements;
- c. its release for an alternative use should not undermine the economic strategy and adversely impact the supply of employment land in the future;
- d. it integrates well with the surrounding area;
- e. it will be adequately served by existing infrastructure, or necessary improvements to infrastructure will be made;
- f. it contributes to the delivery of urban communities and achievement of placemaking;
- g. it would result in a good standard of amenity for existing and future occupants of land and buildings; and
- h. it would not prejudice the operation of neighbouring properties and businesses.

## Middlehaven

- 4.29 Middlehaven is located in the north of the Town Centre adjacent to the River Tees, centred on the dock. The St Hilda's area of Middlesbrough was the core of the original town centre built to serve Port Darlington, from the Middlesbrough branch line of the Stockton and Darlington Railway. As the world's first planned railway town, the area has historic significance and is home to a number of Listed Buildings including the Transporter Bridge, the Old Town Hall, Dock Clock Tower and Custom House (now My Place).
- 4.30 Middlehaven encompasses an area of over 130 hectares of land. Over the last 15 years, £200 million has been invested in the area to transform it from an industrial brownfield site to a prime development opportunity. The new development has been typified by high quality

contemporary architecture. Middlehaven is already the home of Middlesbrough Football Club, Middlesbrough College, various offices and the Boho development, which provides a home to the creative and digital sector. The area is also a focus for urban living including CIAC community in a cube. In addition, work has recently been completed on the Boho Village development, with over 60 dwellings completed.

- 4.31 Middlehaven is the home to Middlesbrough's Boho Zone. Boho is the digital, creative and business hub of the Tees Valley. It provides business space for new digital and creative companies to grow, network and do business. There are eight Boho buildings located across the Boho Zone. The buildings offer a range of contemporary office and work spaces, as well as the innovative flexible live/work space Bohouse. Following the success of Boho One and Boho 5, Boho 8 has been built, providing additional space for expanding companies, along with the recently completed Boho X, a state of the art seven storey building, promoting a regional and focal point for this digital sector.
- 4.32 Middlehaven is seen as a location for leisure development which has the potential to transform the area. Middlehaven is also seen as a location for education and is currently home to Middlesbrough College. Outline planning permission has been granted for Outwood Academy Riverside, which will be located within Middlehaven close to the existing Middlesbrough College.
- 4.33 Work has also recently been completed on an urban park to transform the public realm and environment within Middlehaven to act as a catalyst for development. The Council has invested in a new Middlehaven Dock Bridge, which was completed in Autumn 2018, and has significantly improved access across the site creating the opportunity to unlock further land for redevelopment.
- 4.34 The Green and Blue Infrastructure Strategy identifies Middlehaven as a significant priority opportunity for Middlesbrough. It identifies the priority opportunity of a Green-Blue Grid for Middlehaven which includes a 'framework' of green and blue infrastructure that guides development of the Middlehaven area. It includes the following key priorities:
- Re-connection with the waterfront
  - Expansion and enhancement of habitats
  - A network of 'green routes' throughout Middlehaven, linking to both the Town Centre and riverside routes, which enable walking and cycling to be the natural 'mode of choice'
  - Maximising the potential of Middlehaven's heritage assets, as well as iconic destinations such as the Riverside Stadium
- 4.35 Building upon the success of existing developments and investments, the Council and the MDC will seek to work with its commercial partners to bring forward large scale development containing a mix of uses including leisure, commercial, employment, residential and education. Particular consideration will be given to achieving development of high quality design that contributes to the transformation of the area. Successful, locally distinctive design will sustain and enhance the historic significance of the area and its Listed Buildings and their settings, including contributing towards enabling appropriate, sustainable uses. In doing this, we will continue to protect and enhance the significance of buildings of cultural and historical importance and their settings, in order to find appropriate future uses for them.



#### Policy EC4 Middlehaven

Land is identified on the Policies Map for the regeneration of Middlehaven. It is expected that proposals will be brought forward for a mixed-use development comprising education, commercial, leisure and residential uses.

Proposals for development in Middlehaven should achieve the following:

- a. high quality, large scale mixed-use development anchored around the waterfront, that is complementary to, and links well with, the Town Centre and the redeveloped Railway Station and Historic Quarter;
- b. the transformation of Middlehaven as a location for urban living with the delivery of 600 dwellings including M4(2) 'accessible and adaptable dwellings' and M4(3) 'wheelchair adaptable dwellings' in accordance with Policy HO3;
- c. ensure development is located away from areas at high risk of flooding;
- d. maximise the use of SuDS;
- e. delivery of a Green-Blue Grid for Middlehaven including reconnecting the waterfront with the wider Middlehaven area;
- f. development of key green routes both along the waterfront and through to the Railway Station and Historic Quarter and the wider Town Centre;
- g. the continued growth of Boho as the Tees Valley centre for the digital economy;
- h. the continued growth of Middlehaven as a focus for education and leisure;
- i. provision of appropriate infrastructure and community facilities to support development;
- j. improved sustainable transport linkages within Middlehaven and the wider area;
- k. enhanced nature habitats within the dock area including the Teesmouth and Cleveland Coast SPA and Ramsar site;
- l. take account of the Green and Blue Infrastructure checklist;
- m. enhanced public areas through the provision of high quality public realm;
- n. be informed by the submission of a health impact assessment; and
- o. have regard to the Heritage Impact Assessment for the site, so that proposal:
  - i. sustains and enhances the significance of the area's historic environment, including reflecting the traditional grid pattern of Middlehaven; and
  - ii. sustains and enhances the significance of the heritage assets and their settings including encouraging appropriate, sustainable uses for heritage assets, recognising the positive contribution they can make. This includes the Grade II\* Transporter Bridge which adjoins the Middlehaven regeneration area.

In addition, proposals will need to have regard to their relationship with the surrounding area and other proposed developments ensuring they are well integrated and fit with the wider place making agenda.

An Appropriate Assessment will be required for all development that, either alone, or in combination with other plans or developments, is likely to have a significant effect upon the Teesmouth and Cleveland Coast Special Protection Area and Ramsar Site.

## Gresham

- 4.36 Gresham is an area of older housing located adjacent to the Town Centre, close to the Teesside University campus. It consists of previously developed land that has been cleared and either temporarily grassed over or laid to car parking, along with the locally listed Crown building and other buildings on Linthorpe Road and Borough Road. The area is a longstanding regeneration priority for the Council.
- 4.37 The MDC are now responsible for the regeneration of this area and are proactively seeking to take this site forward. The MDC Masterplan identifies the regeneration of Gresham as a key project. The Masterplan states it is a new mixed-use development for the Town supporting the growth of the university and creating local facilities for the existing community.
- 4.38 The site provides an opportunity to create a vibrant, high density, new residential quarter, based upon a mix of build to rent properties and purpose built student accommodation, in a sustainable location. It is expected that an application will be brought forward for 390 apartments and houses and 458 bedroom student accommodation which will contribute 573 dwellings to the housing requirement.

### Policy EC5 Gresham

Land is identified on the Policies Map for the regeneration of Gresham. It is expected that proposals will be brought forward for a mixed-use development including approximately 390 apartments and houses and 458 bedroom student accommodation, a hotel, commercial use and car parking.

Proposals for development of the site should:

- a. provide the build to rent apartments and houses in a range of sizes;
- b. provide accommodation for students;
- c. provide a hotel at the corner of Borough Road and Hartington Road;
- d. provide M4(2) 'accessible and adaptable dwellings' and M4(3) 'wheelchair adaptable dwellings' in accordance with Policy HO3;
- e. provide variations in form, density and character across the site;
- f. designed to ensure there is not a detrimental impact on the amenity of occupiers of neighbouring properties;
- g. be designed to ensure that heritage assets and their settings are conserved and where appropriate enhanced having regard to the Heritage Impact Assessment for the site;
- h. include landmark buildings that take account of views into the site;
- i. provide active frontages at ground floor level;
- j. provide high quality public realm in the form of a set of linked spaces, with connections into the wider public realm network outside of the site;
- k. incorporate trees and pocket parks, providing enhancements to biodiversity;
- l. take account of the Green and Blue Infrastructure checklist;
- m. be designed to maximise opportunities for natural surveillance of the public realm;
- n. prioritise pedestrian movement through the site over motorised vehicular movement;
- o. provide a pedestrian connection through the site that links the development with the University of Teesside's campus to the east of Linthorpe Road;
- p. provide adequate levels of secure cycle parking and car parking;

- q. provide any necessary off-site improvements to sustainable transport infrastructure to mitigate the impact of development;
- r. provide any necessary off-site improvements to school provision to accommodate the educational needs of future residents;
- s. maximise the use of SuDS, including the incorporation of rain gardens within open space and public realm; and
- t. be informed by the submission of a health impact assessment.

Other proposals for the improvement of existing properties will be supported.

## University Campus

- 4.39 Over the last decade, Teesside University has invested more than £350 million in its Campus Heart with a further £600 million scheduled. With more than 22,000 students, the University is a significant economic driver for Middlesbrough and the wider Tees Valley area. Recently completed developments include the Campus Heart and The Curve building, and redevelopment of the Orion and Stephenson Buildings, to provide state of the art science and engineering facilities, refurbishment of the business school, construction of a new student life building and Cornell student accommodation.
- 4.40 The University's success has helped drive a revival in the surrounding area as well as Middlesbrough's night-time economy. Plans are in place for further complementary development that will support growth in the University Campus and for businesses across the Linthorpe Road area.
- 4.41 There are a number of heritage assets including listed buildings within the area of the University Campus. The Council will continue to work positively with the University to manage and protect these heritage assets.
- 4.42 The University continues to play a key role in the ongoing regeneration, economic and cultural vitality of the Town, and the Council will continue to support and develop its links with a thriving and prosperous retail centre and continue the integration of the campus with the surrounding area. The University prepared a Campus masterplan in 2017, the purpose of which is to transform the University facilities over the next 10 years.

### Policy EC6 University Campus

Land within the University Campus is designated to support the future growth and development of Teesside University. This will be achieved by:

- a. supporting the continued growth of the University including the redevelopment of sites within the Campus;
- b. ensuring that proposals are of a high quality and innovative design, commensurate with that of recent development undertaken on the Campus;
- c. seeking to rationalise parking within the Campus and delivering an acceptable parking solution to meet the needs of the University, whilst ensuring there are no impacts arising on the amenity of the surrounding residential areas;
- d. the continued integration of the Campus with the surrounding area;

- e. improving connectivity with the Town Centre, encouraging active travel and provision of adequate levels of secure cycle parking;
- f. sustaining and enhancing the significance of the heritage assets within the Campus and their settings, including encouraging appropriate, sustainable uses for them, recognising the positive contribution they can make;
- g. enhancing the residential offer for students, both on and off Campus; and
- h. improving the environmental quality of the Campus, including through the refurbishment of existing buildings, enhancements to the public realm and improving biodiversity where appropriate.

## Culture

4.43 Middlesbrough Council is part of the Middlesbrough Cultural Partnership, whose ambition is for Middlesbrough to be the most creative town in the UK. It has set out a Creative Vision for Middlesbrough 2023 – 2033 for culture in Middlesbrough to be accessible, affordable, transformative and central to regeneration.

4.44 It aims to deliver the following outcomes by 2033:

- Increase the number and quality of creative businesses, boosting a growing creative industries cluster and supporting innovation and economic growth
- House more creative businesses in permanent rather than meanwhile spaces forming an integral and central part of the townscape
- Secure the long-term use (25 years plus) of a range of buildings across Middlesbrough for use as creative hubs including artist studios, workshops, programmable spaces and incubator facilities
- Develop our existing cultural infrastructure through capital investment into our venues including the Auxiliary, Central Library, MIMA (Middlesbrough Institute of Modern Art) and Platform Arts
- Facilitate opportunities for temporary and pop-up uses of vacant and underused spaces for creativity, recognising the potential for these initiatives to act as catalysts for regeneration
- Establish a thriving public art commissioning programme, informed by a new Public Art Strategy, to animate the Town and support place-making
- Grow our events and festivals including delivery of a large-scale programme of events in 2030 to celebrate the bicentenary of Middlesbrough
- Develop shared resources with the voluntary sector including accessible spaces for grassroots creative activities in local communities
- Attract global artists to make and deliver work in Middlesbrough, co-curating work with local people
- Bring national cultural events to Middlesbrough, including the Turner Prize
- Enhance our heritage offer to celebrate the ordinary and extraordinary stories of our people and places through revitalised museum and archive facilities and improved wayfinding and interpretation across the Town
- Embed co-curation with our communities into our programming
- Increase investment into the cultural/creative sector including growing the number of Arts Council National Portfolio Organisations (NPOs) and increasing philanthropic giving to arts and culture locally

- Retain more graduates from our unique arts education and training cluster - Teesside University, Northern School of Art and Middlesbrough College - through employment opportunities within Middlesbrough and the wider Tees Valley
- Deliver more commissioning opportunities for artists delivering Creative Health programmes supporting better health and wellbeing for the people of Middlesbrough
- Develop the next generation of leaders within the creative sector
- Support everyday creativity to flourish by connecting and growing grassroots groups

### Civic, Commercial and Cultural Heart

4.45 This area is characterised by key cultural anchors, including Middlesbrough Town Hall and MIMA (Middlesbrough Institute of Modern Art). Between them lies Centre Square, the town's principal outdoor events venue. On the periphery of this area is the International Centre, supporting diverse cultures and newly arrived communities to the area through community-led provision.

### Railway Station and Historic Quarter

4.46 This area is characterised by its rich heritage and includes Middlesbrough's High Street Heritage Action Zone. It is home to several listed buildings, including Middlesbrough's Railway Station and has significant public realm space in Exchange Square. It is also an area of vibrant creativity as home to artist-led organisations including the Auxiliary Project Space and Platform Arts.

### Retail Quarter

4.47 With demand for retail floor space falling, and the aim to diversify the Town Centre offer, there are opportunities for the creative and leisure sectors to support the reimagining of this part of the Town Centre by securing and animating former retail spaces and enhancing the quality of the visitor offer.

### Middlehaven

4.48 The Middlehaven area is undergoing a transformation. The site of the origins of Middlesbrough, between the railway line and the River Tees, it is characterised by a cluster of digital and creative businesses, which will be complemented by a new residential community with new housing, schools and public realm developments.

### Museums and Theatre

4.49 Just outside of the Town Centre is Linthorpe, this includes the Grade 2 listed Dorman Museum, Teesside Archives (located within the Dorman), Albert Park and Middlesbrough Theatre. The area also includes areas of historic interest including the former sites of the Linthorpe Pottery and Ayresome Park, as well as Linthorpe Cemetery and the Cenotaph. A second Council-run museum, The Captain Cook Birthplace Museum, is located at Stewart Park in Marton.

#### Policy EC7 Culture

Proposals that seek to deliver the aims and objectives of the Middlesbrough Cultural Partnership will be supported where these are compatible with other policies in the Local Plan.

Cultural activity will be focused within the Civic, Commercial and Cultural Heart and in the Railway Station and Historic Quarter in Middlesbrough Town Centre, supported by development and activity across the wider town. The following projects have been identified:

### **Civic, Commercial and Cultural Heart**

- a. to develop a new creative hub for creative and cultural businesses and micro businesses.
- b. to secure Centre Square as the main event hub for the Town Centre, by improving event infrastructure to allow for growth in the number and range of events that can be hosted.
- c. to redevelop, refurbish and fully reopen the International Centre as a community resource for the very diverse, creative, vibrant communities living in this neighbourhood.

### **Railway Station and Historic Quarter**

- d. to deliver artist and community-led public realm improvements in and around the Conservation Area.
- e. to redevelop the Auxiliary Project Space, providing improved studio, gallery and performance facilities for artists.
- f. to make Middlesbrough Railway Station the most creative railway station in the UK through a programme of artist commissions and residencies.
- g. to develop new spaces for creative businesses and promote innovation through forging closer links with digital businesses in the nearby Boho area.
- h. to deliver improvements to this key gateway into Middlesbrough, to create a welcoming sense of place/identify through creative interventions, public art, interpretation and way finding to signpost visitors to points of interest across the Town Centre.

### **Retail Quarter**

- i. to transform vacant and disused buildings that are no longer suitable for retail into creative hubs including artist studios, making/selling spaces, incubator facilities and programmable event spaces.
- j. to facilitate meanwhile use of empty shop spaces for artists and creative organisations.

### **Middlehaven**

- k. to support the heritage led adaptive reuse of the Old Town Hall as a space for digital and creative businesses.
- l. to increase cultural and creativity activity in this area including around the Dock and Transporter Bridge.
- m. to celebrate and interpret the rich heritage of this area, including assets such as the Old Town Hall, Transporter Bridge and the Dock Clock Tower.

### **Museums and Theatre**

- n. to improve the visitor experience of the Dorman Museum and make greater connection to Albert Park.
- o. to identify opportunities to redevelop the Captain Cook Birthplace Museum to enhance the visitor experience and increase visitor numbers.
- p. to establish a permanent new home for the Teesside Archives enabling improved public access to the collections. This could be part of a new visitor attraction celebrating the area's rich heritage.

- q. to enhance Middlesbrough Theatre including improved customer facilities, rehearsal space and conference facilities

### **Cultural Corridors**

We want to ensure that visitors and residents are able to explore and experience the diversity and vibrancy of Middlesbrough's cultural offer. Creating cultural corridors will be achieved through the use of a common visual identity within signage, street furniture, green spaces, public art and wayfinding tools, supported by a physical and digital art map.

## **Town, District and Local Centres**

- 4.50 Town Centres play an important role in local communities, providing accessible shops and services, employment and leisure facilities that can define places.
- 4.51 The contribution that local shopping areas play in meeting the needs of the community is recognised and, in accordance with the NPPF, the Local Plan defines a network and hierarchy of town centres that are vital to the delivery of sustainable and inclusive communities.
- 4.52 Following a review of the network of centres the Town Centre boundary has been revised in order to develop a more compact centre, with town centre uses focused in core areas, allowing for a strategy that will facilitate qualitative improvements to the existing retail offer in Middlesbrough, whilst supporting improved linkages to the immediate surrounding areas where other uses and/or regeneration are proposed.
- 4.53 Recommendations for District and Local Centres include the re-classification of North Ormesby and Linthorpe Village centres, due to their range of services and nature, to District level; with some boundary changes and designations made to local centres, where necessary, to promote their long term vitality and viability.
- 4.54 Adopting the 'Town Centre First' policy, main town centre uses, as defined in the NPPF, will be required to be located in town centres first, then in edge of centre locations and then out of centre locations. A sequential test, as set out in the NPPF, will be required for applications which are neither in an existing centre nor in accordance with an up-to-date local plan.
- 4.55 When assessing applications for retail and leisure development outside of the town centres, the NPPF requires local planning authorities to set their own impact thresholds. These thresholds take into account the scale, nature and catchment of different schemes, which factors which influence their likely impact. The Middlesbrough Town Centre and Retail/Leisure Study (MRLS) recommends a lower threshold than that set out in the NPPF would be appropriate for Middlesbrough.
- 4.56 Development proposals above the identified thresholds, which are outside of an existing centre or not in accordance with specific site policies, will be required to be accompanied by an impact assessment that is proportionate and appropriate, assessed in relation to all centres that may be affected.
- 4.57 There are a number of established markets within Middlesbrough including North Ormesby Market and the Dundas Indoor Market in the Town Centre. The Council will continue to support these markets and encourage new markets of an appropriate scale within designated centres.

## Policy EC8 Town, District and Local Centres

In supporting a network of vital and viable town, district and local centres that serve the Middlesbrough community, the Local Plan will seek to protect and enhance the following hierarchy of centres:

<b>Town Centre</b>	Middlesbrough Town Centre	
<b>District Centres</b>	Berwick Hills	
	Coulby Newham	
	Linthorpe Village	
<b>Local Centres</b>	Acklam Road/Cambridge Road	Parliament Road
	Acklam Road/Mandale Road	Penrith Road
	Belle Vue, Marton Road	Roman Road
	Beresford Buildings, Thorntree	Saltersgill Avenue
	Broughton Avenue, Easterside	Shelton Court, Thorntree
	Eastbourne Road	The Avenue, Nunthorpe
	Lealholme Crescent	Trimdon Avenue
	Marton, Stokesley Road	Viewley Centre
	Marshall Avenue, Brambles Farm	Ormesby High Street
	Stainsby (proposed)	
	Hemlington Grange West (proposed)	
	Land North of Low Lane (proposed)	
Newham Hall Farm (proposed)		

Development proposals for main town centre uses will be focused within the defined town, district and local centres, and be of a scale that is appropriate to the centre in which they are located.

### Sequential Assessment

In line with the requirements set out in the NPPF, a sequential approach will apply to proposals for main town centre uses which are not located within a defined centre or are not in accordance with an up-to-date local plan.

For Middlesbrough Town Centre, the Retail Quarter is the Primary Shopping Area. Proposals for retail uses outside of the Retail Quarter and not in accordance with the Policies for the Town Centre Quarters/Area will be required to follow the sequential approach using the approach set out in the NPPF.

### Impact Assessment

An impact assessment will be required to support any proposals for town centre uses outside of existing centres, using the following thresholds:

<b>Retail development</b>	1000m <sup>2</sup> of gross floorspace
<b>Leisure development (cinemas, health and fitness clubs, tenpin bowling, casinos, nightclubs and bingo halls)</b>	1000m <sup>2</sup> of gross floorspace



**Cafes, restaurants, pubs and bars**

500m<sup>2</sup> of gross floorspace

The Local Planning Authority may request such assessments in association with other proposals below the threshold which, by virtue of their scale, nature, location and likely turnover, could have an adverse impact upon existing centres.

Where an application fails to satisfy the sequential test or is likely to have a significant detrimental impact the application should be refused.

**Markets**

Existing markets should be retained and enhanced, and support will be given to proposals for new markets within designated centres.

## Middlesbrough Town Centre

4.58 The MRLS identified a number of trends that have impacted upon retail in recent years. These include the fluctuating fortunes of the retail sector, changes in formats and the growth of discounters, the continued increase of internet shopping, and the role of leisure, arts/cultural and other community facilities in supporting the vitality and viability of town centres. In addition to this the COVID-19 pandemic has contributed to a speeding up of a nationwide decline of the high street.

4.59 The need to renew and revitalise the Town Centre is recognised. To achieve this, Middlesbrough's approach will be to build a new economy based upon multiple, diverse uses which will drive business, employment, living and leisure into central Middlesbrough.

4.60 The strategy is based on rebalancing the economy, attracting more commercial and leisure activity into the centre, whilst promoting a safe and welcoming place to live and visit.

4.61 Going forward, town centre uses will be encouraged in core areas of the revised Town Centre boundary, as identified on the Policies Map, and will include:

- The Retail Quarter
- The Civic, Commercial and Cultural Heart
- The Leisure Quarter
- The Independent Quarter
- The Railway Station and Historic Quarter
- Linthorpe Road South Secondary Shopping Area

4.62 A flexible approach should be taken to allow the Town Centre to evolve in response to operator demand and accommodate a range of town centre uses, with the ambition of reducing vacancy rates in the long term.

### **Policy EC9 Middlesbrough Town Centre**

The vitality and viability of the Town Centre will be maintained and enhanced. This will be achieved through:

- a. safeguarding the retail character and function of the Town Centre by focusing retail development in the Retail Quarter;

- b. encouraging such uses as commercial, leisure and cultural development within the Town Centre to promote a diverse and mixed offer, re-balancing and complementing the vitality and viability of existing retail whilst promoting the Council's ambitions at the Civic, Commercial and Cultural Heart, Railway Station and Historic Quarter and Leisure Quarter, attracting business and creating jobs;
- c. progressing the ambitions for a Civic, Commercial and Cultural Heart, providing for a place for public services, high density commercial accommodation and event space of a regional significance;
- d. progressing the ambitions for the Railway Station and Historic Quarter and, by supporting the adaptations to the Railway Station to provide a high quality public transport hub, whilst protecting and enhancing Middlesbrough's important buildings including heritage assets to ensure their long term sustainability through appropriate uses;
- e. transforming Captain Cook Square into a vibrant leisure quarter;
- f. safeguarding the success of the Independent Quarter, encouraging niche retail and town centre uses where they are of a small scale (below 250m<sup>2</sup>);
- g. recognising Linthorpe Road South as an important secondary shopping area, which meets the needs of the local community whilst continuing to support and strengthen the Town Centre night-time economy;
- h. improving the public realm including enhancements to green and blue infrastructure and promoting high quality design to ensure attractive, accessible and safe environments for all users, paying particular attention to vital links between existing Centre facilities and opportunity sites;
- i. promoting the reuse of vacant buildings, specifically those of heritage value or at risk; and
- j. championing urban living, creating a housing offer and lifestyle that people of which people want to be a part including the use of upper floors for residential use.

The diversification of the Town Centre will be underpinned by the cross cutting objectives of:

- i. delivering excellent transport and connectivity;
- ii. using digital technology to enhance visitor experiences;
- iii. adopting a 'smart' city approach;
- iv. creating sustainable spaces that everyone can enjoy; and
- v. creating a safe and welcoming place for visitors.

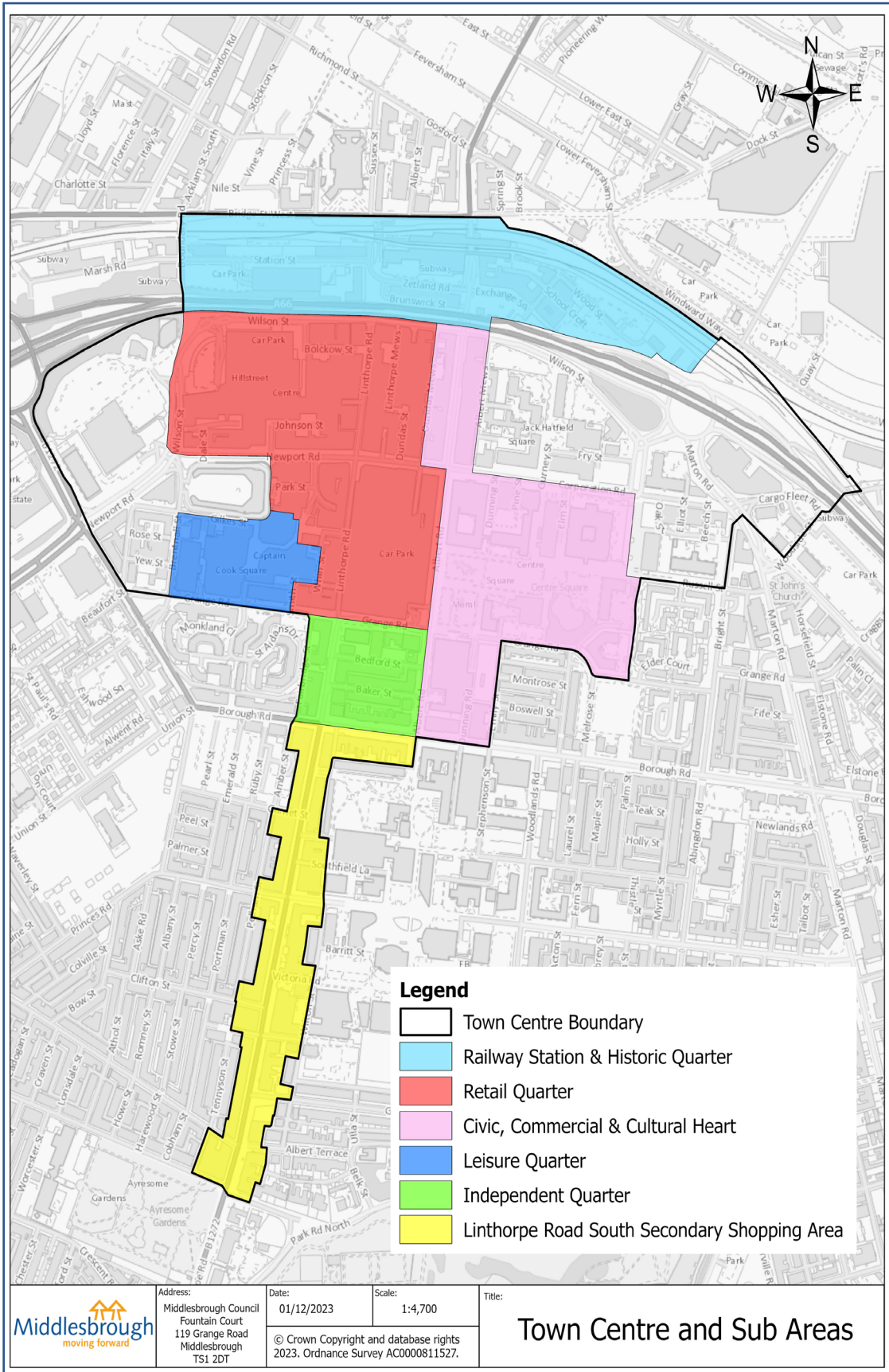


Figure 2 - Middlesbrough Town Centre areas

## Retail Quarter

- 4.63 The NPPF requires the Local Plan to define the extent of a centre and the primary shopping areas and make clear the range of use that will be permitted within them.
- 4.64 Retail will continue to play an important role in Middlesbrough's Town Centre and the Retail Quarter, as the Primary Shopping Area, will seek a strong retail core whilst allowing sufficient flexibility to allow other uses to complement a wider mixed-use town centre.
- 4.65 The Retail Quarter is the Primary Shopping Area of the Town Centre and is based around the three main shopping centres, Hill Street Centre, the Cleveland Centre and Dundas Arcade, where ground floor uses typically consist of shops, banks and building societies, cafes and restaurants. The focus in this area will be to retain those retail uses that visitors would expect as part of a shopping trip and resist those uses that may undermine the strategy for this area. The types of appropriate non-retail uses include those which are open during the day, provide a shop type display and attract a high footfall of people.
- 4.66 Providing convenient access to the key services that people need is vital to creating thriving town centre areas. Community uses that support and further strengthen the Retail Quarter, by creating on-street activity, will be encouraged.

### Policy EC10 Retail Quarter

The Retail Quarter, as identified on the Policies Map, will be the Primary Shopping Area (PSA) and the main focus for retail uses within the Town Centre.

It is expected that the proposals will achieve the following:

- a. a high-quality development creating a retail quarter to support the shopping needs of residents and visitors;
- b. sustaining and enhancing the heritage assets within the Retail Quarter;
- c. development that is of high quality design featuring, where appropriate, contemporary architecture;
- d. enhanced public areas to provide a high quality setting to retail development, through the provision of a well designed public realm;
- e. improve linkages with the surrounding area; and
- f. be accessible by a range of sustainable transport modes including active travel.

When applying the sequential approach to proposed new retail uses only, in-centre sites will comprise those within the PSA, with edge of centre being those that are well connected to, and up to 300m from, the PSA.

Community uses and other main town centre uses may be appropriate provided:

- g. they are of an appropriate scale to complement the principal function of the Retail Quarter;
- h. they will not have a detrimental impact on the vitality and viability of the Town Centre;
- i. they maintain active frontages;
- j. they contribute to overall footfall and provide convenient and accessible facilities that meet the day to day needs of local communities; and
- k. they do not adversely impact upon local amenity.

## Civic, Commercial and Cultural Heart

- 4.67 The Civic, Commercial and Cultural Heart currently functions as the political and cultural core of the Town Centre and is home to number of heritage assets. The area is home to the recently refurbished Town Hall/Concert Hall, Library, Middlesbrough Institute of Modern Art (MIMA), Law Courts and Holiday Inn Express. Planning permission was granted in June 2017, for 3700m<sup>2</sup> of office development at Centre Square East, with buildings one, two and six of the Centre Square Masterplan complete and occupied. The Central Library is currently undergoing a £2million redevelopment.
- 4.68 The vision for the Civic, Commercial and Cultural Heart is to develop the area as a civic, cultural and commercial quarter of regional significance creating large scale development. The Council will support further phases of development and appropriate infrastructure including car parking and bus infrastructure. Critical to the delivery of the vision is the provision of a high-quality environment containing enhanced public space and creating a new civic centrepiece for Middlesbrough. Alongside the refurbished Town Hall, the Civic, Commercial and Cultural Heart will become a high-quality family destination for events. Any new development will need to be of high quality and in particular the new public space will be of exceptional quality. The new development should sustain and enhance the heritage assets within the area.
- 4.69 Important to the success of this vision will be good connectivity and linkages with the wider Town Centre. To enhance the commercial offer of Middlesbrough Town Centre it is proposed to make the Civic, Commercial and Cultural Heart a focus for high quality, high density commercial accommodation to create the Tees Valley's premier office location. Critical to the success of this commercial development will be the provision of a high-quality setting for the development.

### **Policy EC11 Civic, Commercial and Cultural Heart**

The Civic, Commercial and Cultural Heart, as identified on the Policies Map, will be the focus for civic, commercial and cultural uses.

It is expected that the proposals will achieve the following:

- a. a high-quality development creating a civic, cultural and commercial quarter of regional significance, including appropriate ancillary uses;
- b. a focus for office provision, improved through the development of additional high quality, high density commercial accommodation around Centre Square;
- c. provision of an enhanced multi-functional entertainment and event space at Centre Square to support a wide range of activities;
- d. safeguarding of the historic Central Library for community uses;
- e. food and beverage units of an appropriate scale to complement the wider offer of the Town Centre;
- f. sustaining and enhancing the heritage assets within the Civic, Commercial and Cultural Heart;
- g. development that is of high quality design featuring, where appropriate, contemporary architecture;

- h. enhanced public areas to provide a high quality setting to commercial development, through the provision of a well designed public realm and improvements to the Centre Square;
- i. improve linkages with the surrounding area particularly the Retail Quarter of the Town Centre; and
- j. be accessible by a range of sustainable transport modes including active travel.

## Leisure Quarter

- 4.70 Captain Cook Square, adjacent to Middlesbrough Bus Station and multi-storey car parking facilities, is a key regeneration area within the Town Centre. The Council aims to re-balance a predominantly retail space into a more sustainable mix of leisure and commercial uses.
- 4.71 Recently opened developments Level X which is a bowling alley and go-karting venue and Bazaar a new luxury restaurant see the beginning of the transformation of Captain Cook Square into a vibrant and exciting entertainment, dining and leisure quarter in this part of Middlesbrough's Town Centre.
- 4.72 The key to the successful ongoing regeneration of this quarter will include improvements to public realm/central outdoor space, additional public transport network enhancements and upgrades, and a continuum of new attractions to this newly thriving leisure destination of the Town Centre.

### Policy EC12 Leisure Quarter

The Leisure Quarter, as identified on the Policies Map, will be the main focus for leisure uses within the Town Centre.

It is expected that the proposals will achieve the following:

- a. a high-quality development creating a leisure quarter to support the leisure needs of residents and visitors;
- b. food and beverage units of an appropriate scale to complement the wider offer of the Town Centre;
- c. development that is of high quality design featuring, where appropriate, contemporary architecture;
- d. enhanced public areas to provide a high quality setting to development, through the provision of a well designed public realm/central outdoor space;
- e. improve linkages with the surrounding area; and
- f. be accessible by a range of sustainable transport modes including active travel.

Applications for small scale (below 250m<sup>2</sup>) retail development may be considered appropriate provided they are complementary and will not harm the principal function of the Retail Quarter. In accordance with Policy EC8, the sequential approach will be applied to applications for retail development above the identified threshold (250m<sup>2</sup> of gross floorspace).

## Independent Quarter

- 4.73 Home to the renowned Orange Pip Market, this quarter is already a well-known and established location in Middlesbrough Town Centre. Centred around the Baker/Bedford streetscene, Middlesbrough's Independent Quarter offers a vibrant and unique experience of niche shopping, food and drink offers. To continue to strengthen the positive character of the area and the diverse offer of the Quarter, small scale commercial enterprises will be encouraged.

### **Policy EC13 Independent Quarter**

The Independent Quarter, as identified on the Policies Map, will be the focus for small scale town centre uses including retail of up to 250m<sup>2</sup>.

In accordance with Policy EC8, the sequential approach will be applied to applications for retail development above the identified threshold (250m<sup>2</sup> of gross floorspace).

## Railway Station and Historic Quarter

- 4.74 Middlesbrough Railway Station is a key part of the historic heart of Middlesbrough. The Grade II listed buildings are currently being renovated to remedy structural issues with the roof that have left the south entrance and on-site car park closed for some time. Middlesbrough is the second busiest station in the Tees Valley behind Darlington. Work is currently underway on a multi-million pound project to redevelop the Railway Station building and its surrounding public realm area. The investment is being made available during the current franchise period to improve the main station building and passenger facilities, which will support enhanced rail services. Once complete, the improvements will support the commencement of the direct link to London, along with enhanced services to Tyneside, York, Leeds and the surrounding areas.
- 4.75 The Historic Quarter Conservation Area has some of the most historically important buildings in Middlesbrough and careful consideration needs to be given to ensuring that they are protected whilst, at the same time, ensuring their long-term sustainability through appropriate uses.
- 4.76 The ongoing improvements to the Railway Station, and the presence of historically important buildings, will play a crucial role in the economic growth of Middlesbrough. The ambition to secure development provides a timely opportunity to consider the quality of the surrounding environment and its role in helping move people around the town. The Railway Station and Historic Quarter are well located to serve these new developments and will play an important role not only in welcoming visitors to the town, but also the connectivity of how people move between the Railway Station, nearby car parks, Middlehaven, the Town Centre and the bus station.
- 4.77 In addition, funding from Historic England in the form of a Heritage Action Zone is helping to restore the public realm within Middlesbrough's Historic Quarter, with Zetland Road and Exchange Square set to form one of the key gateways into the town.
- 4.78 Particular importance will be placed on improving the quality of the experience for visits to the Railway Station and the surrounding area. The Council and stakeholders prepared a masterplan for the station that included options for enhancing the environment in this area, along with appropriate transport solutions, particularly for the connectivity and accessibility of public

transport and pedestrian movements. The masterplan also provides opportunities for the redevelopment of less viable areas.

#### **Policy EC14 Railway Station and Historic Quarter**

The Railway Station and Historic Quarter, as identified on the Policies Map, will be the focus for the redevelopment of the Grade II Listed Railway Station to provide a high quality public transport hub that supports direct services to London, alongside regional and local services, will be supported where this is consistent with its historic significance. Other main town centre uses will be supported where they are complementary to the Quarter and sustain and enhance the heritage assets. This will involve:

- a. the provision of an additional platform to support improved rail services where need is identified;
- b. enhancing the public realm and public squares, including improvements to green and blue infrastructure, within the Quarter to improve its accessibility and links with the Town Centre;
- c. improving accessibility for cyclists and pedestrians to the Railway Station and improving links to public transport;
- d. supporting appropriate uses for the important historic and underemployed buildings within the Conservation Area which will sustain and enhance their significance;
- e. redeveloping surrounding areas for alternative use complementary to the role of the station/area as a key transport hub and gateway to Middlesbrough Town Centre;
- f. creating an environment that encourages investment;
- g. supporting opportunities for urban living where these do not detract from the principal use of the area as a transport hub/gateway or its historic fabric; and
- h. supporting the repurposing of the Station Street area as a focus for creative enterprise, to include the redevelopment of the Auxiliary Project Space, providing improved studio, gallery and performance facilities for artists.

In accordance with Policy EC8, the sequential approach will be applied to applications for retail development above the identified threshold (250m<sup>2</sup> of gross floorspace).

#### **Linthorpe Road South Secondary Shopping Area**

- 4.79 The MRLS identified the importance of Linthorpe Road South as a secondary shopping area, which offers a number of specialist/niche comparison goods retailers, as well as a range of independent eating and drinking establishments, which meet the needs of students of Teesside University and residents from the residential area to the west.
- 4.80 This secondary shopping area will continue to provide an important role in meeting local needs, as well as providing more speciality facilities which complement the wider offer of the Town Centre.



#### **Policy EC15 Linthorpe Road South Secondary Shopping Area**

Linthorpe Road South Secondary Shopping Area, as identified on the Policies Map, will continue to meet the needs of the local community whilst supporting and strengthening the Town Centre night-time economy.

In accordance with Policy EC8, the sequential approach will be applied to applications for retail development above the identified threshold (250m<sup>2</sup> of gross floorspace).

#### **Middlesbrough's District and Local Centres**

- 4.81 The retail hierarchy set out in Policy EC8, identifies four district centres, which contain a range of retail and service uses, as well as other community facilities, to which people in Middlesbrough look to, to meet many of their needs. They are all readily accessible via strong transport networks to the immediate and wider community.
- 4.82 There are also 22 local centres set out in the hierarchy, including four new proposed local centres. Whilst the total number of units and floorspace in each of the Local Centres varies significantly, this reflects the differing roles and functions of these centres, and the scale and nature of the catchment areas they serve. They all contain a range of uses which meet the day to day needs of residents in the surrounding area.

#### **Policy EC16 District and Local Centres**

The vitality and viability of Middlesbrough's District and Local Centres will be maintained and enhanced. This will be achieved through:

- a. directing main town centre uses to defined centres set out in Policy EC8;
- b. encouraging main town centre and community uses within a centre of an appropriate scale commensurate with its current and future function;
- c. ensuring centres are accessible by a range of sustainable transport modes including active travel and public transport;
- d. retaining and enhancing existing markets, and supporting proposals for new markets within designated centres where appropriate; and
- e. ensuring new developments are of an appropriate high-quality design.

Neighbourhood shops will continue to provide a range of shops, services and community facilities, and will be protected where they are important to the day to day needs of local communities.

## Hot Food Takeaways

- 4.83 National planning policy states that hot food takeaways are a town centre use that should be located within our centres. There are a number of problems associated with these uses. Their operation can result in external impacts, such as noise and odours, traffic and parking, and litter. They also tend to be open only during the evenings, meaning closed and shuttered shop fronts during the day time.
- 4.84 It is important that there is an appropriate balance of uses within centres to ensure they can fulfil their primary retail and community function. High proportions and concentrations of hot food takeaway establishments within centres can have a negative impact on their vitality and viability.
- 4.85 In addition to the negative impacts high proportions of hot food takeaway uses can have on the vitality and viability of centres, there is a strong link between the density of fast-food outlets and deprivation, where the local authorities with a higher deprivation score have a greater density of fast-food outlets. According to the JSNA (2024), there were 184 fast food outlets in Middlesbrough, a rate of 131.1 outlets per 100,000 people, significantly higher than the England rate of England is 96.1 per 100,000.<sup>1</sup> There is also a recognised link between deprivation and obesity. Childhood obesity and excess weight are significant health issues in Middlesbrough, with national evidence<sup>2</sup> identifying Middlesbrough's obesity rates in school children to be higher than the national average. In February 2024, the Council adopted the Healthy Weight Declaration. This is a commitment to promote healthy weight and improve the health and wellbeing of residents. In order to improve health and wellbeing in the Town and encourage healthier eating choices, applications for hot food takeaways in specific locations (for example, within walking distance of schools) will be carefully managed.
- 4.86 The MRLS states the national average for the number of hot food takeaway in all centres, is approximately 6%. The percentage of hot food takeaways in Middlesbrough's centres is already significantly higher than this. To help to prevent proposals from coming forward which would result in an excessive number and concentration of hot food takeaways, thresholds will be applied to Middlesbrough's network of centres.
- 4.87 Within District and Local Centres, the threshold has been set at 10% of commercial units. To support the Council's strategy for the Town Centre, it is considered appropriate to apply a lower threshold of 2% to recognise its role as our primary shopping and leisure destination. This excludes the Linthorpe Road South Secondary Shopping Area which is already characterised by a large number of food and drink uses including hot food takeaways. In this area a threshold of 10% will be applied in line with the District and Local Centres.

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<sup>1</sup> [South Tees JSNA - live well - risk factors for ill health](#)

<sup>2</sup> [National Child Measurement Programme, England, 2023/24 School Year - NHS England Digital](#)

### Policy EC17 Hot Food Takeaways

Proposals for hot food takeaways (sui generis) will only be permitted where the proposed use would not:

- a. result in the proportion of the total commercial units in the defined areas (as identified on the Policies Map) exceeding the following thresholds:
  - Town Centre (excluding Linthorpe Road South Secondary Shopping Area) 2%
  - Linthorpe Road South Secondary Shopping Area 10%
  - District and Local Centres 10% (in each respective centre)

Applications for hot food takeaway uses will only be permitted where the grant of planning permission would not result in this level being exceeded; or

- b. result in more than two adjacent hot food takeaway uses; or
- c. be located within the Primary Shopping Area; and

in addition to the above criteria, to promote healthier communities:

- d. planning permission will not be granted for hot food takeaway uses within 400m walking distance of an entry point to a school unless it is within a defined centre.

To further protect the vitality and viability of retail centres and the amenity of the surrounding area, applications for hot food takeaways should seek to:

- i. minimise any potential impact upon the retail character of the centre;
- ii. maintain active frontages; and
- iii. protect local amenity (having regard to potential impacts in terms of noise, fumes/odours and traffic).

Hot food takeaways will not be permitted outside of defined centres.

### Retail Development on Industrial Estates and Business Parks

4.88 All new retail development should be focused within existing centres in accordance with Policy EC8. However, it is recognised that there are certain instances where it is necessary, or more sustainable, for retail and food uses to be located on existing industrial estates and business parks.

4.89 In some instances, an industrial or business operator will have a small level of retail associated with the business, which is inextricably linked to the main industrial processes of the operator. In such circumstances, the main industrial function would not be appropriate within a centre and ancillary retail would be appropriate within an industrial estate or business park.

4.90 Industrial estates and business parks are major employment areas and, as a result, there will be a need to provide the opportunity for some small scale retail and food operators to meet the needs of workers during their shifts, particularly at lunchtime. In sustainability terms, it is preferable for these operators to be located as close as possible to their customers and, therefore, some small scale retail and food uses will be permitted in industrial estates and

business parks that are not already served by existing retail and food businesses. However, these should be less than 200m<sup>2</sup> to ensure that they are primarily to meet the needs of workers.

**Policy EC18 Retail Development on Industrial Estates and Business Parks**

Retail uses will only be permitted within industrial estates and business parks identified in Policy EC2, where proposals involve:

- a. retailing ancillary to, and inextricably linked with, a business or industrial use, where the main use would be inappropriate in a centre; or
- b. small scale retail and food uses providing a local service to those working in an industrial area where there is a deficiency in that service. Total gross floorspace in any one unit should not exceed 200m<sup>2</sup>.

Development proposals should be designed to provide access by walking or cycling on accessible routes, and to minimise reliance on the private car.

## 5. Housing Development

### Strategic Objective

- Objective A** To deliver new high quality, well-designed and energy efficient development that is resilient to the effects of climate change and meets the needs and aspirations of our current and future residents
- Objective D** To build high quality homes that help strengthen our communities
- Objective H** To achieve healthy and safe communities

### Housing Strategy

- 5.1 Middlesbrough will require significant new housing development over the Local Plan period. The need for additional housing reflects national trends of people living longer, marrying later and more families breaking down - leading to fewer people on average living in each dwelling. Additionally, many residents aspire to a new home for a variety of lifestyle reasons. This puts pressure on housing markets and an appropriate level of new development is required to satisfy the demands of an increasingly aspirational population.
- 5.2 The Council is seeking to develop and sustain a strong local economy, with economic growth aspirations to deliver 350 new jobs per annum. The provision of new housing set within high quality places where people want to live will be essential to support economic growth aspirations in order to house both the existing population and those choosing to move to Middlesbrough to take up employment opportunities and/or invest in a revitalised economy. The development of new housing also brings significant benefits to the local economy directly through increased construction jobs, increased business for materials suppliers and indirectly through increased spending in the local economy by workers and occupiers of the new housing. The achievement of economic growth and associated housing development will be crucial to ensure the Council can continue to efficiently deliver services and to ensure the long term viability of infrastructure and services, such as schools.
- 5.3 New housing developments within the south of the borough that have taken place in recent years have helped to widen the choice of housing available in Middlesbrough, particularly of higher value family housing. The provision of high quality new housing in locations that meet residents' aspirations has helped the borough to retain population, particularly of the economically active sections of the community, who may have otherwise moved out of Middlesbrough in order to find the house types and lifestyle locations to which they aspire.
- 5.4 The continued provision of suburban housing in locations attractive to house buyers will be a key part of delivering a balanced portfolio of housing and achieving economic growth in Middlesbrough. It is important that major new development in suburban locations is master planned, informed by extensive community engagement and supported by high quality built and green infrastructure.
- 5.5 Within and around the Town Centre, Middlesbrough's housing offer lacks high quality urban living opportunities. The current housing offer for people wishing to live in the centre of Middlesbrough does not fulfil the aspirations of predominantly younger people, who wish to live near cultural and leisure opportunities and transport hubs. Providing new housing in these

locations that meets aspirational needs is part of a wider strategy to support the Town Centre and to bring in life, vitality and vibrancy. The provision of housing within the urban area will act as a catalyst for wider regeneration and increase re-use of previously developed land with a consequent reduction on pressure for housing on greenfield sites.

- 5.6 In order to ensure that town centre living is attractive the right living environment will need to be created. The provision of high quality houses and apartments is just one aspect in creating the right environment. The provision of quality housing, offering good space standards and outdoor amenity space will need to be combined with the delivery of a strong evening economy, the provision of leisure and cultural opportunities, high quality transport infrastructure links and local employment opportunities that are matched to those who aspire to live in urban areas.
- 5.7 The continued regeneration of brownfield, urban and suburban areas including Grove Hill, Gresham and Middlehaven, is a priority for the Council. These regeneration sites impact upon the attractiveness of Middlesbrough as a place to live and work and on wider perceptions of the town as a whole. It is important to Middlesbrough's future success that they are redeveloped for a range of appropriate uses and that new housing delivers a good mix of housing type, size and tenure that is well integrated with existing development and existing communities. Gresham and Middlehaven offer opportunities for urban living, whereas new housing in Grove Hill will provide more suburban house types. New housing in these locations will contribute significantly to the supply of modern high quality affordable housing to meet local needs and to assist with the creation of sustainable communities.
- 5.8 A wide range of housing sites, from urban living sites within and around the Town Centre through to suburban greenfield sites, will be required to ensure that new housing over the Local Plan period addresses deficiencies and gaps in the housing market and widens the choice and variety of housing available to meet the housing needs and aspirations of all sectors of the community.
- 5.9 In order to ensure that Middlesbrough enhances its status at the core of the Tees Valley and develops as a place where people want to live, work, invest in and visit, all new housing development should create high quality, distinctive and attractive living environments. The integration and provision of green spaces as a core element of the design layout will be important, along with easy access to public transport and maximising opportunities for walking, wheeling and cycling. Housing should be located where existing infrastructure, community facilities and services have spare capacity and/or can be improved or provided as part of the new development.

#### **Policy HO1 Housing Strategy**

All new housing development will be required to contribute to the creation of balanced and sustainable communities. This will be achieved by:

- a. ensuring all new housing development is of high quality design that contributes to the creation of high quality places;
- b. ensuring there are sufficient houses to support the economic aspirations of the borough;
- c. maximising and prioritising the re-use of previously developed land to meet the need for new housing;

- d. providing new housing in and around the Town Centre that supports the achievement of urban living aspirations;
- e. supporting housing based regeneration schemes in Gresham, Grove Hill and Middlehaven;
- f. providing high quality housing that improves living standards;
- g. providing a range of modern, high quality affordable housing as part of the housing mix on sites where it is economically viable to do so;
- h. minimising the impact on the environment through the provision of sustainable housing that can adapt to and mitigate the impacts of climate change;
- i. providing a range of housing types and tenures that are designed to reflect the needs and aspirations of the town's communities;
- j. minimising further development of new housing in greenfield suburban locations beyond those identified in Policy HO4 or in a neighbourhood plan;
- k. ensuring infrastructure is available or can be provided in a timely manner to support new housing development and that the new communities have easy access to local facilities;
- l. ensuring the development is well served by sustainable transport modes; and
- m. ensuring development protects and enhances the green and blue infrastructure network contributing to Biodiversity Net Gain.

## Housing Requirement

- 5.10 A minimum housing requirement of 420 net additional dwellings per annum is proposed for Middlesbrough between 2022 and 2041. This has been informed by a Local Housing Needs Assessment (LHNA) (2021).
- 5.11 The LHNA identified that the standard methodology for calculating housing need (as at the time of preparation) gives a requirement for a minimum of 256 net additional dwellings per annum. The Planning Practice Guidance (PPG) advises that this is the minimum starting point for considering the number of homes needed in an area and that there will be circumstances where it is appropriate to consider whether actual housing need is higher than the standard method indicates.
- 5.12 The PPG advises that uplifting the housing requirement may be appropriate where there is a growth strategy for the area. The Council has aspirations to achieve economic and jobs growth over the Plan period, as set out in Policy EC1. The LHNA established that a housing requirement of 400 net additional dwellings would support economic growth of approximately 350 additional jobs per annum over the period 2019 - 2037.
- 5.13 Net housing completions over the last 11 years (since the base date of the adopted Housing Local Plan) have averaged 520 dwellings per annum. Setting the housing requirement at 256 dwellings per annum, as identified by the LHNA, would result in a housing requirement that is only half the level of recent delivery rates and would not achieve the Government's objective of significantly boosting the supply of homes nor meet the need to support economic growth in Middlesbrough. The proposed requirement for 420 dwellings per annum is closer to previous years' delivery rates and, as it is a minimum requirement, would not prevent higher build rates if sufficient housing demand exists.
- 5.14 The housing requirement has also been considered within the context of the NPPF published in December 2024, which sets out transitional arrangements for preparing local plans. At the same

time the Government also published a revised standard method for calculating housing need, which for Middlesbrough has been determined as being 522 dwellings per annum. In order to progress local plans, the transitional arrangements require that draft housing requirements meet at least 80% of the new standard method, which for Middlesbrough would be approximately 418 dwellings per annum. The housing requirement of 420 dwellings per annum exceeds this and will, therefore, allow the Middlesbrough Local Plan to progress under the NPPF transitional arrangements.

### Five Year Deliverable Supply

5.15 The Council will seek to ensure that a five year rolling supply of deliverable housing sites is available. If the Council's annual monitoring process identifies that a five year supply of deliverable housing sites is not available the following actions will be undertaken as appropriate:

- i. investigate with landowners and developers why any sites in the housing trajectory are not coming forward as forecast, giving consideration to how any delivery constraints can be overcome, for example, through infrastructure improvements;
- ii. consider the early release of allocated Council owned land to the housing market;
- iii. consider the use of Compulsory Purchase Orders to assemble land ready for housing development;
- iv. draw on unallocated sites in the Brownfield Register;
- v. draw on unallocated sites in the Housing Land Availability Assessment where they accord with the Housing Strategy in Policy HO1, would make a significant contribution to achieving the deliverable five year housing land supply, and where the benefits of delivering additional housing significantly and demonstrably outweigh any adverse impacts; and
- vi. undertake a partial review of the Local Plan to bring forward additional deliverable housing sites.

### Neighbourhood Plan Areas

5.16 Within the borough there are six designated Neighbourhood Areas at: Gresham; Marton West; Stainton & Thornton; Coulby Newham; Nunthorpe; and Marton East. Two Neighbourhood Plans have been adopted by the Council for Marton West and Stainton and Thornton and the others are in the process of preparing Neighbourhood Plans. The minimum housing requirement for the Neighbourhood Areas is set out in Policy HO2. The requirement consists of sites over 5 dwellings completed in 2022/23, those with planning permission and existing and proposed housing allocations. The Neighbourhood Areas may wish to identify additional land for housing within their Neighbourhood Plans. A list of the housing sites within each Neighbourhood Area is shown at Appendix 7.

#### **Policy HO2 Housing Requirement**

The Council will work with local communities, landowners, developers and other stakeholders to ensure that the Local Plan delivers:

- a. a minimum of 7,980 net additional dwellings in Middlesbrough between 2022 and 2041; and



- b. a five year supply of deliverable housing land is maintained throughout the plan period.

The housing requirement will be delivered from current planning applications, extant planning permissions, housing allocations in Policy HO4 and windfall sites.

The designated Neighbourhood Areas should make provision within their Neighbourhood Plans for at least:

- i. 724 net additional dwellings in Gresham;
- ii. 122 net additional dwellings in Marton West;
- iii. 2,056 net additional dwellings in Stainton and Thornton;
- iv. 422 net additional dwellings in Nunthorpe;
- v. 940 net additional dwellings in Coulby Newham; and
- vi. 271 net additional dwellings in Marton East.

### Small Windfall Sites

5.17 Over the Plan period a number of sites will come forward for housing which do not currently have planning permission and have not been allocated for development in Policy HO4. A small sites windfall allowance has been included within the housing supply to take account of these sites. The small sites windfall allowance is based on the average of 31 dwellings per year delivered on small sites between 2010 and 2020. Since then, nutrient neutrality has limited the numbers coming forward and it is likely to do so at least until 2030 when the provisions of the Levelling Up and Regeneration Act come into effect. Therefore, the windfall allowance has been applied from 2030 onwards in order to provide a conservative estimate of delivery. The small windfall sites are projected to deliver approximately 341 dwellings over the Plan period with at least 96 expected to come forward within the MDC area.

### Sources of Housing Supply

5.18 The housing requirement will be delivered through a combination of:

- i. housing allocations set out in Policy HO4;
- ii. regeneration sites in the MDC area (see Policy EC4 and EC5);
- iii. completions since 1<sup>st</sup> April 2022;
- iv. other sites with planning permission and current planning applications; and
- v. small windfall sites.

5.19 Together, these are projected to deliver 8,429 net additional dwellings between 2022 and 2041, as set out in the housing delivery trajectory in Appendix 6.

5.20 The projected supply of 8,429 dwellings exceeds the minimum housing requirement of 7,980 dwellings set out in Policy HO2 by 449 dwellings, plus an additional 225 dwellings expected to be delivered beyond 2041. This equates to an over-allocation of approximately 5.6% within the plan period and 8.5% overall. It is considered prudent to plan for more than the minimum housing requirement to:

- i. maximise housing choice for existing and future residents;
- ii. ensure that a five year deliverable supply of housing can be maintained throughout the Plan period;
- iii. ensure there is a buffer of sites that would allow the minimum housing requirement to be achieved even if there were to be slippage in the timing of some sites coming forward (which could reduce the number of dwellings delivered within the Plan period) or if housing sites were to be developed for alternative uses; and
- iv. allow for the fact that some sites within the urban area will need to be facilitated through public sector funding and that the availability of this funding may change over the 19 years of the Plan period.

### Student Accommodation

5.21 Student accommodation with planning permission that is considered deliverable or developable within the Plan period has been included within the housing supply, on the basis of the amount of accommodation that the new student housing releases in the wider housing market (by allowing existing properties to return to general residential use) and/or the extent to which it allows general market housing to remain in such use (rather than needing to be converted for student use).

5.22 In accordance with the PPG the amount of accommodation released to the wider housing market from multi-bedroom student accommodation has been calculated on the ratio of 2.5 student bedrooms being equivalent to one dwelling (on the basis that the 2011 Census indicated that there is an average of 2.5 students living in each student only household in England). In addition, in accordance with the PPG studio flats designed for students, graduates or young professionals have been calculated as a single dwelling.

### Housing Mix and Type

5.23 The LHNA projects the size of dwellings that are likely to be required over the Plan period to accommodate expected household growth, as set out in Table A. (As the Local Plan will cover the period 2022 – 2041, these figures have been updated to reflect the longer period).

5.24 It is important to note that these projections represent the minimum dwelling size needed to accommodate the projected number of people that each household will contain. On this basis the largest need is for three bedroom properties. The next largest area of need is for smaller dwellings of two and one bedrooms, that tend to be needed by younger people entering the housing market and first time buyers. Catering for this area of need will be an important aspect in supporting the economy by retaining working aged people within the borough, particularly those graduating from university and starting employment.

Table A: Projected Minimum Dwelling Size Requirement

Size of dwelling	Planned overall need by property size (number of dwellings)	Revised Figure for period 2022 – 2041
One bedroom	580	640
Two bedrooms	2,050	2,268
Three bedrooms	3,855	4,274
Four or more bedrooms	495	551
C2 dwellings (care homes and nursing homes)	225	247
<b>Total</b>	<b>7,200</b>	<b>7,980</b>

Source: Local Housing Needs Assessment 2020 & Middlesbrough Council (N.B. Figures may not add due to rounding).

- 5.25 It is also important to recognise that many households will aspire to larger dwellings with a higher number of bedrooms than the minimum required. Additional 'spare bedrooms' may be sought for a variety of reasons, such as to host guests/relatives, a play room and increasingly to provide a study room for home working. Much of the housing developed in recent years in Middlesbrough has been for larger dwellings, which have been important in stabilising the population of the borough and achieving the Council's economic strategy. Larger dwellings will remain an important part of the overall mix of dwellings over the lifetime of the Plan in order to help retain population and minimise out migration to neighbouring boroughs.
- 5.26 New housing development will be expected to provide an appropriate mix of dwelling types and sizes that contributes towards the housing needs identified in the LHNA (or in subsequent updates). New development will be expected to improve the overall quality of the housing offer in Middlesbrough.
- 5.27 The LHNA identifies that there is projected to be significant growth in the older population over the Plan period. Many older people will wish to remain in their existing homes for as long as possible, especially where appropriate adaptations can be made. However, the LHNA identifies that there will also be a need for both extra care housing and sheltered housing. The provision of a range of housing options to meet older people's needs will be encouraged, either as stand-alone developments, such as a retirement village, or as an integral part of a wider housing mix on a site including the provision of bungalows.
- 5.28 Given the trend towards an ageing population in Middlesbrough, it is important that new housing is designed to be adaptable to meet the changing needs of families over their lifetime. The provision of a proportion of new homes that are accessible and adaptable will assist people to remain in their own homes longer as they get older and/or if they have a disability.
- 5.29 The LHNA identified that there were 617 households in Middlesbrough with a limiting long term illness or disability who need to move to a more suitable home that meets building regulation requirement M4(2) 'accessible and adaptable dwellings'. The LHNA projected that this will increase to 4,674 households who will need accessible and adaptable dwellings as the population gets older and experiences associated health problems. It would not be viable to require all new dwellings to meet M4(2) standards and as such it will not be possible to address the full need. To help meet this need, on major developments the Council will expect 10% of dwellings to be built to M4(2) standards.

5.30 Within the projected 4,674 households that will need M4(2) 'accessible and adaptable' dwellings is an increase of 500 households over the Plan period that will need M4(3) 'wheelchair adaptable dwellings'. The LHNA identifies that approximately 94% of households needing wheelchair adaptable dwellings will be for persons over 75 and that many of these are likely to require specialist older persons accommodation rather than an independent dwelling. To help meet this need, on large development sites the Council will expect 2% of dwellings to be built to M4(3) standards.

### **Policy HO3 Housing Mix and Type**

All residential development will be required to achieve the Space Standards in Policy HO7.

Residential developments of 10 or more dwellings will be expected to:

- a. provide a range of dwelling types, tenures and sizes that reflect identified housing need and demand in the local housing needs assessment or any subsequent updates;
- b. include affordable housing where required by Policy HO5; and
- c. provide at least 10% of the dwellings as bungalows.

In addition to the above, at least 10% of the total number of dwellings will be required to achieve building regulation requirement M4(2) 'accessible and adaptable dwellings'.

Residential developments of 100 or more dwellings will, in addition to the above requirements, be expected to:

- d. provide at least 2% of dwellings that achieve building regulation requirement M4(3) 'wheelchair adaptable dwellings'.

In accordance with Policy HO11, residential developments of 200 or more dwellings will, in addition to the above requirements, be expected to:

- e. make at least 1% of the dwellings available as self-build or custom build plots to meet the demand identified on the Council's self-build register.

The requirements to provide bungalows and self-build/custom build plots will not apply where the development is 100% flatted or a conversion of an existing building.

The provision of dwelling types to meet the needs of older people, such as bungalows and low rise apartments, will be encouraged as part of the housing mix on all suitable development sites. Housing specifically designed for older people and those with special housing needs, including extra care and sheltered housing, will also be encouraged on suitable sites.

## Housing Allocations

- 5.31 The housing allocations provide a range of sites across the borough to ensure choice and variety in the type of housing that will be developed over the Plan period. The housing allocations have been selected in accordance with Policy ST2, have been subject to assessment through the SHLAA and Sustainability Appraisal process.
- 5.32 The housing allocations including the regeneration sites at Middlehaven and Gresham are projected to deliver approximately 6,165 net additional dwellings within the Plan period and 225 additional dwellings beyond 2041. The dwellings projected beyond 2041 are on larger sites that will take a number of years to be developed out. If there is sufficient market demand these dwellings could come forward earlier, within the Plan period. The inclusion of housing beyond the Plan period on larger sites is to ensure that infrastructure for the whole of the site can be properly planned for from the outset.
- 5.33 The projected number of dwellings assigned to the allocated housing sites is indicative only and is not intended as a maximum or minimum. This demonstrates that the allocations, in combination with other sources of supply, are capable of delivering sufficient dwellings to satisfy the housing requirement identified in Policy HO2. The precise dwelling capacity of the sites will be determined at the planning application stage, where the applicant will need to demonstrate that the proposed number of dwellings is appropriate through a design-led approach that has regard to the characteristics of the site and the surrounding area. Sites plans for the individual housing allocations can be found in Appendix 2.

<b>Policy HO4 Housing Allocations</b>			
The sites in the table below are allocated for residential development. The number of dwellings identified for each site is indicative and is not intended as either a maximum or a minimum.			
<b>Policy Reference</b>	<b>Site</b>	<b>Net additional dwelling (2023/24 to 2040/41)</b>	<b>Net additional dwellings (post 2041)</b>
EC4	Middlehaven	550	50
EC5	Gresham	573 <sup>3</sup>	
HO4a	Stainsby	1,200	100
HO4b	Newham Hall Farm	925	75
HO4c	Grove Hill	296	
HO4d	Nunthorpe Grange	250	
HO4e	Former St David's School	139	
HO4f	Hemlington Grange	494	
HO4g	Hemlington North	35	
HO4h	Hemlington Grange South	130	
HO4i	Hemlington Grange West	130	
HO4j	Ford Close Riding Centre	45	
HO4k	Hemlington Lane	18	

<sup>3</sup> 573 dwellings is the C3 equivalent of 390 apartments/houses and 458 bedroom student accommodation

HO4l	Land East of Driving Range	75	
HO4m	Coulby Farm Way	15	
HO4n	Land West of Cavendish Road	15	
HO4o	Land North of Low Lane	700	
HO4p	Holme Farm	430	
HO4q	Land at Stainsby Road	45	
HO4r	Wood Street	100	
	<b>Total</b>	<b>6,165</b>	<b>225</b>

## Stainsby

- 5.34 The allocation at Stainsby provides an opportunity to create a new community on the western fringes of Middlesbrough characterised by neighbourhoods of modern and contemporary family housing within a landscape setting. To support the housing, a local centre, primary school and a country park will be provided. It will include footpaths and cycleways within green corridors integrated throughout the development linking individual neighbourhoods and the surrounding residential areas.
- 5.35 The site has previously been allocated in the Housing Local Plan (known as 'Brookfield'), although the site boundary has been revised to reflect the development that has already taken place. The first phase delivered a total of 416 dwellings at Acklam Woods (77), Kingsbrook Wood (126) and Stainsby Hall Farm (213). The second phase delivered a total of 299 dwellings, at Brookland Park (160) and Brookfield Woods (139).
- 5.36 The Council adopted the Stainsby Country Park and Masterplan Design Code in June 2022, which will be used to guide development proposals and in the consideration of any planning applications relating to the site. The Council intends to designate the new Stainsby Country Park as Local Green Space at the earliest opportunity, once it has been provided.

### Policy HO4a Stainsby

Land is allocated for the development of:

- approximately 1,300 dwellings;
- a country park, incorporating existing areas of open space that will link to new open spaces;
- a local centre, including a visitor centre and new sports pitches; and
- a primary school (to be provided when need arises).

A development of high quality will be required in accordance with the adopted Stainsby Country Park and Masterplan Design Code. Proposals for the development of the site should:

- create residential development in neighbourhoods of identifiable character which provide variety and diversity in layout and design;
- provide a mix of dwelling types and sizes, including bungalows, in accordance with Policy HO3;

- g. provide M4(2) 'accessible and adaptable dwellings' and M4(3) 'wheelchair accessible dwellings' in accordance with Policy HO3;
- h. provide self-build and/or custom build plots in accordance with Policy HO11;
- i. provide affordable housing in accordance with Policy HO5;
- j. provide the local centre and primary school in a central location which maximises accessibility, by non-car modes, for future residents and provide financial contributions to improve off-site secondary school provision to accommodate the educational needs of future residents;
- k. provide a Country Park along the northern and eastern part of the site;
- l. include areas of landscaping to provide screening from the A19;
- m. enhance the Local Wildlife Sites in the north of the site and provides compensatory provision for any loss of habitat required for highway access;
- n. retain hedgerows and mature trees where possible;
- o. incorporate other open space throughout the development, including allotments and community growing spaces, and a hierarchy of local play facilities, from natural and creative play through to equipped play areas;
- p. is accessed from the B1380 and the A1130, creating a road linking through the development, direct vehicular access onto which will be limited to ensure that it functions efficiently as a distributor road;
- q. provide any necessary off-site improvements to transport infrastructure to mitigate the impact of development;
- r. provide a strategic predominantly traffic free route through the development running North/South between the A1130 and Jack Simon Way;
- s. provide pedestrian and cycleway links in the form of green links throughout the development to improve connectivity including links to the residential areas and community facilities located to the east of the site and to the public right of way to the south west of the site;
- t. restrict built residential development to the part of the site within Flood Zone 1 only and maintain a buffer to ensure no development takes place within 8 metres of the watercourses within the site;
- u. maximise the use of SuDS, water efficiency measures and landscape buffers as appropriate to protect Saffwood and Blue Bell Beck from urban run-off and sedimentation;
- v. retain an access route for farm vehicles from the farmstead at Stainsby Hill Farm to the farmland south of Stainsby Grange equestrian centre;
- w. take account of the Green and Blue Infrastructure checklist;
- x. be designed to ensure that heritage assets and their settings are conserved and where appropriate enhanced having regard to the Heritage Impact Assessment for the site;
- y. be informed by the submission of a health impact assessment;
- z. work with National Highways, and adjacent landowners, to secure use of the accommodation overbridge over the A174 to deliver a link restricted to public transport, walking and cycling, which will link Stainton and surrounding areas to Stainsby and onward via the Stainton Way Western Extension; and
- aa. be designed to ensure the layout does not prejudice the implementation of the link route referred to in criterion z.



Figure 3 - Stainsby Masterplan



## Newham Hall Farm

- 5.37 The site, which is located to the south east of Coulby Newham, will be developed to create a high quality suburban extension to the existing residential area. The majority of the site was previously in agricultural use, though the area around Lingfield Farm provides open space, allotments and a play area. The Lingfield Farm area of the site will be retained and enhanced as an area of open space that will provide a focus for recreational and community use for existing and future residents.
- 5.38 Given the large scale of the site, a wide range of housing types to meet the needs of all the community will be provided within distinctive neighbourhoods. A masterplan is currently under preparation for the site.

### Policy HO4b Newham Hall Farm

Land is allocated for the development of approximately 1,000 dwellings.

Proposals for development of the site should:

- a. protect and enhance approximately 6 ha of open space and community facilities at Lingfield Farm, including the allotments, play area and pond, as a hub to serve the wider area;
- b. provide an appropriately scaled Local Centre well located to serve new and existing residents;
- c. provide a primary school when the need arises and provide financial contributions to improve off-site secondary school provision to accommodate the educational needs of future residents;
- d. provide a mix of dwelling types and sizes, including bungalows, family housing, executive dwellings that complement and enhance the choice and quality of housing in the local area in accordance with Policy HO3;
- e. create residential development in neighbourhoods of identifiable character that provide variety and diversity in layout and design;
- f. provide M4(2) 'accessible and adaptable dwellings' and M4(3) 'wheelchair accessible dwellings' in accordance with Policy HO3;
- g. provide self-build and/or custom build plots in accordance with Policy HO11;
- h. provide affordable housing in accordance with Policy HO5;
- i. be designed to ensure that heritage assets and their settings are conserved and where appropriate enhanced having regard to the Heritage Impact Assessment for the site;
- j. preserve the character and appearance of the setting of the Grade II listed structures Newham Hall, Retaining Wall and Steps, Gate Piers and Walls at Entrance to Newham Hall, and Newham Hall Lodge;
- k. incorporate and retain the local listed Newham Hall Farm;
- l. be accessed from a new roundabout junction onto B1365, Bonnygrove Way and Rye Hill Way and provide any necessary off-site improvements to transport infrastructure to mitigate the impact of the development;
- m. provide bus penetration, potentially including bus priority measures / bus only restrictions, to ensure it can be served by public transport and facilitate the provision of a wider south orbital route;

- n. provide pedestrian and cycleway links throughout the development, linked to existing public rights of way, to improve connectivity, including links to adjoining residential areas, community facilities and Coulby Newham District Centre;
- o. protect and enhance the woodland areas adjacent to Southwood and Fernwood, Marton West Beck and the coppice north of Newham Hall Farm and retain a green buffer zone between the housing and Marton West Beck and its tributaries and retain hedgerows and mature trees throughout the site where possible;
- p. incorporate a structural tree buffer alongside the B1365, to the east and south of the access road to Newham Hall Farm of a minimum 10 metres wide and to the north east of Newham Hall;
- q. create a wildlife corridor and enhance recreational routes along the Marton West Beck valley;
- r. maximise the use of SuDS in the drainage system and retain the ponds south of Newham Hall Farm;
- s. take account of the Green and Blue Infrastructure checklist; and
- t. be informed by the submission of a health impact assessment.

## Grove Hill

5.39 The Grove Hill housing allocation consists of two parcels of land that were formerly occupied by low demand social housing. The sites have been cleared and the initial phases of redevelopment at Bishopton Road have been completed, providing 127 modern affordable homes. The site is being developed by Thirteen to provide a range of affordable houses and bungalows. Planning permission for 296 dwellings was granted in April 2021 and work started on the site in June 2023.

### Policy HO4c Grove Hill

Land is allocated for the development of approximately 296 dwellings.

Proposals for development of the site should:

- a. provide a mix of housing types and sizes, including bungalows, that complements and enhances the choice and quality of housing in the local area;
- b. provide variations in form, density and character across the site;
- c. provide outward facing frontages onto the Vale, Marton Burn Road and Keith Road;
- d. create focal points on the Vale and Keith Road, through the use of prominent buildings and/or landscaping;
- e. incorporate high quality open space and public realm;
- f. take account of the Green and Blue Infrastructure checklist;
- g. be designed to provide natural surveillance throughout the development to create a safe, crime-free environment;
- h. incorporate footpaths and cycleways that link into the wider network, including the provision of East/West cycle facilities along Keith Road;
- i. creation of a signalised junction at The Vale/Keith Road/Hollyhurst Avenue, with pedestrian and cycle facilities;
- j. contribute towards the cost of sustainable transport infrastructure improvements;

- k. provide any necessary off-site improvements to school provision to accommodate the educational needs of future residents; and
- l. be informed by the submission of a health impact assessment.

## Nunthorpe Grange

5.40 The site, which is located to the south and east of existing residential areas of Nunthorpe, will be developed for residential use and a community hub within a high quality environmental setting that will include a park, playing fields and wildlife habitat. A medical centre was completed in 2022 providing a new doctor's surgery and other facilities. The majority of the site was previously in agricultural use along with an area of playing fields centrally located. The site benefits from views to Roseberry Topping and St Mary's Church. A wetland area towards the eastern part of the site is the source of Ormesby Beck.

5.41 In December 2018 an informal Design Code for the site was adopted by the Council. Refreshed Design Guidance is currently under preparation for the site and will supersede the existing Design Code.

### **Policy HO4d Nunthorpe Grange**

Land is allocated for the development of approximately 250 dwellings, a care home and a community hub.

Proposals for development of the site should:

- a. provide a mix of dwelling types and sizes including family housing, bungalows or low-rise apartments for an ageing population that complement and enhance the choice and quality of housing in the local area in accordance with Policy HO3;
- b. ensure a cohesive range of housing styles are provided across the site;
- c. provide M4(2) 'accessible and adaptable dwellings' and M4(3) 'wheelchair accessible dwellings' in accordance with Policy HO3;
- d. provide self-build and/or custom build plots in accordance with Policy HO11;
- e. ensure housing adjacent to open space faces onto the open space and is set back from mature trees to prevent over shadowing;
- f. provide affordable housing in accordance with Policy HO5;
- g. provide a community hub and community garden, community hall or places of worship;
- h. provide enhancement of existing medical facilities;
- i. provide a minimum of 3ha of land as a park /public open space for recreational purposes;
- j. provide landscaped site gateways from the A1043 and Stokesley Road;
- k. provide pocket parks within the development;
- l. retain the existing playing pitches on the site;
- m. restrict built development of the site to Flood Zone 1 only;
- n. create a wildlife habitat area of a minimum of 3.5 ha in the part of the site within Flood Zones 2 and 3, that is designed to ensure that it will not increase flood risk elsewhere for the lifetime of the development;
- o. maximise the use of SuDS and/or de-culvert along watercourses and natural pond areas, where appropriate;

- p. be designed to ensure that heritage assets and their settings are conserved and where appropriate enhanced having regard to the Heritage Impact Assessment for the site;
- q. incorporate vistas of Roseberry Topping and St Mary's Church from public open space;
- r. retain hedgerows and mature trees where possible;
- s. retain and enhance the planting buffer alongside the A1043;
- t. provide the main vehicular access from a single access point on the A1043 designed to incorporate controlled pedestrian and cycleway crossing facilities of the A1043 – no other vehicular access points will be permitted from the A1043;
- u. provide a secondary vehicular access from Stokesley Road serving a smaller quantum of development. Access between Stokesley Road and the rest of the site shall be restricted to cycles and pedestrians only;
- v. provide vehicular access from Guisborough Road to serve a single row of dwellings only, with access between Guisborough Road and the rest of the site restricted to cycles and pedestrians only;
- w. provide a new pedestrian/cycle route within the site boundary alongside the A1043 with appropriate connections into existing infrastructure;
- x. retain and integrate existing footpaths, which should be combined with additional cycle and footpath routes. The existing public right of way running North/South alongside the adjacent playing field land should be relocated and improved to be integrated within the development with natural surveillance;
- y. provide any necessary off-site improvements to transport infrastructure to mitigate the impact of the development;
- z. provide any necessary off-site improvements to school provision to accommodate the educational needs of future residents;
- aa. take account of the Green and Blue Infrastructure checklist; and
- bb. be informed by the submission of a health impact assessment.

### Former St David's School

- 5.42 The site was previously occupied by St David's School, which was relocated under the Building Schools for the Future programme. The cleared school site and its associated playing fields are located immediately to the west of the historic Avenue of Trees and the Acklam Hall Conservation Area.
- 5.43 The site is an existing housing allocation in the adopted Housing Local Plan. Planning permission, 20/0004/FUL, was granted on 26<sup>th</sup> July 2024 for 139 dwellings.

#### **Policy HO4e Former St David's School**

Land is allocated for the development of approximately 139 dwellings.

Proposals for development of the site should:

- a. provide a mix of dwelling types and sizes, including bungalows and family housing, that complement and enhance the choice and quality of housing in the local area in accordance with Policy HO3;

- b. provide M4(2) 'accessible and adaptable dwellings' and M4(3) 'wheelchair accessible dwellings' in accordance with Policy HO3;
- c. provide affordable housing in accordance with Policy HO5;
- d. conserve or enhance the setting of the Acklam Hall Conservation Area and the historic Avenue of Trees;
- e. ensure dwellings along the eastern edge of the site face onto the Avenue of Trees;
- f. have vehicular access from St David's Way, which should be sympathetically upgraded, taking into account the adjacent Avenue of Trees, to mitigate the impact of the development;
- g. maintain and enhance existing pedestrian footpath access arrangements from Acklam Road and Hall Drive;
- h. retain mature trees, where possible;
- i. take account of the Green and Blue Infrastructure checklist;
- j. be designed to take account of surface water flooding issues, whilst ensuring there is no adverse impact on existing residential properties and that opportunities for the use of SuDS are maximised;
- k. assess potential gas migration pathways at the allocation site from a historical landfill site to the east of Middlesbrough Crematorium and incorporate gas precautionary remediation, if required;
- l. provide managed on-street parking facilities recognising the local use of the Avenue of Trees for leisure purposes;
- m. provide off-site improvements to school provision to accommodate the educational needs of future residents;
- n. provide a financial contribution towards the delivery of Mobility Corridor measures on Acklam Road;
- o. re-provide the playing pitches on a suitable site elsewhere in the Borough; and
- p. be informed by the submission of a health impact assessment.

## Hemlington Grange

5.44 The housing allocations related to Hemlington Grange consists of four adjacent parcels of land, the main Hemlington Grange site, Hemlington North, Hemlington Grange South and Hemlington Grange West. The site is an existing mixed-use allocation in the adopted Housing Local Plan.

5.45 The Hemlington Grange site was granted outline planning permission in 2016. Detailed planning permission has subsequently been granted for 856 dwellings and a reserved matters application has been submitted for 225 dwellings on the final two phases of the site. The overall capacity of the main Hemlington Grange site is therefore expected to be 1,081 dwellings. By 1<sup>st</sup> April 2023 587 dwellings had been completed on the site, leaving a remaining capacity of 494 dwellings. Hemlington Grange is within the Stainton and Thornton Neighbourhood Plan area and proposals for development of the site should have regard to the requirements of the Neighbourhood Plan.

### **Policy HO4f Hemlington Grange**

Land is allocated for the development of approximately 494 dwellings. Proposals for development of the site should:

- a. provide a mix of dwelling types and sizes, including medium to low density three and four bedroom detached, semi-detached dwellings and bungalows that complement and enhance the choice and quality of housing in the local area in accordance with Policy HO3;
- b. provide M4(2) 'accessible and adaptable dwellings' and M4(3) 'wheelchair adaptable dwellings' in accordance with Policy HO3;
- c. provide self-build and/or custom build plots in accordance with Policy HO11;
- d. provide residential development in neighbourhoods of identifiable character which provide variety and diversity in layout and design, with neighbourhoods on the southern boundary of the site developed for high value housing;
- e. be designed and laid out to take account of potential noise issues from traffic on Stainton Way;
- f. provide a linking spine road (Hemlington Grange Way) through the site that provides vehicular access from Stainton Way and the B1365 in order to enable bus penetration;
- g. provide a network of footpaths, cycleways and bridleways that link into the wider network;
- h. provide a controlled pedestrian and cycle facilities crossing on Stainton Way;
- i. provide green corridors through the development that link into the wider greenspace network;
- j. create a community park at the south of the site as a focal point of the development to provide biodiversity and landscape value;
- k. retain hedgerows and mature trees where possible;
- l. take account of the Green and Blue Infrastructure checklist;
- m. incorporate water bodies as part of SuDS to help prevent flooding downstream and to create a recreational and ecological resource;
- n. provide any necessary off-site improvements to school provision to accommodate the educational needs of future residents;
- o. de-culvert water courses within the site where possible; and
- p. be informed by the submission of a health impact assessment.

### **Transport Infrastructure**

As part of the development of Hemlington Grange the following improvements will be required:

- q. widening of Stainton Way from B1365 to Dalby Way;
- r. widening of the B1365 between Stainton Way and Newham Way;
- s. provision of improved passenger waiting facilities at bus stops, including real time information systems; and
- t. enhancement of the existing facilities at the Coulby Newham District Centre to increase use of sustainable transport, such as provision of cycle lockers to encourage cycle/bus combined trips.

## **Hemlington North**

5.46 The Hemlington North site, which measures 0.7 hectares, was allocated in the Housing Local Plan as part of the wider Hemlington Grange allocation. Hemlington Grange North is within the Stainton and Thornton Neighbourhood Plan area and proposals for development of the site should have regard to the requirements of the Neighbourhood Plan.

#### **Policy HO4g Hemlington North**

Land is allocated for approximately 35 dwellings. Proposals for development of the site should:

- a. provide a mix of dwelling types and sizes, which could include low rise apartments, semi-detached and terraced properties;
- b. be for affordable housing only;
- c. have dwellings broadly arranged as a perimeter block, which could include a landmark building at the corner of Stainton Way and Stokesley Road;
- d. not exceed three storeys in height other than if a landmark apartment building is provided which should not exceed four and a half storeys;
- e. provide strong boundary treatment on the northern edge to mitigate potential traffic noise from Stainton Way;
- f. provide green amenity space in the centre of the site, which should incorporate SuDS;
- g. retain hedgerows and trees around the boundaries of the site, where possible;
- h. take account of the Green and Blue Infrastructure checklist;
- i. provide vehicular access from Hemlington Village Road only; and
- j. provide a pedestrian and cycle crossing on Stainton Way, in the form of a Toucan crossing and pedestrian/cyclepath links from the site to the adjoining network.

#### **Hemlington Grange South**

5.47 The site is allocated in the Housing Local Plan as part of the mixed-use Hemlington Grange allocation. Hemlington Grange South is within the Stainton and Thornton Neighbourhood Plan area and proposals for development of the site should have regard to the requirements of the Neighbourhood Plan.

5.48 The site has outline planning permission, 23/0390/OUT, for 130 to 150 dwellings.

#### **Policy HO4h Hemlington Grange South**

Land is allocated for approximately 130 to 150 dwellings. Proposals for development of the site should:

- a. provide a distinctive neighbourhood of predominantly three and four bedroom detached and semi-detached dwellings including bungalows, of no more than two and a half storeys, that complements and enhances the choice and quality of housing in the local area in accordance with Policy HO3;
- b. provide M4(2) 'accessible and adaptable dwellings' and M4(3) 'wheelchair adaptable dwellings' in accordance with Policy HO3;
- c. provide affordable housing in accordance with Policy HO5;
- d. ensure dwellings adjacent to the southern boundary have their primary frontage facing outwards onto the open countryside and are of very high quality design;
- e. ensure dwellings adjacent to open space and tree belts front onto the green infrastructure and are set back from mature landscaping to prevent over shadowing;

- f. retain the linear belt of trees around the northern, eastern and southern boundaries of the site, other than to enable access and retain hedgerows and mature trees throughout the site where possible;
- g. have vehicular access from the Hemlington Grange site to the north only;
- h. provide a multi-user route for pedestrians, cyclists and horse riders running east-west through the site that can connect into a wider network planned for south Middlesbrough;
- i. provide a signalised Pegasus crossing on the B1365 that links into the multi- user route and a pedestrian and cyclepath link from the crossing through to Coulby Farm Way via The Mallards and land to the south of Coulby Farm PH;
- j. provide north-south pedestrian routes within the site to integrate into existing/proposed routes on the wider Hemlington Grange site to the north and to enable access to the Larchfield Community farm shop and café to the south;
- k. provide green corridors that link into the wider green space network;
- l. provide a play area as an integral part of the overall design and landscape strategy;
- m. provide any necessary off-site improvements to school provision to accommodate the educational needs of future residents;
- n. incorporate SuDS devices within the landscape strategy;
- o. take account of the Green and Blue Infrastructure checklist; and
- p. be informed by the submission of a health impact assessment.

Development should contribute to the transport infrastructure required as part of Policy HO4f.

### Hemlington Grange West

5.49 The site is currently allocated in the Housing Local Plan as part of the Hemlington Grange mixed-use allocation. The site provides an opportunity to provide a new Local Centre to serve the new and existing residents at Hemlington Grange. Hemlington Grange West is within the Stainton and Thornton Neighbourhood Plan area and proposals for development of the site should have regard to the requirements of the Neighbourhood Plan.

#### **Policy HO4i Hemlington Grange West**

Land is allocated for approximately 130 dwellings and a new Local Centre. Proposals for development of the site should:

- a. provide a mix of dwelling types and sizes, including bungalows, that complements and enhances the choice and quality of housing in the local area in accordance with Policy HO3;
- b. provide M4(2) 'accessible and adaptable dwellings' and M4(3) 'wheelchair adaptable dwellings' in accordance with Policy HO3;
- c. provide residential development in a neighbourhood of identifiable character;
- d. provide affordable housing in accordance with Policy HO5;
- e. provide an appropriately scaled Local Centre;
- f. be designed and laid out to take account of potential noise issues from traffic on Stainton Way;



- g. take vehicular access from Hemlington Grange Way, whilst incorporating access to the adjacent Holme Farm allocation for vehicles, pedestrians and cyclists;
- h. provide footpaths that link into the wider network;
- i. ensure dwellings adjacent to open space and tree belts front onto the green infrastructure and are set back from mature landscaping to prevent over shadowing;
- j. ensure the front elevation of dwellings adjacent to Hemlington Grange Way face towards that road, to reflect the established building layout on earlier phases of Hemlington Grange;
- k. retain hedgerows where possible;
- l. provide a green corridor that incorporates the existing SuDS pond and links into the wider greenspace network;
- m. provide any necessary off-site improvements to school provision to accommodate the educational needs of future residents;
- n. take account of the Green and Blue Infrastructure checklist; and
- o. be informed by the submission of a health impact assessment.

Development should contribute to the transport infrastructure required as part of Policy HO4f.

### Ford Close Riding Centre

5.50 The site was formerly a private riding school with associated structures, fields used for horse grazing and a dwelling. There is a block of mature deciduous woodland that is protected by a Tree Preservation Order. The site, which is already a housing allocation in the adopted Housing Local Plan, is to the south of an existing residential area and to the north and west of the Grey Towers Village housing development that is currently under construction. It is also in close proximity to the Middlesbrough Golf Club. The site is within the Marton West Neighbourhood Plan area and proposals for development of the site should have regard to the requirements of the Neighbourhood Plan.

5.51 Planning permission, 22/0524/MAJ, has been granted for 45 dwellings and site preparation works are underway.

#### **Policy HO4j Ford Close Riding Centre**

Land is allocated for the development of approximately 45 dwellings.

Proposals for development of the site should:

- a. provide a residential development that integrates well with the high quality housing and environment of the surrounding area;
- b. provide a mix of dwelling types, including high value houses and bungalows in accordance with Policy HO3;
- c. provide M4(2) 'accessible and adaptable dwellings' in accordance with Policy HO3;
- d. provide affordable housing in accordance with Policy HO5;
- e. provide open space and retain and integrate existing mature trees and hedgerows, where possible, including the retention of the existing woodland adjacent to the watercourse to the south west of the site;

- f. provide vehicle access from Brass Castle Lane only, with no vehicle access from the northern frontage of the site other than to the existing dwelling;
- g. provide any necessary off-site improvements to transport infrastructure to mitigate the impact of the development;
- h. relocate the existing derestricted / 30 mph boundary with associated gateway scheme to highlight the change in nature of Brass Castle Lane at the proposed site access and reinforce the change in speed limit;
- i. provide pedestrian and cycleway links to improve connectivity with adjoining residential areas including crossing facilities;
- j. provide a financial contribution for improvements to school provision to accommodate the educational needs of future residents; and
- k. take account of the Green and Blue Infrastructure checklist.

Proposals should also take into account requirements of Policy MW4 of the Marton West Neighbourhood Plan.

## Hemlington Lane

5.52 The proposed housing allocation comprises 1.2 ha of open space, approximately two thirds of which is covered by trees. The site is located within Kader Ward. The site is the subject of a current planning application, 23/0544/MAJ, for 18 dormer bungalows.

### **Policy HO4k Hemlington Lane**

Land is allocated for the development of 18 dwellings.

Proposals for development of the site should:

- a. provide a mix of dwelling types and sizes, including bungalows, that complements and enhances the choice and quality of housing in the local area in accordance with Policy HO3;
- b. provide M4(2) 'accessible and adaptable dwellings' in accordance with Policy HO3;
- c. provide affordable housing in accordance with Policy HO5;
- d. not exceed two storeys in height;
- e. be designed to take account of potential noise pollution from the A174 and Ladgate Lane;
- f. provide vehicular access from Hemlington Lane;
- g. take account of surface water flood risk in the eastern part of the site and maximise opportunities for the use of SuDS across the site;
- h. provide compensatory tree planting both on and off-site to mitigate for the loss of existing trees on the site;
- i. take account of the Green and Blue Infrastructure checklist;
- j. provide any necessary off-site improvements to school provision to accommodate the educational needs of future residents; and
- k. provide any necessary off-site improvements to transport infrastructure to mitigate the impact of development, including a new footpath along Hemlington Lane that connects to a new signalised pedestrian crossing of Ladgate Lane.

## Land East of Driving Range

5.53 The proposed allocation comprises 4.66 ha of land within the Municipal Golf Centre in Ladgate Ward. The site consists of an area used as a practice range, bordered by trees and woodland. The practice range area of the site will be developed for housing with retention of the tree cover around the boundaries of the site.

### **Policy HO4I Land East of Driving Range**

Land is allocated for the development of approximately 75 dwellings.

Proposals for development of the site should:

- a. provide a mix of dwelling types and sizes, including bungalows, that complements and enhances the choice and quality of housing in the local area in accordance with Policy HO3;
- b. provide M4(2) 'accessible and adaptable dwellings' in accordance with Policy HO3;
- c. provide variations in form, density and character across the site;
- d. provide affordable housing in accordance with Policy HO5;
- e. not exceed two and a half storeys in height;
- f. achieve satisfactory vehicle access to Ladgate Lane;
- g. provide open space, enhancements to Marton West Beck and retain and integrate existing mature trees where possible, including the retention and enhancement of existing woodland around the boundaries of the site, other than where access points are required;
- h. prepare an open space strategy to ensure that work is undertaken to secure the long-term wellbeing of existing woodland;
- i. provide pedestrian and cycleway links to connect the development with the shared footpath/cycle path along Ladgate Lane;
- j. provide footpath routes through the woodland areas and around the boundaries of the site;
- k. provide any necessary off-site improvements to transport infrastructure to mitigate the impact of development;
- l. provide any necessary off-site improvements to school provision to accommodate the educational needs of future residents;
- m. provide an outward facing development with dwellings adjacent to the northern, western and southern boundaries of the site fronting onto these areas;
- n. maximise opportunities for the use of SuDS; and
- o. take account of the Green and Blue Infrastructure checklist.

## Coulby Farm Way

5.54 The proposed allocation comprises two parcels of open space on either side of Coulby Farm Way within Coulby Newham Ward. Coulby Farm Way East covers 0.47 ha and Coulby Farm Way West covers 0.43 ha. The sites will be developed for housing.

#### **Policy HO4m Coulby Farm Way**

Land is allocated for the development of approximately 5 dwellings at Coulby Farm Way East and approximately 10 dwellings at Coulby Farm Way West.

Proposals for development of the Coulby Farm Way East site should:

- a. provide a mix of dwelling types and sizes that complements and enhances the choice and quality of housing in the local area;
- b. not exceed two storeys in height;
- c. retain the bunded area as open space;
- d. retain existing trees, where possible;
- e. provide an outward facing development, with dwellings adjacent to the boundaries of the site fronting onto the adjoining footpaths;
- f. take account of the Green and Blue Infrastructure checklist; and
- g. provide any necessary off-site improvements to school provision to accommodate the educational needs of future residents.

Proposals for development of the Coulby Farm Way West site should:

- h. provide a mix of dwelling types and sizes, including bungalows, that complements and enhances the choice and quality of housing in the local area in accordance with Policy HO3;
- i. provide M4(2) 'accessible and adaptable dwellings' in accordance with Policy HO3;
- j. provide affordable housing in accordance with Policy HO5;
- k. not exceed two storeys in height;
- l. retain the existing large oak tree and retain the other trees on the site where possible;
- m. provide an outward facing development with dwellings adjacent to the boundaries of the site fronting onto the adjoining footpaths;
- n. take account of the Green and Blue Infrastructure checklist; and
- o. provide any necessary off-site improvements to school provision to accommodate the educational needs of future residents.

#### **Land West of Cavendish Road**

5.55 The proposed allocation site comprises 0.84 ha of grassed open space within Longlands and Beechwood Ward. The site will be developed as two parcels of housing, with the central part of the site retained as open space. The site is in a location where an affordable housing contribution will not be sought on viability grounds.

#### **Policy HO4n Land West of Cavendish Road**

Land is allocated for the development of approximately 15 dwellings.

Proposals for development of the site should:

- a. provide a mix of dwelling types and sizes, including bungalows, that complements and enhances the choice and quality of housing in the local area in accordance with Policy HO3;

- b. provide M4(2) 'accessible and adaptable dwellings' in accordance with Policy HO3;
- c. not exceed two storeys in height;
- d. retain and enhance an area of open space of approximately 0.2 ha in the central part of the site that links into adjacent open space to the west of the site;
- e. retain existing trees, where possible;
- f. retain and enhance pedestrian links through the site and around the boundaries of the site;
- g. provide any necessary off-site improvements to school provision to accommodate the educational needs of future residents;
- h. provide an outward facing development, with dwellings adjacent to the boundaries of the site and/or adjacent to areas of open space fronting onto these areas; and
- i. take account of the Green and Blue Infrastructure checklist.

### Land North of Low Lane

- 5.56 The site is located to the west of Stainton and north of Low Lane and includes land at Stainton Vale Farm, the Sporting Lodge and Plum Tree Farm. The majority of the site is used as farmland and horse stabling / grazing, but also includes the Sporting Lodge Inn, listed farm buildings and a small number of residential dwellings.
- 5.57 The site provides an opportunity to create a sustainable urban extension with its own distinct character within a landscaped setting. The site is within the Stainton and Thornton Neighbourhood Plan area and proposals for development of the site should have regard to the requirements of the Neighbourhood Plan.

#### **Policy HO4o Land North of Low Lane**

Land is allocated for the development of approximately 700 dwellings and the development of a new Local Centre.

Proposals for development of the site should:

- a. create residential development in neighbourhoods of identifiable character which provide variety and diversity in layout and design;
- b. provide a mix of dwelling types and sizes, including bungalows, in accordance with Policy HO3;
- c. provide M4(2) 'accessible and adaptable dwellings' and M4(3) 'wheelchair adaptable dwellings' in accordance with Policy HO3;
- d. provide self-build and/or custom build plots in accordance with Policy HO11;
- e. provide affordable housing in accordance with Policy HO5;
- f. establish a new local centre around the Sporting Lodge, including retail facilities to serve the new and existing residents of Stainton;
- g. be designed to ensure that heritage assets including Grade II listed structures, Stainton Vale Farmhouse, Pair of Dovecotes and Linking Outhouse and the Stainton and Thornton Conservation Area and their settings are conserved and where appropriate enhanced having regard to the Heritage Impact Assessment for the site;
- h. restrict built residential development to the part of the site within Flood Zone 1;

- i. be designed to take account of surface water flooding issues, whilst ensuring there is no adverse impact on existing residential properties and that opportunities for the use of SuDS are maximised;
- j. provide no more than two vehicle access points from the B1380, in addition to a public transport only/active travel route utilising the existing access serving Stainton Vale Farm and nearby land and properties;
- k. include an internal road layout that permits bus penetration through the site;
- l. provide any necessary off-site improvements to transport infrastructure, including safety improvements to the B1380, to mitigate the impact of the development and contribute towards the provision of a sustainable transport corridor with potential linkages to the Stainsby housing allocation;
- m. work with National Highways, and adjacent landowners, to secure use of the accommodation overbridge over the A174 to deliver a link restricted to public transport, walking and cycling, which will link Stainton and surrounding areas to Stainsby and onward to Mandale via the Stainton Way Western Extension;
- n. be designed to ensure the layout does not prejudice the implementation of the link route referred to in criterion m.
- o. provide a strategic pedestrian and cycle route which links the development with the junction of A1045/B1380 Low Lane and with an improved signalised junction incorporating Toucan facilities at the junction of Stainton Way/B1380/A1044;
- p. retain the Plum Tree Pasture Local Wildlife Site and contribute to its enhancement;
- q. provide any necessary off-site improvements to school provision to accommodate the educational needs of future residents;
- r. provide pedestrian and cycleway links through the development and improved safe pedestrian and cycle linkages with the existing community of Stainton;
- s. provide access to the adjacent community woodland and contribute to its enhancement;
- t. deliver a high quality landscape setting with significant areas of new woodland planting to act as a buffer between the site and the A19, A174 and adjoining farmland, and that integrates with the development to draw the surrounding countryside into the residential areas;
- u. retain existing mature trees and hedgerows where possible;
- v. take account of the Green and Blue Infrastructure checklist; and
- w. be informed by the submission of a health impact assessment.

## Holme Farm

5.58 The proposed allocation site comprises 19.8 ha of farmland within Stainton and Thornton Ward. The site is located to the west of the existing Hemlington Grange allocation. The site will predominantly be developed for housing, along with a primary school. The site is within the Stainton and Thornton Neighbourhood Plan area and proposals for development of the site should have regard to the requirements of the Neighbourhood Pla

### **Policy HO4p Holme Farm**

Land is allocated for the development of approximately 430 dwellings.

Proposals for development of the site should:

- a. provide a mix of dwelling types and sizes, including bungalows, that complements and enhances the choice and quality of housing in the local area in accordance with Policy HO3;
- b. provide M4(2) 'accessible and adaptable dwellings' and M4(3)'wheelchair adaptable dwellings' in accordance with Policy HO3;
- c. provide variations in form, density and character across the site;
- d. should not exceed two and a half storeys in height;
- e. provide affordable housing in accordance with Policy HO5;
- f. provide self-build and/or custom build plots in accordance with Policy HO11;
- g. provide a primary school when the need arises and provide financial contributions to improve off-site secondary school provision to accommodate the educational needs of future residents;
- h. achieve satisfactory vehicle access to Stainton Way and Hemlington Grange West;
- i. provide any necessary off-site improvements to transport infrastructure to mitigate the impact of development;
- j. restrict built development of the site to Flood Zone 1 only and maintain a buffer to ensure no development takes place within 8 metres of the watercourse within the site;
- k. be designed to ensure that heritage assets including the adjacent heritage assets, Grade II\* listed Stainton Grange and garden walls and their settings are conserved and where appropriate enhanced, having regard to the Heritage Impact Assessment for the site;
- l. incorporate a landscaped buffer zone of open space along the southern boundary of the site adjacent to Stainton Beck;
- m. take account of the Green and Blue Infrastructure checklist;
- n. provide a play area;
- o. provide pedestrian and cycleway links in the form of green links throughout the development to improve connectivity, including links to the Hemlington Grange site to the east and links to the public rights of way to the east and west of the site;
- p. provide an outward facing development, with dwellings adjacent to the boundaries of the site and/or adjacent to areas of open space fronting onto these areas;
- q. retain existing hedgerows and mature trees where possible;
- r. maximise opportunities for the use of SuDS; and
- s. be informed by the submission of a health impact assessment.

### Land at Stainsby Road

5.59 The proposed allocation comprises 2.1 ha of open space at the western end of Stainsby Road, within Ayresome Ward. The site is in a location where an affordable housing contribution will not be sought on viability grounds. While the site is expected to come forward for housing development, discussions have been ongoing between the Council and the Department of Education about the use of the site for a school. At this stage, given that discussions are ongoing, the site is allocated for both housing and school use.

### **Policy HO4q Land at Stainsby Road**

Land is allocated for the development of either new housing or for a school.

All proposals for development of the site should:

- a. provide variations in form, density and character across the site;
- b. not exceed two storeys in height;
- c. be designed to take account of potential noise pollution from the A19;
- d. take account of surface water flood risk in the south west corner of the site and maximise opportunities for the use of SuDS across the site;
- e. take account of the presence of a medieval boundary ditch along the south west boundary that is recorded in the historic environment records;
- f. provide pedestrian and cycleway links to connect the development with the shared footpath/cycle path to the west of the site;
- g. provide compensatory planting to take account of the removal of on-site saplings;
- h. take account of the Green and Blue Infrastructure checklist; and
- i. provide any necessary off-site improvements to transport infrastructure to mitigate the impact of development.

In addition, proposals for housing will be expected to deliver approximately 45 dwellings and:

- j. provide a mix of dwelling types and sizes, including bungalows, that complements and enhances the choice and quality of housing in the local area in accordance with Policy HO3;
- k. provide 'accessible and adaptable dwellings' in accordance with Policy HO3;
- l. provide an outward facing development with dwellings adjacent to the western boundary of the site fronting onto the adjacent footpath / cycle path and open space;
- m. be accessed from Stainsby Road; and
- n. provide any necessary off-site improvements to school provision to accommodate the educational needs of future residents.

## **Wood Street**

5.60 The site is located within the Town Centre, offering a sustainable location, close to the railway station. The site includes the Grade II listed Exchange House, car parking to serve the station, areas of cleared land, which in its current state detracts from the visual amenity of the site, and portacabins associated with the adjacent railway usage. The site is constrained by noise and vibration from the railway to the north and the A66 to the south.

5.61 The south-western part of the site is within the Historic Quarter Conservation Area and is adjacent to listed buildings at Exchange Square. Recent enhancement work has been undertaken to the public realm at Exchange Square and the redevelopment of the allocation site for high-quality apartments provides an opportunity to enhance this part of the town further.



### **Policy HO4r Wood Street**

Land is allocated for approximately 100 dwellings. Proposals for development of the site should:

- a. provide a mix of apartment types and sizes, that complements and enhances the choice and quality of housing in the local area;
- b. provide M4(2) 'accessible and adaptable dwellings' and M4(3)'wheelchair adaptable dwellings' in accordance with Policy HO3;
- c. provide variations in form, density and character across the site;
- d. be designed to ensure that heritage assets and their settings are conserved and where appropriate enhanced having regard to the Heritage Impact Assessment for the site;
- e. ensure that the layout, design, scale and massing of buildings preserves the character and appearance of the setting of the Grade II listed buildings, Exchange House, 2-4 and Zetland Buildings, Exchange Square and of the Middlesbrough Historic Quarter Conservation Area;
- f. not exceed eight storeys in height and be stepped down in height adjacent to the listed buildings and residential properties to the west of the site;
- g. incorporate step backs of floor plates at upper levels;
- h. include landmark buildings that take account of views into the site from both the railway to the north and the A66 to the south;
- i. be designed and laid out to minimise the impact of noise and vibration from the railway and the A66 upon future occupants and users of site;
- j. provide active frontages at ground floor level;
- k. provide high quality public realm in the form of a set of linked spaces with connections into the wider public realm network outside of the site;
- l. incorporate trees and a pocket park;
- m. take account of the Green and Blue Infrastructure checklist;
- n. be designed to maximise opportunities for natural surveillance of the public realm;
- o. provide a landscaped buffer adjacent to the railway and the A66;
- p. prioritise pedestrian movement through the site over motorised vehicular movement;
- q. provide any necessary off-site improvements to transport infrastructure to mitigate the impact of development;
- r. retain and enhance a direct pedestrian connection between the site and the railway station platform;
- s. provide any necessary off-site improvements to school provision to accommodate the educational needs of future residents;
- t. maximise the use of SuDS, including the incorporation of rain gardens within open space and public realm;
- u. provide adequate levels of secure cycle parking and car parking; and
- v. be informed by the submission of a health impact assessment.

## Affordable Housing

- 5.62 The delivery of a good supply and range of high quality affordable dwellings is essential in providing choice for those in housing need and contributing to the achievement of balanced and sustainable communities.
- 5.63 Middlesbrough's Local Housing Needs Assessment identifies an affordable housing need for 4,432 households.
- 5.64 It would not be economically viable to require private sector housebuilders to provide this level of affordable housing within developments. Within the northern areas of Middlesbrough it is recognised that it is not economically viable for private sector housebuilders to provide affordable housing. A significant number of affordable homes will, however, be delivered across the borough by Registered Providers, where up to 100% of the dwellings will be affordable.
- 5.65 The Council will only seek to achieve affordable housing contributions on sites of 10 dwellings or within the more southerly wards shown in Figure 4. At the time of writing the Local Plan, this area constitutes the wards of Acklam, Coulby Newham, Hemlington, Kader, Ladgate, Marton East, Marton West, Nunthorpe, Stainton & Thornton, and Trimdon.
- 5.66 The type of affordable housing provided should seek to meet the needs identified in the Local Housing Needs Assessment and meet the requirements of the NPPF.

### **Policy HO5 Affordable Housing**

#### **Affordable Housing**

Within the area shown in Figure 4, proposals for major residential developments of 10 or more homes will be required to provide a minimum of 15% of the homes as affordable housing. On residential developments elsewhere the provision of affordable housing will be encouraged.

In calculating the affordable housing provision, the number of affordable dwellings required will be rounded up to the nearest whole dwelling number. The type of affordable housing provided should seek to meet the needs identified in the Local Housing Needs Assessment and meet the requirements of the NPPF.

All of the affordable housing should be provided on-site, be indistinguishable in appearance from the market housing and be grouped in clusters spread throughout the site in order to help achieve mixed and balanced communities. Off-site provision of affordable housing or a financial contribution (of the same value) to provide affordable housing will, however, be considered in the following exceptional circumstances:

- a. the developer undertakes to deliver the affordable housing on an alternative site within the borough and can demonstrate that the proposed approach contributes to the creation of mixed and balanced communities; or
- b. there is an alternative site identified by the Council upon which a financial contribution could be spent to provide affordable housing which would assist with regeneration and the creation of mixed and balanced communities.

### **Affordable Home Ownership**

All major residential developments of 10 or more homes will be required to deliver the minimum level affordable home ownership in accordance with the NPPF. Where appropriate this will include First Homes, which will count towards the overall requirement for the provision of affordable home ownership.

Affordable home ownership products will count towards the overall requirement to provide affordable housing set out in this policy.

### **Exemptions to Affordable Housing Provision**

Where a development is for the conversion or reuse of vacant buildings, no affordable housing will be required.

In other circumstances where an applicant does not propose to deliver the full affordable housing requirement a Planning Practice Guidance compliant financial viability assessment will need to be submitted to demonstrate that the affordable requirement would make the scheme financially unviable. This assessment will be made publicly available along with all other documents supporting the planning application.

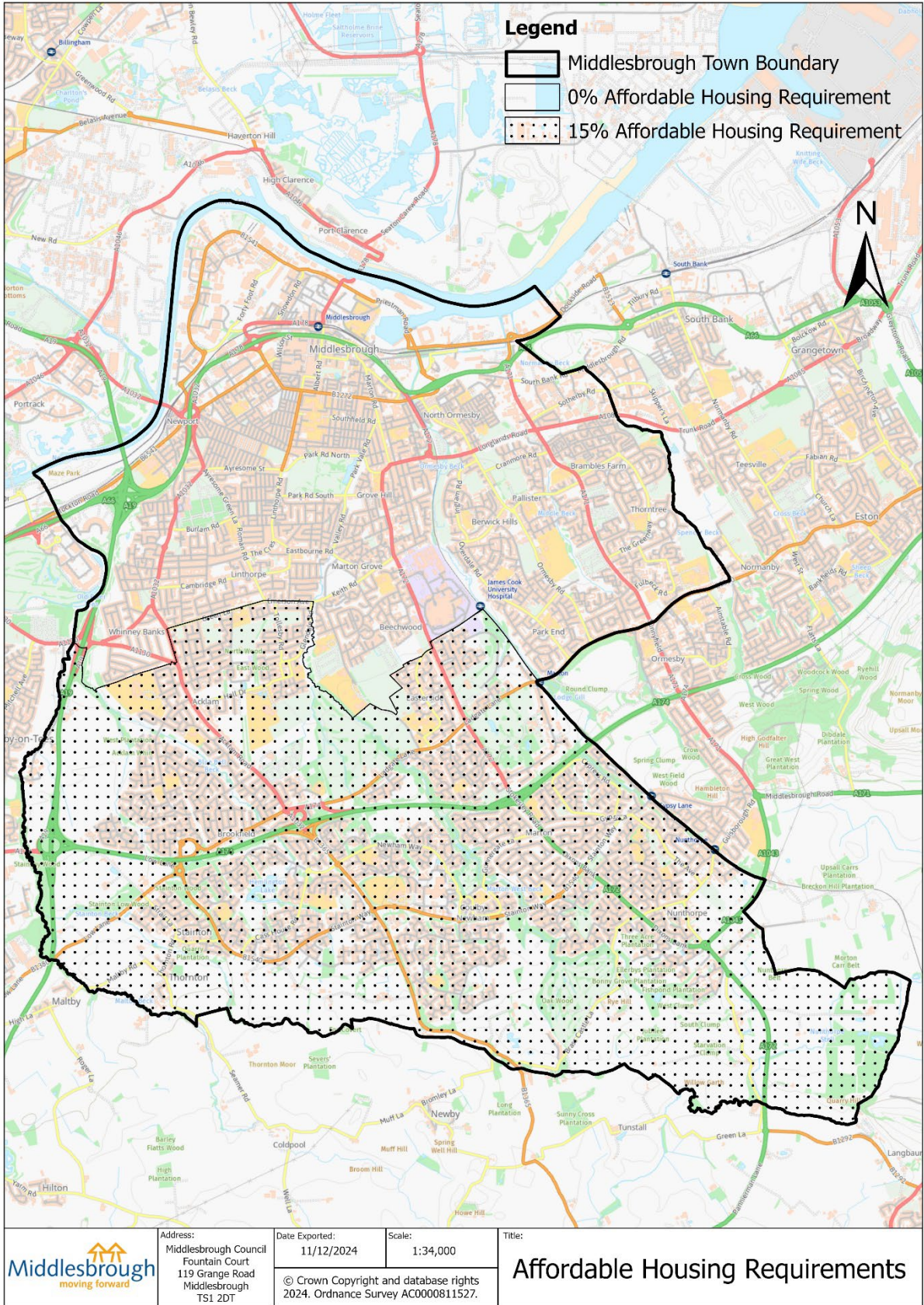


Figure 4 - Affordable Housing Requirement

## Gypsy, Traveller and Travelling Showpeople

- 5.67 The Government's Planning Policy for Traveller Sites requires that local plans identify the housing needs for the travelling community and meet these needs in a way that both facilitates the traditional and nomadic way of life of travellers whilst respecting the interests of settled communities.
- 5.68 Middlesbrough currently has one public site for Gypsy and Travellers at Metz Bridge, containing 20 pitches (although 3 of these are currently not in use) and one private Travelling Showpeople yard at North Ormesby, with nine plots.
- 5.69 The Middlesbrough Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) (2023) identified that there will be a need for an additional three plots to meet the future needs for Travelling Showpeople. This will be accommodated on land adjacent to the existing site.
- 5.70 The GTAA also found that there is a need for 14 additional pitches to meet the needs of Gypsies or Travellers during the plan period. This need cannot be met on the existing site and therefore will need to be met on a new site, which is identified at Cannon Park. Proposals will need to ensure the site is appropriately screened and landscaped to maintain the visual amenity and provide privacy and security for the residents.

### **Policy HO6 Gypsy, Traveller and Travelling Showpeople Accommodation**

Land at Metz Bridge will be safeguarded for use as a Gypsy and Traveller site. Additional land is allocated at Cannon Park to meet the identified need for additional traveller pitches by 2041.

Land at North Ormesby will be safeguarded as a Travelling Showpeople site. Land adjacent to the existing North Ormesby Travelling Showpeople site is allocated to meet additional need by 2041.

Where need for pitches cannot be met by existing provision, or through allocated sites, proposals for Gypsy and Traveller sites or Travelling Showpeople sites elsewhere in the borough will be approved where they accord with relevant policies of the Local Plan.

All proposals for new Gypsy and Traveller sites or Travelling Showpeople sites will be required to meet the following criteria:

- a. have suitable and adequate highway access, provision for turning and servicing;
- b. have adequate parking provisions in accordance with adopted standards;
- c. are conveniently located for access to schools, health, open space and other facilities, without placing undue pressure on such local infrastructure;
- d. provide opportunities to access public transport and active travels modes;
- e. will not have a significant detrimental effect on the amenity of occupiers of adjoining or nearby properties;
- f. are adequately screened and landscaped to maintain visual amenity, and provide sufficient privacy and security, without isolating travelling communities from settled communities;
- g. are not located in an area at risk of flooding;
- h. are not located where they may be subject to unacceptable pollution from noise, dust, fumes or smell, or potential nuisance or hazard created by existing or approved commercial or industrial activities;
- i. are designed in a way that does not result in harm to heritage assets;

- j. take account of the Green and Blue Infrastructure checklist; and
- k. if required, are large enough to accommodate mixed or separate residential and business uses, and additional parking space for extra caravans, cars and lorries.

Any proposals for the development of the existing Gypsy and Traveller site at Metz Bridge or Travelling Showpeople yard at North Ormesby for alternative uses will not be permitted unless it can be demonstrated that there is no longer a local need for the provision, or an alternative site of equivalent or larger size and quality can be provided.

### Space Standards for Residential Uses

- 5.71 In relation to residential development, homes must be designed to meet the demands of everyday life, providing adequate space and facilities to enable residents to live comfortably and conveniently. It is therefore, important to plan for the achievement of high quality and inclusive design for all development, including individual buildings.
- 5.72 Housing developments should be of the highest quality internally, externally and in relation to their local context. All new housing should have sufficient internal and amenity space to cater for a variety of different household needs, with the aim of promoting high standards of liveability, accessibility and comfort. The Council will seek to achieve the nationally described space standards in all residential proposals.

#### **Policy HO7 Space Standards for Residential Uses**

All new residential development, including change of use or conversions (see Policy HO8), will be required to ensure that the internal layout and size are suitable to serve the amenity requirements of future occupiers and will be expected to comply with the Nationally Described Space Standards, as set out in Appendix 8.

### Conversion and Sub-Division of Buildings for Residential Uses

- 5.73 The conversion and sub-division of buildings for residential use can help contribute to the provision of additional, smaller residential dwellings to meet local needs. However, in established residential areas, it can also lead to the loss of much needed family housing. Where multiple properties in close proximity are changed through conversion, the character of an area has the potential to fundamentally change. Proposals for such development will, therefore, be considered within the context of the impact they would have on the character of the area and whether it would result in the oversupply or unacceptable loss of particular dwelling types.
- 5.74 Whilst much of the existing dwelling stock may be appropriate for conversion, there are many types of building that do not lend themselves to sub-division due to their original size and design. As such, development needs to be carefully managed to ensure it results in good quality living accommodation for future occupiers and does not lead to unacceptable impacts for other residents living nearby. Planning applications will need to demonstrate that the buildings are capable of being sub-divided in such a way that results in an acceptable standard of accommodation.

- 5.75 The size of the proposed units will be considered against nationally described space standards (see Policy HO7) and the impact that the proposal would have on the amenity of nearby properties. Layouts should be designed to retain/achieve a reasonable standard of amenity for existing and future occupiers (e.g. avoiding ground floor bedrooms located directly onto pavements), achieve vertical 'stacking' wherever possible (i.e. similar room types above/below each other), as well as horizontal alignment of similar rooms to reflect the nature of such rooms and any associated noise/impact transference.
- 5.76 Space for waste and recycling receptacles must be incorporated into the scheme so that they are located close enough to serve the new dwellings and, at the same time, suitably distanced away from windows and away from public views from the street. Provision should also be made for covered and secure cycle storage.
- 5.77 Sub-dividing buildings and existing houses into smaller dwellings can lead to an increased demand for vehicle parking. Provision should be made for off-street parking wherever possible, in line with the standards set out in the Tees Valley Design Guide and Specification. In circumstances where this is not possible, proposals will only be acceptable if there is sufficient opportunity for on-street parking and/or the location of the scheme means a reduced level of parking provision would be appropriate. In all circumstances, development must not result in a situation that would compromise the safety of highway users, notably affect the free flow of traffic or add to an already high demand for on street parking, as these will serve to lower the quality and experience of living within that area and design in problems for future residents and users.
- 5.78 Matters such as noise transference and fire safety are controlled separately by Building Control legislation, although these matters may need to be considered at the planning application/design stage to ensure acceptable standards of accommodation for existing and future occupiers.
- 5.79 Conversion of properties where there is shared communal space can often raise issues where bins, cycles and communal outdoor space are located relative to windows within the property, which can in turn lead to direct, long term privacy and amenity issues for residents, particularly those at ground floor level. Any ground floor windows onto communal space should be carefully considered to ensure the scheme does not prevent future residents achieving a reasonable level of privacy and amenity.

#### **Policy HO8 Conversion and Sub-Division of Buildings for Residential Use**

The conversion and sub-division of buildings for residential use, including existing dwelling houses into smaller residential units, will be allowed in the following circumstances:

- a. the building is capable of providing the number of units or use proposed to an acceptable standard of accommodation providing adequate levels of privacy, and internal and external amenity space for existing and future residents, and by meeting the Council's space standards for residential uses (see Policy HO7);
- b. the proposed use would not lead to an unacceptable change in the character of the area;
- c. the proposed use would not harm heritage assets;
- d. the proposed development would not exacerbate any shortage or oversupply of particular sizes and types of dwellings in the local housing stock;

- e. the amenity of nearby properties will not be unduly affected as a result of the development;
- f. adequate provision for vehicle parking, cycle storage, servicing, refuse, recycling arrangements and, where appropriate, the management and maintenance of the property can be demonstrated through the submission of a management plan; and
- g. the proposal would not give rise to conditions prejudicial to highway safety; and
- h. the development is well served by sustainable transport modes.

Conversion to multiple flats or student accommodation will not be supported where there is insufficient provision of in-curtilage parking or where there is an already significant demand for on street parking by surrounding properties, unless there is a good supply of nearby public parking provision.

Conversion of properties to provide student or communal living space will be considered against these criteria, taking into account the nature of the proposal and its location relative to the demand which it would be serving.

## Houses in Multiple Occupation

- 5.80 A House in Multiple Occupation (HMO) is defined under planning legislation as a house or flat occupied by a certain number of unrelated individuals who share basic amenities and is classified by the Uses Classes Order as Class C4 (between three and six residents); and Sui Generis (more than six residents). Planning permission is not required for changes of use from Class C3 (residential) to Class C4 (HMO) unless an Article 4 Direction has been made for a particular area. Middlesbrough Council has designated an Article 4 Direction for HMO development in Middlesbrough (with the exception of the MDC area), which comes into effect on 8<sup>th</sup> February 2025.
- 5.81 HMOs can provide accommodation for a wide range of groups including professionals, students, migrants and people on low incomes. In Middlesbrough, there is a strong HMO market in central Middlesbrough, predominantly focused on the student sector, but also catering for other groups who need single person accommodation at low cost. More recently, concerns have been raised about the growth in HMOs in other areas, such as Linthorpe, North Ormesby and Ayresome.
- 5.82 HMOs provide a form of low-cost housing, particularly for students, younger people and people on low-incomes. They provide flexible accommodation for people with short-term housing requirements. This includes people in-between properties, people employed on short-term contracts and people who are saving to purchase a home. They also provide housing for people that simply prefer to live with large numbers of other people, such as friendship groups. Given the limited number of purpose-built private rented HMOs in the borough, the sector is likely to be reliant on conversion of existing properties.
- 5.83 Notwithstanding their importance in meeting housing needs, poor quality HMOs, or an over-concentration of them, can have significant negative impacts and have caused concern to local residents and Members. These concerns include: transient populations; anti-social behaviour; noise and nuisance; changing character of an area; living conditions and property standards; impact on parking and highways; mismanagement of waste; and poorly maintained properties and gardens. This can impact the lives of their sometimes more vulnerable occupants and their



surrounding neighbourhoods. In addition, landlords are often better placed to acquire properties than local families, thus undermining the ability of larger family households to meet their needs.

5.84 Development for HMOs will need to demonstrate that they would not have a detrimental effect on the character and function of the locality, its local amenity or neighbouring properties. When considering whether there is an over concentration of HMO properties within the locality, the Council will consider each proposal on its individual merits, taking account of the number of existing HMOs (where possible), clustering and the character of the area. As shared accommodation tends to provide smaller living accommodation than single dwelling houses, particular attention will be given to ensure that a good standard of amenity is in place for future occupiers of the HMOs. The Council will require development proposals to retain acceptable levels of privacy and protect amenity.

#### **Policy HO9 Houses in Multiple Occupation (HMOs)**

To create inclusive, mixed and balanced communities and to protect residential amenity, development for HMOs will be expected to ensure that:

- a. the property is located where increased traffic and activity would not be detrimental to local amenity;
- b. the intensity of use would not adversely affect the character and function of the surrounding area;
- c. the proposed use would not harm heritage assets;
- d. the proposal would not be detrimental to the amenities of neighbouring properties by causing undue noise and disturbance;
- e. adequate provision for vehicle parking, cycle storage, servicing, refuse, recycling arrangements and, where appropriate, the management and maintenance of the property can be demonstrated through the submission of a management plan;
- f. the proposal would not result in an over concentration of HMOs within the locality or lead to an unacceptable change in the character of the area; and
- g. the accommodation provides a good standard of well proportioned, useable living space and amenity for occupiers of the HMO.

The conversion of an existing property to an HMO will not be supported where there is insufficient provision of in-curtilage parking and where there is an already significant demand for on street parking by surrounding properties, unless there is a good supply of nearby public parking provision.

#### **Student Accommodation**

5.85 Teesside University teaches nearly 22,700 students, many of whom live within the borough. The provision of high quality student accommodation in the right location can significantly impact on the quality of the student experience and on students' perceptions of Middlesbrough as a place to live, work and invest after graduation.

5.86 In recent years there has been an increase in new build student accommodation, often providing studio accommodation with en-suite bathrooms and kitchens, along with communal facilities

such as a gym, cinema room and laundrette. Many of these new developments are aimed at students' increasing aspirations for a high quality living environment.

- 5.87 New student accommodation should be located within or adjacent to the Town Centre and the University Campus, where facilities and services are easily accessible by walking, cycling and public transport. New student accommodation can help regenerate the Town Centre and assist in creating a vibrant environment. Proposals for development away from the Town Centre and University Campus will need to demonstrate that the site is easily accessible to the University and to everyday facilities needed by students and how the proposal will contribute to the objective of creating sustainable communities and quality places to live.
- 5.88 Demand for student accommodation may change over the lifetime of the building. It is, therefore, important that the design and particularly the internal layout is flexible to enable easy conversion to other residential uses, in order to minimise the risk of the buildings standing vacant in future.

#### **Policy HO10 Student Accommodation**

Student accommodation within or adjacent to the University Campus and Middlesbrough Town Centre will be permitted provided that the development:

- a. is of an appropriate scale and appearance which provides a positive contribution to the context and identity of its surroundings;
- b. provides high quality living accommodation in terms of design, layout, living space and facilities;
- c. does not have a significant adverse impact on the amenity of the area and/or to neighbouring residents' amenity;
- d. the proposed use would not harm heritage assets;
- e. enhances biodiversity and geodiversity;
- f. takes account of the Green and Blue Infrastructure checklist;
- g. achieves the space standard requirements of Policy HO7 (where it involves self-contained student accommodation). It may be acceptable for specialist student accommodation to be of smaller space standard dependant of the provision of communal facilities;
- h. will provide adequate provisions of, and access to, parking (cycle and/or vehicle, as appropriate), refuse storage and collection, and amenity space where deemed necessary; and
- i. is designed in such a way that it is capable of being reconfigured through internal alterations to meet general needs housing in the future if demand for student accommodation were to reduce.

Where proposals for student accommodation are not located within or adjacent to the University Campus as identified in Policy EC6 or Middlesbrough Town Centre as identified in Policy EC8, the applicant will need to demonstrate in addition to criteria above that the proposed location will be easily accessible to the University by foot, cycle and by public transport and will contribute to the creation of sustainable communities and quality places to live.

## Self-Build and Custom Build Housing

- 5.89 In accordance with the Self-Build and Custom Housebuilding Act 2015, the Council keeps a register of people seeking to acquire serviced plots of land within the borough in order to build their own homes. The Council is required under the Act to give enough suitable development permissions to meet the identified demand.
- 5.90 At the current time there are two people on the register, which suggests that there is very limited demand for this type of housing. However, where plots of land have become available in recent years for self and custom build housing they have proved popular for those looking to build or commission bespoke homes. As such, there is the potential that demand may increase over the Plan period. This type of housing also has the potential to increase the mix of housing types within a development and to increase the stock of innovative and sustainable homes.
- 5.91 In order that the Council can meet its duty to give enough suitable development permissions for land for self and custom building the provision of a low level of serviced plots will be sought in larger housing developments.
- 5.92 The Council will encourage neighbourhood forums to identify suitable small sites (of less than 10 dwellings) specifically for self-build and custom build housing within their neighbourhood plans.

### **Policy HO11 Self-Build and Custom Build Housing**

On sites of 200 dwellings or more at least 1% of the housing plots should be made available as self-build or custom build plots, to meet the demand identified on the Council's self-build register.

Each plot shall have access to the public highway and be provided with services for water, electricity, gas, telecommunications, foul drainage and surface water drainage up to the plot boundary. The plots should be well integrated with the wider development.

The plots are to be made available at market value to self-builders or custom builders for a period of not less than 12 months. If the plots are not sold within this time, the requirement to retain the plot for self-build will cease.

Proposals for 100% flatted development, conversions of existing buildings, student accommodation or C2 accommodation will be exempt from the requirement to provide self-build plots.

## 6.The Natural Environment

### Strategic objective

**Objective E** To protect and enhance our Natural Environment

**Objective F** To ensure that new development is properly served by, and sustainably connected to, new and improved physical, social and environmental infrastructure

### Introduction

- 6.1 The natural environment in Middlesbrough is highly valued resource and part of what makes Middlesbrough distinctive. It is home to sites, habitats and species of local, national and international importance, as well as those without formal designation. A high quality natural environment is a key contributor to sustainable development and helps support a high quality of place. It can support a wide range of biodiversity and contributes to human health and wellbeing providing the opportunity for health lifestyles.
- 6.2 It is important that we continue to protect and enhance our natural environment. In addition to protecting our existing designated sites, there are significant opportunities to improve and add value to the borough's natural environment to provide economic, social and environmental benefits.
- 6.3 The natural environment can contribute to the long-term sustainability of Middlesbrough by providing resources to help mitigate the impacts of climate change and flooding. The support and protection of biodiversity and geodiversity, including sites and species which are of international importance, is also recognised as an important priority. Strengthening wildlife corridors and protecting and enhancing biodiversity assets can also enhance the natural environment.
- 6.4 The natural environment also provides an important contribution to the character of Middlesbrough and its historic environment.
- 6.5 The improvement of the natural environment and its incorporation into new developments provides opportunities including improved quality of life and place perception, leisure and recreation opportunities, the integration of new development with its surroundings and encouraging healthier lifestyles. Provision of good quality open and green space and green links have an important contribution to make in maintaining healthy lifestyles. Health benefits of access to green space can include reduced obesity levels and improved mental health and wellbeing. Open space, footpaths and cycleways provide people with a wide range of opportunities for improving health through sports, walking, cycling, play and other forms of recreation.
- 6.6 The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. The protection and enhancement of the environment is one of the three overarching objectives which must be delivered and implemented through Local Plans to deliver sustainable development. Protecting and enhancing the environment is a key objective of

the Local Plan. The policies in this chapter reflect the multi-functional and diverse roles of the natural environment.

## Green and Blue Infrastructure

6.7 Middlesbrough's green and blue infrastructure consists of a variety of spaces of differing size, quality and function. These spaces range from the River Tees Corridor, parks with national awarded green flag status (e.g. Albert Park and Stewart Park), Green Wedges (which are large tracts of mainly undeveloped land), public open spaces, land for sport and recreational activity, allotments and beck valleys. Looking at these assets as a network of green and blue infrastructure can bring both economic and social benefits to the town.

6.8 It is recognised that high quality green and blue infrastructure can form part of the character of an area, contributes to the quality of place and well-being of its residents and visitors, and can attract investors. New development can also provide opportunities for improving and creating new green and blue infrastructure. The Council sees the provision of high quality accessible green and blue infrastructure as an increasingly important aspect of creating places that are based on quality environments, which attract real investment and regeneration in terms of quality housing, jobs, skills and visitors.

6.9 In 2020 a Green and Blue Infrastructure Strategy and Action Plan was prepared to help identify opportunities across the borough to protect and enhance green and blue infrastructure, helping to guide the investment and delivery of green and blue infrastructure and its associated benefits. The Strategy sets out a vision for green and blue infrastructure in Middlesbrough. The Green and Blue Strategy Action Plan identifies 12 priority opportunities for Middlesbrough in respect of green and blue infrastructure. They are:

1. Laying the foundations for Nature Recovery Network
2. A green-blue grid for Middlehaven
3. Station gateway and Middlesbrough 'low line'
4. Supporting a re-imagining town centre
5. The 15-minute town: enabling walking and cycling
6. Blue corridors: enhancing the beck valleys
7. Building an urban tree network
8. Edible townscape
9. Rethinking urban grassland
10. Network of multi-functional SuDS
11. Green schools
12. Low-traffic neighbourhoods

6.10 The Green and Blue Infrastructure Strategy Action Plan also identifies a Green and Blue Infrastructure (GBI) checklist for new development. This 'GBI check list' is designed to guide early discussions regarding both residential and employment-led development schemes in Middlesbrough. This will help to ensure that scheme design aligns with the evidence base and priorities set out in the Strategy. This Checklist can be viewed in Appendix 9.

6.11 Developments should prioritise Green and Blue Infrastructure at the design stage and consider the connections between the development and the wider Green and Blue Infrastructure network. Development can provide opportunities to create new Green and Blue Infrastructure assets and corridors; as well as strengthening the existing network. Well thought out, onsite

Green and Blue Infrastructure provision can improve the quality and attractiveness of a site and help to mitigate the overall impact of the development.

#### **Policy NE1 Green and Blue Infrastructure**

The Green and Blue Infrastructure network in Middlesbrough will be protected and enhanced in line with the Green and Blue Infrastructure Strategy and Action Plan, through improving, creating and managing multifunctional greenspaces and blue spaces that are accessible, well connected to each other and the wider network. Development should:

- a. incorporate green and blue infrastructure features within their design and improve accessibility to the surrounding area and wider green and blue infrastructure network;
- b. protect, enhance and restore existing green and blue infrastructure features including those which form part of Middlesbrough's historic environment;
- c. address deficits in local green and blue infrastructure provision where appropriate;
- d. support the provision and management of priority habitats and species, and other protected species, including reconnecting habitats;
- e. contribute to nature recovery through delivering and implementing the priorities identified in the Tees Valley Local Nature Recovery Strategy, the Green and Blue Infrastructure Strategy and by achieving Biodiversity Net Gain;
- f. incorporate trees within their designs and ensure new streets are tree lined;
- g. reduce health inequalities and increase opportunities for healthy living;
- h. contribute to climate change mitigation and adaptation measures, including flood risk and watercourse management;
- i. link walking, wheeling and cycling routes, to encourage active travel;
- j. have regard to the requirements of the Green and Blue Infrastructure Strategy Action Plan, including the identified priority opportunities and the Green and Blue Infrastructure checklist for development; and
- k. make contributions towards the establishment, enhancement and on-going management of Green and Blue Infrastructure.

### **Green Wedges**

6.12 Green Wedges form a major element of the green infrastructure network across the Tees Valley and are large tracts of mainly undeveloped land and beck valleys which penetrate towards the urban core from the outer suburbs and countryside.

6.13 In Middlesbrough, Green Wedges fulfil either or both of the following functions and policy aims:

- i. prevent the merging of urban areas and neighbourhoods, protecting their setting and preserving their separate identity, local character and historic character; and
- ii. provision of an accessible recreational resource, with both formal and informal opportunities, close to where people live, where public access is maximised without compromising the integrity of the Green Wedge.

- 6.14 Green Wedges help to maintain local identity and variety, provide a visual and recreational amenity, form an attractive basis for recreational paths and cycleways and are often of biodiversity and ecological importance, forming an integral component of the Town's network of wildlife corridors. Green Wedges also could provide opportunities in adapting to climate change through managing the urban heating effect and managing flood risk.
- 6.15 To inform the review of the Local Plan, an assessment of each of the Green Wedges has been undertaken by the Council, to establish whether the land still meets the purpose for which it was designated and whether any amendments to the boundaries are required. The assessment involved a desk top review of the Green Wedges followed by site visits to each green wedge. Information was gathered on area overview, boundaries, separation and openness, amenity value, natural environment and flood risk. Conclusions for each Green Wedge have been made, with recommendations on whether land should be retained as Green Wedge and whether any amendments to the boundaries are required. This assessment can be viewed in the Local Plan evidence base.
- 6.16 Green Wedges may, where appropriate, accommodate new woodland planting or other uses such as SuDS, landscaping and open spaces associated with an adjoining allocated site, provided that they do not harm the separation of urban areas.

#### **Policy NE2 Green Wedges**

Green Wedges will be protected and enhanced. Development within Green Wedges will only be allowed where:

- a. it would not result in physical or visual coalescence of built-up areas;
- b. it would not adversely impact on local character or the separate identity of communities;
- c. it would not adversely impact on recreational opportunities;
- d. it would have a positive impact on biodiversity; and
- e. where applicable, proposals are in accordance with Policy NE3.

#### **Public Open Space Provision**

- 6.17 Open spaces make a vital contribution to environmental quality, providing 'green and blue', as well as 'hard and soft', infrastructure assets in a network which defines and separates neighbourhoods, gives access to a series of accessible spaces, provides for the recreation and sports needs of residents, supports wildlife, and creates visual variety and interest.
- 6.18 Open space in Middlesbrough includes: parks and public gardens; natural and semi-natural space; becks and the River Tees; outdoor sports facilities; amenity space; play space for children and young people; playing-fields; allotments; community gardens; schools; churchyards and cemeteries; and civic spaces.
- 6.19 Public open space is assessed by the Council as part of its Open Space Needs Assessment (OSNA). The most recent OSNA can be viewed as part of the Local Plan evidence base and provides an up-to-date assessment of the significant, publicly accessible open spaces identified under various land use categories or 'typologies'. It also assesses these sites for quantity, quality and strategic value of provision.

6.20 The Council sees that improving the quality and quantity of, and access to, all types of open space can play an important part in promoting community cohesion, providing opportunities for recreation and play, improving the health and wellbeing of the community, promoting more sustainable development, enhancing the image and vitality of areas, and has the additional environmental benefit of helping to reduce flood risk and the effects of climate change. The Local Plan Policies Map identifies areas of open space sport and recreation for protection.

### Amenity Open Space

6.21 While the Local Plan Policies Map identifies larger areas of amenity open space for protection, there are other areas of incidental non-designated, amenity open space that are too small in size to appear on the Policies Map, which will also be offered protection through the Local Plan. These areas of open space play a valuable role in communities, enhancing the appearance of the local environment and improving the well-being of local residents. They can provide a setting for buildings, allow for informal leisure activities and provide small wildlife habitats.

### Local Green Space

6.22 The NPPF has created a designation called Local Green Space (LGS), which can help safeguard green areas of particular importance to local communities. The LGS designation should only be used where the green space is:

- a. in reasonably close proximity to the community it serves;
- b. demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c. local in character and is not an extensive tract of land.

6.23 The Local Plan Policies Map identifies areas of Local Green Space within Middlesbrough which have previously been designated through Neighbourhood Plans. It also includes a new Local Green Space at Metz Bridge. The Council will consider designating further Local Green Spaces through Local Plan preparation and other areas may be identified through the neighbourhood planning process. The Council intends to designate the new Stainsby Country Park as Local Green Space at the earliest opportunity (once it has been provided).

### Sports, Playing Pitches and Recreational Facilities

6.24 The Council recognises the benefits and value of participation in sport and physical activity, as well as its contribution to individual and community quality of life. These benefits extend to both younger and older people as participation in sport and physical activity delivers:

- Opportunities for physical activity and, therefore, more 'active living'.
- Health benefits – cardiovascular, stronger bones, mobility.
- Mental health benefits.
- Social benefits – socialisation, communication, inter-action, regular contacts, stimulation.

6.25 A major influence to encourage greater participation in sport and physical activity in Middlesbrough is the provision and quality of playing pitches and recreation facilities. The NPPF states that local authorities should assess the need to provide sport and recreation facilities and establish where there are quantitative or qualitative deficits or surpluses in provision.



6.26 The Council's Playing Pitch Strategy (PPS) identifies the supply and current and future demand for playing pitches within the town. The PPS provides the Council with a clear evidence base and set of recommendations for future outdoor sports facility development across the town, alongside an assessment of the demands and needs of local residents. The recommendations of the PPS have been reflected in the Local Plan including land and facilities being identified on the Policies Map for protection.

### **Policy NE3 Existing Open Space, Sport and Recreation Provision**

To meet community needs and support the health and wellbeing of local communities, open space, Local Green Space, and sport and recreational provision, as shown on the Policies Map, will be protected and enhanced. The loss of open space, sports or recreational facilities will only be supported where:

- a. an up-to date assessment has been undertaken which clearly shows there is a proven excess of such provision and the proposed loss will not result in a current or likely shortfall in the Plan period; or
- b. recreational facilities within the site will be enhanced by the proposed development; or
- c. the community would gain greater or equivalent benefit from the provision of alternative open space or recreational facilities within the local area; or
- d. proposals are for the provision of new educational facilities which cannot be located elsewhere due to locational factors; and
- e. in all cases, the loss would not harm the character and appearance of the surrounding area.

Development proposals that would result in the loss of non-designated open space in full or in part, will only be considered acceptable where such loss would not have a significant detrimental impact upon any of the following criteria:

- i. the amenity or character of the area; and
- ii. the level and accessibility of open space provision within the local area.

### **Local Green Space**

Local Green Space is identified on the Policies Map. A new Local Green Space is identified at Metz Bridge.

A proposal that results in the whole or partial loss of a Local Green Space or would undermine the reasons for its designation will not be supported unless there are very special circumstances, in accordance with national planning policy. Where a site is designated on grounds of recreational value, Local Green Space designation will not preclude development which is operationally required to sustain its recreational value.

## New Open Space

- 6.27 Where the provision of new open space or sport and recreational land is required either through the loss of existing provision or through new residential developments, regard should be had to the latest Open Space Needs Assessment and or Playing Pitch Strategy to inform the delivery of appropriate provision. Where onsite provision is to be provided, development proposals must also demonstrate that it will be managed and maintained accordingly.
- 6.28 There may be circumstances where onsite provision of open space is not appropriate. In such cases the developer must clearly demonstrate why provision cannot be provided onsite, for example:
- The size of the development could not provide good quality and useful size provision
  - The size of the site is unable to provide the type of infrastructure required
  - Contributions would be better served supporting existing provision or delivering identified green infrastructure projects in the local area.
- 6.29 Where onsite open space provision is not suitable, off-site provision should be sought as a means of contributing to the green infrastructure network. In these circumstances the applicant should consult the most up to-date Open Space Needs Assessment to identify the type of provision to be provided and work alongside the Council to identify an appropriate location.

### **Policy NE4 New Open Space, Sport and Recreation Provision**

New open space should be integral and central to the design of new developments. Wherever possible, new open space should be provided within new development, alongside links to the wider Green and Blue Infrastructure network, in accordance with Policy NE1 and the Council's Green and Blue Infrastructure Strategy and Action Plan.

As part of other allocations and policies in this Local Plan, new open space, sport and recreation facilities will be provided, as follows:

- a new country park, playing pitches, open space, allotments and community growing spaces and local play facilities created as part of the development at Stainsby;
- a new park and wildlife area as part of the development at Nunthorpe Grange;
- new open spaces including a community park and green corridors as part of development at Hemlington Grange;
- a new wildlife corridor as part of development at Newham Hall Farm;
- an extension to existing woodland and new landscaping as part of development at Land North of Low Lane;
- landscape buffers, a play area and other open space at Holme Farm;
- a new open space as part of the development at Ford Close; and
- new communal open spaces as part of the development at Grove Hill.

New open space outside of these allocations, will also be supported where it is well located and accessible to communities. A new enhanced Southlands Sports Hub with new playing pitches/and or facilities will also be supported.

Planning applications must include a plan detailing the long-term sustainable maintenance and management of any new proposed open space proposals and how they are to be delivered. Developer contributions may also be sought, as part of a package of measures that contribute to high quality design principles, in the provision or enhancement of open space associated with new development.

## Schools

6.30 Land within school grounds has also been included for protection as open space on the Policies Map. While this land may not always be accessible to the public, it plays an important role in providing playing fields and contributing to the green setting of an area.

## Biodiversity and Geodiversity

6.31 The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. The protection and enhancement of the environment is one of the three overarching objectives which must be delivered and implemented through Local Plans to deliver sustainable development. Local Plans have a statutory obligation to conserve and enhance biodiversity and geodiversity through legislation such as the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 and the 2006 Natural Environment and Rural Communities Act. The Environment Act (2021) introduces new targets for biodiversity and environmental improvements, Local Nature Recovery Networks and mandatory Biodiversity Net Gain for new developments.

6.32 The term biodiversity includes all statutory and non-statutory designated sites, protected species, priority habitats and species, wildlife corridors, and habitats and species outside designated sites and not identified as a conservation priority but which are considered locally important including water-dependent, aquatic and marine habitats and species. Geodiversity relates to the variety of rocks, minerals, fossils, landforms, sediments and soils, together with the natural processes that form and alter them, which are considered nationally or locally important. Linking both biodiversity and geodiversity is the concept of natural capital. Natural capital can be defined as the world's stocks of natural assets which include geology, soil, air, water and all living things. It is from this natural capital that we all derive a wide range of benefits (or services), often called ecosystem services, which make human life possible. The importance of natural capital is that development should deliver improvements to the economic, social and environmental conditions in the area meeting the challenges of climate change and protecting and enhancing the provision of ecosystem services. In order to help deliver sustainable development, new development should ideally secure net environmental enhancement (i.e. overall gains in natural capital).

6.33 The North East Marine Plan (2021) Policy Biodiversity NE-BIO-1 and Policy NE-BIO-3 should also be taken into account as appropriate.

## Middlesbrough Context

6.34 In Middlesbrough the natural environment includes a wide variety of biodiversity assets including a Special Protection Area, Sites of Special Scientific Interest, Local Wildlife Sites, Local Nature Reserves, Beck Valleys and the River Tees. Middlesbrough is characterised by a number of becks within small valleys that arise in the escarpment in the south of the borough and flow

northwards to the River Tees, providing fingers of natural habitat that link the urban area with the open countryside to the south. Most of the priority habitat and species within Middlesbrough falls within these beck valleys.

### Mitigation Hierarchy

6.35 To protect biodiversity, geodiversity and ecological networks from inappropriate development and harm, the following principles of the mitigation hierarchy will be applied when determining planning applications:

- Avoidance - Avoiding adverse effects through good design should be the primary objective of any proposal. This may be achieved through the selection of alternative designs, alterations to site layout, or by selecting an alternative site where no harm to biodiversity would occur.
- Mitigation - Adverse effects that cannot be avoided should be adequately mitigated. Mitigation measures minimise the negative impacts of a development, examples include using pollution interceptors to minimise pollution of water courses or timing vegetation clearance to limit impacts on species. Mitigation measures should be secured through planning conditions or obligations and agreed with the Council and any other relevant bodies.
- Compensation - Compensatory measures are required for residual losses that cannot be adequately avoided or mitigated and should be used as a last resort in agreement with external decision-makers. If compensating for losses is not possible within the development footprint, or will not generate the most benefits for nature, off site compensatory measures will be required.

6.36 Where harm from a proposed development cannot be addressed through the mitigation hierarchy, permission will be refused. The mitigation hierarchy reflects that set out in the NPPF. The requirement to provide Biodiversity Net Gain is in addition to any mitigation measures required to address potential harm created as a result of the development. Therefore, Biodiversity Net Gain requirements should only be applied after the mitigation hierarchy has been addressed. Regard should be had to Policy NE7 on the application of Biodiversity Net Gain.

#### **Policy NE5 Biodiversity and Geodiversity**

Middlesbrough's biodiversity and geodiversity resources will be protected and enhanced. Support will be given to schemes that enhance nature conservation and management, preserve the character of the natural environment and maximise opportunities for biodiversity and geological conservation, international, national and local priority species and habitats will be protected, preserved and their restoration, re-creation and recovery promoted.

Biodiversity, geodiversity and natural capital should be considered at an early stage in the development process, with appropriate protection and enhancement measures incorporated into the design of development proposals, recognising wider ecosystem services and providing net gains wherever possible.

To ensure protection and enhancement of biodiversity and geodiversity, development should:

- a. avoid and minimise adverse impacts upon priority species and habitats and geodiversity in accordance with the mitigation hierarchy; and
- b. in exceptional circumstances, secure effective compensation for unavoidable impacts and residual losses.

For development which is likely to adversely affect priority species and habitats and/or geodiversity, planning conditions and/or obligations will be sought to secure the provision, maintenance and monitoring of appropriate mitigation, compensation and/or enhancement measures.

Any development on a site demonstrated to have invasive non-native species present, should include a robust plan for their treatment and removal to prevent their spread.

### International/European Sites

- 6.37 Within the Middlesbrough boundary there is one internationally important designation known as Habitat sites, which is the Teesmouth and Cleveland Coast Special Protection Area (SPA), an area outside of Middlesbrough is also a 'Ramsar' site. The Teesmouth and Cleveland Coast SPA/Ramsar is a complex network of discrete coastal and wetland habitats centred on the Tees estuary.
- 6.38 Habitats sites are defined in the NPPF as any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites. The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 requires a Habitats Regulations Assessment (HRA) to be undertaken to establish whether likely significant effects are likely to occur. The process involves an initial Screening stage followed by an Appropriate Assessment (AA). Development will not be permitted unless it can show it will not have an adverse effect on the integrity of the designated site, whether direct or indirect, having regard to avoidance or mitigation measures.

### National Sites

- 6.39 Sites of Special Scientific Interest (SSSIs) are of national importance as the country's most valued wildlife sites and are given statutory protection under the Wildlife and Countryside Act 1981. There are currently two SSSIs in Middlesbrough: Langbaugh Ridge, that abuts the boundary with North Yorkshire; and Teesmouth and Cleveland Coast.
- 6.40 The River Tees in Middlesbrough is designated in this way, as part of the extended Teesmouth and Cleveland Coast SSSI. The Langbaugh Ridge, which is situated on the southern boundary of Middlesbrough, is designated as a SSSI as a geological feature associated with the Cleveland Dyke
- 6.41 The designation of internationally and nationally important sites is the responsibility of Natural England, the government's adviser for the natural environment in England. These sites receive statutory protection. The Local Planning Authority will attach significant importance to protecting and where possible enhancing these sites.

## Local Sites

6.42 Local Sites can be Local Wildlife Sites, Local Geological Sites or Local Nature Reserves. At the time of writing within Middlesbrough, there are 24 Local Wildlife Sites including five newly designated sites, two Local Geodiversity sites and three Local Nature Reserves. Local sites are valued at the local level and represent a range of habitats within Middlesbrough including woodland, grassland and ponds.

6.43 Local Sites are selected locally to identify other sites of high importance for the habitats, species, or geological features that they contain. A common system for Local Sites is operated across the five unitary authority areas of the Tees Valley, which ensures a consistent approach across local authority boundaries and facilitates input to a common system by local authority officers, government agencies, nature conservation bodies and other interests. This system is managed by the Tees Valley Nature Partnership (TVNP). Middlesbrough's Local Sites are selected by the TVNP and designated by Middlesbrough Council.

## Local Wildlife Sites

6.44 Local Wildlife Sites in Middlesbrough include a number of Beck Valleys, including Bluebell, Ormesby Beck and Marton West Beck. These becks are a locally important and irreplaceable series of habitats linking rural areas with the urban landscape of Middlesbrough. They are one of the key blue/green corridors, providing space and tranquillity for local residents, while supporting a range of priority species such as water vole and otter.

6.45 Local Wildlife Sites are not selected through the planning process and site boundaries and designations may change within the Plan period. For the purposes of the Policies Map, current Local Wildlife Sites are illustrated. The Local Plan will continue to protect these sites and encourage and support opportunities to enhance them, including working with the Tees Valley Nature Partnership. Local Wildlife Sites meet specific criteria, the selection and designation of sites is an on-going process and additional sites may be selected or deselected throughout the Plan period.

## Local Geological Sites

6.46 Geological sites in the Tees Valley were identified through a comprehensive review of the area carried out by the Tees Valley Wildlife Trust in 2003. This identified two Local Geological Sites in Middlesbrough, both on Stainsby Beck, a watercourse which forms the boundary between Middlesbrough and Stockton-on-Tees.

## Local Nature Reserves

6.47 Local Nature Reserves are statutory sites declared by the Council and ratified by Natural England to promote education and access to nature. The Council will continue to protect and support the enhancement of these locally important sites.

6.48 There are three Local Nature Reserves in the Town at Linthorpe Cemetery, Stainton Quarry and Berwick Hills Ormesby Beck. Local Nature Reserves are statutory sites which are locally important for their wildlife, geology, educational use and to provide public enjoyment of nature. There is one Non-Statutory Nature Reserve in the Town. Maze Park is owned and managed by the Tees Valley Wildlife Trust.

- 6.49 The Council recently commissioned the Tees Valley Wildlife Trust to carry out a Local Wildlife Sites and Nature Reserve Assessment in order to provide an independent health check on the Council's existing biodiversity and ecological habitats identifying potential impacts deriving from future development proposals. This work can be viewed in Local Plan the evidence base.

## **Policy NE6 Internationally, Nationally and Locally Important Sites**

### **a. Internationally important sites**

Priority will be given to protecting internationally important sites, including the Teesmouth and Cleveland Coast Special Protection Area/Ramsar and European Marine Site.

Development that is not directly related to the management of the site, but which is likely to have a significant effect on any internationally designated site, irrespective of its location and when considered both alone and in combination with other plans and projects, will be subject to a Habitats Regulation Assessment (HRA) to establish whether likely significant effects are likely to occur. This includes:

- Stage 1 Screening for likely significant effects;
- Stage 2 Appropriate Assessment; and
- Stage 3 Derogations.

Development requiring Appropriate Assessment will only be allowed where:

- i. it can be determined through Appropriate Assessment at the design stage that, taking into account mitigation, the proposal would not result in adverse effects on the site's integrity, either alone or in combination with other plans or projects.
- ii. as a last resort, Appropriate Assessment proves that there are no alternatives, and that the development is of overriding public interest and appropriate compensatory measures are provided.

Within 6km of the Teesmouth and Cleveland Coast SPA and Ramsar Site, proposals that would result in a net increase in residential units, or other development that would lead to increased recreational disturbance of the site's interest features, will be expected to contribute towards strategic mitigation measures, where appropriate. This is to ensure that adverse effects on the site's integrity can be avoided. Any alternative suitable mitigation would need to be proven effective and agreed with the Local Planning Authority, in consultation with relevant statutory consultees.

Development schemes that fall within the scope of nutrient neutrality will also be required to accord with the provisions of Policy NE8.

### **b. Nationally important sites**

Development that is likely to have an adverse impact on nationally important SSSI sites, including broader impacts on the national network and combined effects with other development, will not normally be allowed. Where an adverse effect on the site's notified interest features is likely, an exception will only be made where:

- i. the benefits of the development, at this site, clearly outweigh both any adverse impact on the features of the site that makes it of special scientific interest, and any broader impacts on the network of SSSIs;
- ii. no reasonable alternatives are available; and
- iii. mitigation, or where necessary compensation, is provided for the impact.

**c. Locally important sites**

Development that is likely to have an adverse impact on Local Sites (Local Wildlife Sites and Local Geological Sites) or Local Nature Reserves will only be approved where:

- i. the benefits clearly outweigh any significant impact on the site;
- ii. no reasonable alternatives are available; and
- iii. mitigation, or where necessary compensation, is provided for the impact.

Wildlife corridors and other habitat networks will be protected and enhanced, particularly hedgerows, watercourses and linking habitat features. Opportunities to de-culvert and/or restore the natural form and processes of watercourses will be encouraged.

Development resulting in the loss or deterioration of irreplaceable habitats, will only be allowed in very exceptional circumstances where the need for, and benefits of, the development in that location clearly outweigh the loss and the development cannot be located elsewhere, compensation will be required to address any loss or permanent damage.

## Biodiversity Net Gain

6.50 Biodiversity Net Gain (BNG) is the achievement of measurable gains for biodiversity through new development and occurs when a development leaves biodiversity in a better state than before development. Biodiversity Net Gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). The principle of BNG is also set out in the NPPF which states that planning policies and decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity.

6.51 Under the statutory framework for Biodiversity Net Gain, every non-exempt grant of planning permission is required to deliver at least a 10% increase in relation to the pre-development biodiversity value of the development granted permission. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.

6.52 Net gain should deliver genuine additional improvements for biodiversity by creating or enhancing habitats in association with development. Such improvements should go beyond any required mitigation and/or compensation measures following the application of the mitigation hierarchy. Policy NE7 sets out the expected delivery of BNG in the borough. It seeks to maximise opportunities for the delivery of BNG as close to the development site as possible. Onsite BNG must be appropriate and realistic, taking into account how any publicly accessible areas may be used and the impact that may have on the condition and ecological functionality of the habitat. Whilst onsite BNG should be prioritised, it is considered likely that most significant BNG will need to be delivered offsite.



6.53 Policy NE7 provides the locational hierarchy as to where Middlesbrough Council would expect off-site Biodiversity Net Gain be delivered.

### Local Nature Recovery Strategy

6.54 Local Nature Recovery Strategies (LNRS) were introduced in the Environment Act 2021 to:

- support efforts to recover nature across England;
- help planning authorities incorporate nature recovery objectives;
- support the delivery of Biodiversity Net Gain; and
- help deliver the governments national environment targets.

6.55 LNRS are a new England-wide system of spatial strategies that will establish priorities and map proposals for specific actions to drive nature recovery and provide wider environmental benefits. Middlesbrough is part of the Tees Valley LNRS area with Darlington, Hartlepool, Redcar and Cleveland and Stockton. The Tees Valley Combined Authority (TVCA) are the Responsible Authority for the preparation and publication of a LNRS for the Tees Valley. They will work with other organisations and partners in the area to agree priorities for nature recovery in the region including Middlesbrough Council. The Council will work closely with all local authorities within the common LNRS area to plan effectively for the recovery of biodiversity across the area and direct action and resources to where they will achieve the greatest benefit for nature.

#### **Policy NE7 Delivering Biodiversity Net Gain**

Biodiversity Net Gain shall be secured and delivered in accordance with the statutory framework and shall maximise opportunities for the enhancement of ecological networks within Middlesbrough and/or the Tees Valley Local Nature Recovery Strategy Area and, where appropriate, support nature-based solutions to climate change.

Proposals should seek to deliver Biodiversity Net Gain onsite wherever possible. Where ecologically appropriate Biodiversity Net Gain is demonstrated not to be deliverable onsite, the applicant shall prioritise the delivery of Biodiversity Net Gain off-site in accordance with the following locational hierarchy:

- a. within Middlesbrough on designated wildlife sites;
- b. elsewhere within Middlesbrough;
- c. within the wider Tees Valley Local Nature Recovery Strategy Area; and
- d. within a neighbouring Local Nature Recovery Strategy area.

Applicants relying on delivery of off-site Biodiversity Net Gain shall demonstrate to the Local Planning Authority they have used reasonable endeavours to secure the Gain in the most sequentially preferable location as set out in the above hierarchy, before moving onto the next most preferable location. Ecological justification, including submission of supporting evidence, will be required to demonstrate where provision of BNG is not practicable in accordance with the above hierarchy.

Only where it can be demonstrated that there is no feasible possibility of delivering compensation within the locational hierarchy as set out above, will the purchase of national credits be considered an appropriate means of delivering Biodiversity Net Gain.

## Nutrient Neutrality and Water Quality

- 6.56 The need for development to be ‘nutrient neutral’ so as not to exacerbate the problem of nutrient enrichment in sensitive habitats is an important issue in Middlesbrough and the wider area around the Tees. On 16<sup>th</sup> March 2022, Natural England published statutory advice for certain local planning authorities, including Middlesbrough Council, setting out a requirement for new developments to achieve Nutrient Neutrality. All planning authorities within the Tees River Catchment are affected by this advice, due to excess levels of nitrogen being recorded in the River Tees.
- 6.57 The Conservation of Habitats and Species Regulations 2017 are the UK’s transposition of European Union Directive 92/43/EEC on the ‘Conservation of natural habitats and of wild fauna and flora’ (the Habitats Directive). The Habitats Directive states:
- “[Whereas] an appropriate assessment must be made of any plan or programme likely to have a significant effect on the conservation objectives of a site which has been designated or is designated in future”.*
- 6.58 The Teesmouth and Cleveland Coast Special Protection Area and Ramsar Site (hereafter referred to as the SPA) is a designated European habitat site, meaning it is offered the highest level of protection under the legislation. The Council, in its role as the Competent Authority, has a statutory duty to ensure that new development proposals accord with this legislation. It must not, therefore, allow development proposals to proceed if they are likely to have a significant effect on the SPA.
- 6.59 The statutory advice issued by Natural England means that certain developments, which involve the provision of additional overnight accommodation that could lead to an increase in the level of nitrogen in the River Tees, cannot proceed without achieving Nutrient Neutrality. The term ‘Nutrient Neutrality’ is used to describe an approach whereby the level of nutrients discharged from a site after a development takes place is the same, or lower, than before. In Middlesbrough’s case, it currently used to refer to the level of nitrogen discharging from a site and ending up in the River Tees.
- 6.60 The Local Plan sets out the Council’s approach to dealing with Nutrient Neutrality, including identifying agricultural land that will be used to offset housing development, particularly proposals on Council-owned land. This approach will be kept under review as the provisions of the Regeneration and Levelling Up Act 2023 come into effect, particular those relating to the duties of water authorities regarding nutrient discharge.
- 6.61 In order to assess the level of nitrogen impact the DEFRA nutrient budget calculator will be used. The applicant should be able to demonstrate and various mitigation schemes including Natural England’s Nutrient Mitigation Scheme.

### **Policy NE8 Nutrient Neutrality Water Quality Effects**

Proposals for developments that will result in additional overnight accommodation, or would otherwise increase the discharge of nitrogen into the River Tees, will be required to achieve Nutrient Neutrality.

Planning permission will only be granted where the integrity of protected sites is not adversely affected by new development. When assessing planning applications, the impacts of increased nutrients from the development will be considered. Permission will only be granted where effects can either be excluded or, if that is not possible, appropriately mitigated. When making planning decisions which may affect protected sites, the requirements of the Habitat Regulations must be met in accordance with Policy NE6.

Any mitigation for Nutrient Neutrality must be provided 'in perpetuity' and can be achieved through:

- a. the purchase of credits from the Natural England Mitigation Scheme; or
- b. the provision of alternative mitigation, either on or off site, that could include:
  - i. changing the use of land so that it results in a lower nitrogen load; or
  - ii. the development of infrastructure that removes nitrogen before it enters the River Tees

Council-owned land is identified on the Policies Map to help achieve nutrient neutrality. The Council will operate a credit scheme to manage the value of credits achieved on this land. The scheme will prioritise the provision of mitigation for housing being brought forward on Council-owned land.

Proposals for other developments i.e. those not involving overnight accommodation should consider the nutrient impacts and be considered as part of the HRA.

Development proposals for mitigation schemes such as constructed wetlands will be supported where they are located in appropriate areas in relation to the development they are to serve and the nature of the mitigation would not have adverse impacts on the character, function and appearance of the area in which they are to be located. Proposals for constructed wetlands will require various permissions such as planning permission and Environmental Permit. Such mitigation should also, where appropriate, deliver wider green infrastructure objectives set out in Policy NE1 including the creation and enhancement of corridors and Biodiversity Net Gain objectives set out in Policy NE7.

Development should not create a pathway for nitrates to enter and impact groundwater.

The provisions of the Regeneration and Levelling Up Act 2023 include a duty for water authorities in nutrient neutrality areas to upgrade their waste treatment works by 2030. This will help ensure nitrogen is removed before it is discharged into affected rivers. Once these upgrades are in operation, the Council will take into account the benefits of the upgrade and may revise its approach to nutrient neutrality to ensure compliance with the habitats regulations.

## Climate Change

- 6.62 Addressing climate change is of importance for sustainable development and a key priority of the NPPF. The NPPF states that plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. The NPPF also states that development should avoid increasing vulnerability to a range of impacts arising from climate change including flood risk, coastal change, water supply and changes to biodiversity and landscape.
- 6.63 We, therefore, need to encourage the prudent use of non-renewable resources, contribute to reducing emissions and stabilising climate change (mitigation) and take into account the unavoidable consequences (adaptation). However, addressing climate change is multi-faceted and cannot be addressed through a single policy or plan. Reducing carbon emissions and adapting to the effects of climate change therefore underpins every aspect of planning, helping to support regeneration and improve the health and quality of life of everyone in Middlesbrough. Climate change mitigation and adaptation must therefore be integrated throughout the Plan.
- 6.64 Middlesbrough is aiming to be Carbon Neutral by 2039. The Plan can make a major contribution to mitigating and adapting to climate change by shaping new and existing developments in ways that reduce carbon emissions and positively build community resilience to problems such as extreme heat or flood risk. It can do this by ensuring that new development is located to reduce the need to travel and support the fullest possible use of sustainable transport. It should be designed in a way that limits carbon dioxide emissions, uses decentralised and renewable or low carbon energy and minimises vulnerability to future climate impacts.
- 6.65 The Local Plan can make a major contribution to mitigating and adapting to climate change by shaping new and existing developments in ways that reduce carbon emissions and positively build community resilience to problems such as extreme heat or flood risk. It can do this by ensuring that new development reduces the need to travel and supports the fullest possible use of sustainable transport. Development should be designed in a way that limits carbon dioxide emissions, uses renewable or low carbon energy and minimises vulnerability to future climate impacts.
- 6.66 Policy NE9 sets the principles for mitigating and adapting to climate change and ensures that large-scale development and associated infrastructure is future proofed and resilient to future impacts. Climate change mitigation is about reducing the impact of human activity on the climate, primarily through reducing greenhouse gas emissions, such as carbon dioxide (CO<sub>2</sub>); whereas climate change adaptation is about adjusting to the impacts of climate change to lessen harm, for example increased flooding protection and adapting to hotter weather.

### **Policy NE9 Climate Change**

To meet the challenge of mitigating and adapting to the effects of climate change, a comprehensive approach to delivering sustainable development and reducing carbon emissions is required. This will be achieved by:

- a. improving the climate resilience of communities and environments to the effects of climate change;

- b. requiring development to reduce carbon emissions by embedding sustainable principles into the design, construction and operation of developments;
- c. the development of renewable and low carbon energy in accordance with Policy NE11;
- d. maximising the potential of the natural environment to mitigate climate change by supporting nature-based approaches to mitigation and ensuring net gain for biodiversity; and
- e. facilitating a modal shift in transport by maximising the ability to make trips by public transport, sustainable and active modes of transport, and reducing the desirability and necessity of private vehicle ownership and use.

## Flood Risk and Water Management

6.67 It is important that inappropriate development is avoided in areas currently at risk from flooding, or likely to be at risk as a result of climate change, or in areas where development is likely to increase flooding elsewhere. Any risk must be assessed by using the Environment Agency flood maps and the Council's Strategic Flood Risk Assessment (SFRA). Development proposals must also take into account catchment flood management plans, surface water management plans and related flood defence plans and strategies.

6.68 A site specific flood risk assessment (FRA) will be required for development in specific circumstances. The NPPF and Planning Practice Guidance should be consulted for the most up to date guidance. Currently a site specific FRA is to be carried out to demonstrate that development is not at risk from flooding and that it does not increase flood risk elsewhere for all development (including minor development and change of use) proposed:

- i. in flood zone 2, 3 or 3b
- ii. within flood zone 1 with a site area of 1 hectare or more
- iii. in areas with critical drainage problems
- iv. within flood zone 1 where the Council's SFRA shows it will be at increased risk of flooding during its lifetime
- v. that increases the vulnerability classification and may be subject to sources of flooding other than rivers or sea.

6.69 Before deciding on the scope of a site-specific FRA, the SFRA should be consulted along with the Local Planning Authority, Lead Local Flood Authority, the Environment Agency and Northumbrian Water. The completed Flood Risk Assessment should be submitted to the Local Planning Authority for approval.

6.70 Built development can lead to increased surface water run-off; therefore, new development is encouraged to incorporate mitigation techniques in its design, such as permeable surfaces and Sustainable Drainage Systems (SuDS). As a predominantly urban area, Middlesbrough is dominated by impermeable surfaces as part of its townscape. As such, SuDS can be a valuable way to address the risk of surface water flooding by adapting non-permeable surfaces to better 'hold' water in the urban landscape. The Council is seeking natural SuDS solutions, for example the creation of ponds, wetlands, rills and swales. SuDS should be seen as part of that 'multi-functional' green infrastructure network, delivering multiple amenity, landscape and biodiversity

benefits. Underground attenuation tanks should be a last resort only where natural methods are not feasible for technical reasons.

- 6.71 Major development proposals should incorporate SuDS unless it can be demonstrated that these are not technically feasible or that the ground conditions are unsuitable. SuDS should be designed in accordance with local and national standards and arrangements for the long-term maintenance and management of any proposed SuDS should be identified within a submitted drainage plan. The Tees Valley Authorities Local Standards for Sustainable Drainage (2017) provides an important set of locally tailored guidelines and planting regimes which should form the starting point for designing SuDS into new development or retrofitting. Maintenance options must clearly identify who will be responsible for SuDS maintenance and funding for maintenance should be fair for householders and premises occupiers. A minimum standard to which the sustainable drainage systems must be maintained should be agreed.
- 6.72 For all sites, the aim is to provide a fail-safe system that mitigates any negative impact on downstream flood risk resulting from peak rates of runoff from the proposed development.
- 6.73 The Council has a duty to have regard to the Northumbrian River Basin Management Plan to ensure the protection and improvement in quality of the water environment. This is also in accordance with the overall objective of the Water Framework Directive to achieve “good ecological status” in all water-bodies (including surface, ground and coastal waters) and not allow any deterioration from their current status.
- 6.74 Surface water runoff not collected for use must be discharged to one or more of the following, listed in order of priority:
- i. discharge into the ground (infiltration); or where not suitable,
  - ii. discharge to a surface water body; or where not suitable,
  - iii. discharge to a surface water sewer, highway drain, or another drainage system; or where not suitable,
  - iv. discharge to a combined sewer.
- 6.75 Where the drainage system discharges to a surface water body that can accommodate uncontrolled surface water discharges without any impact on flood risk from that surface water body (e.g. the sea or River Tees) the peak flow control standards and volume control standards need not apply. The River Tees within Middlesbrough is a tidal/transitional waterbody. New drainage systems within the estuary must ensure no erosion, scour or loss of Water Framework Directive higher and lower sensitivity habitats where possible. This may involve scour protection at outfall sites.
- 6.76 Middlesbrough’s Blue Infrastructure consists of its network of Beck valleys and the River Tees corridor. The Northumbria River Basin Management Plan (RBMP) contains 374 surface waterbodies and identifies 3 waterbodies within Middlesbrough:
- Marton West Beck catchment (designated as heavily physically modified) – this waterbody is at Moderate ecological potential.
  - Stainsby Beck catchment – this waterbody is one of only eleven waterbodies assessed as being of the lowest (Bad) ecological status in the entire Northumbria River Basin.

- Tees estuary (designated as heavily physically modified) – this waterbody is a Water Environment Regulations (Water Framework Directive (WFD)) Protected Area and is currently at Moderate ecological potential.

6.77 Wherever possible, measures to deal with flood risk and drainage should identify opportunities to maintain and enhance the biodiversity and habitat of watercourses through protecting or restoring natural channel morphology.

6.78 Actions should also be taken to remove modifications to restore a more natural watercourse and associated biodiversity. Where such removal is not possible or not in the public interest, mitigation measures must be taken to create a more natural watercourse, improve habitats and enhance biodiversity.

### **Policy NE10 Flood Risk and Water Management**

To reduce flood risk from all sources and to ensure appropriate water management, development proposals will be required to satisfy the following criteria:

#### **a. Flood Risk**

- follow the sequential approach, directing new development to areas at lowest risk of flooding;
- ensure opportunities to contribute to the mitigation of flooding elsewhere are taken;
- comply with the Water Framework Directive by contributing to the Northumbria River Basin Management Plan;
- prioritise the use of sustainable drainage systems (SuDS);
- maximise the use of permeable surfaces and green and blue infrastructure; and
- not culvert or build over watercourses and remove existing culverts and other hard engineering structures where possible and incorporate natural flood management measures.

#### **b. Flood Risk Assessment and Drainage Strategy**

- demonstrate that they are not at risk from flooding and would not increase flood risk elsewhere;
- when site-specific Flood Risk Assessment (FRA) and Drainage Strategy are required, they should accord with the latest relevant national and local guidance;
- demonstrate that they pass the Sequential Test and if necessary, the Exceptions Test in Flood Zones 2 and 3;
- development shall not impede the flow of water within Flood Zone 3b nor shall it reduce the storage volume available for flood water;
- development within Flood Zone 3b will only be permitted in exceptional circumstances such as for essential infrastructure, which must still pass the Exception Test, or where development is water compatible; and

- vi. surface water and runoff from the development will be disposed of in the most sustainable manner that is appropriate for the development and its location in accordance with the discharge hierarchy.

**c. Sustainable Drainage Systems (SuDS)**

- i. appropriately sourced sustainable drainage systems (SuDS) shall be required for all major developments and applicants should refer to the latest national and local standards for SuDS;
- ii. where a development incorporates a SuDS to manage surface water it shall ensure that surface water not collected is discharged from the development in accordance with the hierarchy of discharge;
- iii. natural SuDS solutions are preferred with underground attenuation only being considered acceptable where natural methods are not feasible for technical reasons;
- iv. new SuDS should contribute towards blue and green infrastructure networks and maximise opportunities for appropriate biodiversity net gains and ecological enhancement and form part of the overall landscape strategy for a site; and
- v. implementation of any SuDS system shall provide for its long-term maintenance and management.

For the purpose of this policy, major development includes residential developments comprising 10 or more dwellings and other developments with a floor space of 1,000m<sup>2</sup> or more.

## Renewable and Low Carbon Energy

6.79 The NPPF states that to help increase the use and supply of renewable and low carbon energy and heat, plans should provide a positive strategy for energy from these sources, that maximises the potential for suitable development, and their future re-powering and life extension, while ensuring that adverse impacts, including cumulative landscape and visual impacts, are appropriately addressed.

6.80 Implementing renewable and low carbon energy is an important part of the response to the challenges of both climate change and security of energy supply. Renewable and low carbon energy sources are low or zero emission alternatives to fossil fuels as a source of energy. Renewable and low carbon decentralised energy is an important component of meeting carbon reduction targets. The purpose of the policy is to encourage the provision of renewable and low carbon energy through the planning system, but also to recognise the role of planning in setting the framework to allow assessment of potential impacts and to influence decision-making based on assessment. The development of most standalone renewable energy installations will require careful consideration due to their potential visual and landscape impacts, especially in areas of high landscape value.



### **Policy NE11 Renewable and Low Carbon Energy**

The development of renewable and low carbon energy will be supported, subject to satisfactory resolution of all site specific constraints as follows:

- a. renewable and low-carbon energy development should be located and designed to avoid harm to landscape, biodiversity and geodiversity, heritage assets, land and water (surface and groundwater) and amenity;
- b. appropriate steps should be taken to mitigate any unacceptable significant adverse impacts, such as noise nuisance, flood risk, shadow flicker, interference with telecommunications, air traffic operations, radar and air navigational installations through careful consideration of location, scale, design and other measures; and
- c. any adverse cumulative impacts of proposals.

# 7. Physical, Social and Community Infrastructure

## Strategic Objective

**Objective F** To ensure that new development is properly served by, and sustainably connected to, new and improved physical, social and environmental infrastructure

**Objective H** To achieve healthy and safe communities

## Introduction

- 7.1 Middlesbrough's future growth and development cannot be achieved without appropriate infrastructure. The term infrastructure includes physical facilities, social and environmental services such as roads and other transport facilities, flood defences, schools and other educational facilities, health facilities, open spaces, sporting and recreational facilities.
- 7.2 The provision of high quality infrastructure to support existing and future development is a key element in delivering successful, sustainable communities and creating places that people want to live and also in improving the health and wellbeing of residents. It is therefore essential that the Council works with its partners and infrastructure providers, to ensure that sufficient physical, social and community infrastructure is provided to support the further growth and development within the town. This Chapter focuses on physical, social and community infrastructure, while environmental infrastructure such as open spaces is dealt with in the Natural Environment Chapter.
- 7.3 The Local Plan has been developed in consultation with Partners responsible for infrastructure delivery to ensure that essential infrastructure will be delivered in a timely manner. To ensure the infrastructure required is delivered, the Local Plan is supported by an Infrastructure Delivery Plan (IDP) which provides detail of the infrastructure that is necessary to enable development to occur. The Council will keep the IDP under review to measure progress. The IDP principally identifies high level strategic infrastructure and where known it identifies some site specific infrastructure requirements, it does not deal with all site specific infrastructure requirements which will be dealt with through individual planning applications.

### Policy IN1 Strategic Infrastructure Provision

The Council will work with its partners and infrastructure providers to ensure that sufficient physical, social and community infrastructure is provided to support the further growth and development within the Town. This will be achieved through:

- a. preparation of an Infrastructure Delivery Plan (IDP) to consider a range of infrastructure requirements, including those relating to education, health, open spaces, transport, utilities and flood risk;

- b. the provision of appropriate infrastructure at the right time to support development including transport, education and broadband;
- c. mitigating the impacts of climate change; and
- d. in developing proposals, that appropriate mitigation measures are fully considered.

Infrastructure should be provided at the appropriate time in accordance with the IDP. Usually this will be prior to the development becoming operational or being occupied. Larger developments may need to be phased to ensure that this requirement can be met.

The Local Planning Authority will seek to secure developer contributions in order to fund necessary infrastructure in accordance with Policy CR4.

## Transport

- 7.4 To support the Local Plan and the proposed allocations, a Transport Study entitled '*Local Plan Forecasting Report*' has been prepared and is available in the Local Plan evidence base on the Council's website [www.middlesbrough.gov.uk/planning](http://www.middlesbrough.gov.uk/planning).

## Integrated Transport Strategy

- 7.5 The Council approved the Middlesbrough Integrated Transport Strategy (ITS) in September 2024. The ITS will deliver a fully integrated transport network which not only provides ease of access within the authority boundary, but also provides a gateway to the rest of the Tees Valley, bringing centres closer together. The ITS will assist in focusing investment on the transport network to achieve economic growth aspirations.
- 7.6 The ITS seeks to avoid the consideration of individual forms of travel, but rather the movement of people including identifying how different modes of travel can be integrated together to provide a seamless transport network. This will be achieved by the Council working with partner organisations to not only identify what the existing capacity of the network is and where improvements are required, and bringing these forward both in terms of the local and strategic networks, but also in developing a sustainable transport system. It is recognised that continuing to increase vehicular capacity is not a viable nor desirable long-term solution. Such an approach will continue to place reliance on the private car, increasing both the number and length of vehicular trips. Studies have consistently shown that increasing the available capacity on highway links and junctions leads to a phenomenon known as induced demand; where traffic is attracted to the improved routes which means that any improvements in conditions are a short-term benefit, but are quickly lost which can lead to the need for further capacity improvements.
- 7.7 With this strategy, the Council is making a clear statement that it will seek to actively manage the available network more effectively, which will include measures to achieve modal shift. This approach can specifically be seen in the creation of Mobility Corridors along main arterial routes which will be used as part of the Council's strategy to manage the demand on the network, improve the quality of life in residential areas and promote mode shift.
- 7.8 Mobility Corridors will provide an equitable package of measures which seek to balance the competing demands placed upon the corridor whilst seeking to promote mode shift through Active Travel in line with the Council's policies.

7.9 Reducing dependence on the private car will reduce congestion, improve air quality and assist with both social and economic regeneration. It is acknowledged that vehicular traffic plays a role in a strong economy. However, congestion and vehicular impacts can lead to poor quality outcomes including but not limited to constraining the continued growth of the local economy and improvement of the area.



Figure 5 - Hierarchy of Highway Users

7.10 In order to promote and assist informed travel choices, the Council has a hierarchy of highway users, which will be at the heart of everything that the Council does in relation to transport and informs its transport strategy and priorities.

7.11 Key will be to identify opportunities and overlaps between different non-car modes to ensure seamless accessibility. Walking and cycling routes will connect to public transport infrastructure at key points which will be identified by higher quality facilities such as bus super stops. Such a strategy has a number of elements to it.

### Walking and Cycling

7.12 The provision of a high quality, accessible and connected walking and cycling network is critical in providing a viable alternative to private car travel. Active travel has the potential to alleviate a number of key transport, social and public / environmental health issues. It is relatively low cost, emission free and alleviates congestion and keeps users fit and healthy. Other benefits include the animation of streets through increased footfall further supporting investment, economic growth and reducing crime/the fear of crime.

### Public Transport

7.13 The provision of a high quality, reliable bus network is critical in providing a viable alternative to private car travel. Buses provide a valuable service in linking communities to employment, education, leisure, retail and health services across the Town. Public transport represents an efficient means of moving the populous around the Tees Valley when considering the road use of the vehicle.

### Rail

7.14 Rail travel provides a viable alternative to the private car for both commuting and leisure activities. Middlesbrough Railway Station is the second busiest station in the Tees Valley, with

upwards of 1.3m passengers per year and growing. Long distance rail travel is provided through the direct London Service from Middlesbrough, which opened up the area to connections to the capital in under 3 hours resulting in access to multiple national markets to enable further inward investment and commuting opportunities for businesses and residents of the Tees Valley. In addition to the London service, travel within the Tees Valley and surrounding settlements together with medium distance rail travel to other cities and main transport interchanges such as Manchester Airport, York and Newcastle are provided by the two current franchise operators. These routes connect Middlesbrough into wider transport networks whilst at a local level offering an alternative to public transport. The council will actively support rail travel through its Transport Strategies to promote this mode of travel and assist operators in any proposals to increase frequency and/or number of services. This is vital to support the continued economic growth of Middlesbrough and wider Tees Valley region.

## Road

7.15 An efficient, environmentally friendly and safe highway network is crucial to the delivery of the Local Plan and to the future prosperity of the Town. For this reason, improvements to both the strategic and the local road network are necessary to ensure that they remain fit for purpose well into the 21<sup>st</sup> century. The key requirements are:

- improved Traffic Flow: Tackling congestion at key locations through targeted interventions;
- improved Network Reliability: Increasing the resilience of the network and minimising the day-to-day variation in journey times, to the benefit of freight and public transport;
- improved Local Air Quality: Aligning with the National Clean Air Strategy to reduce the impact of transport-related emissions on environmental and public health; and
- improved Road Safety: Reducing both the number and the severity of casualties on the highway network, to secure the safe movement of all highway users.

### Policy IN2 Integrated Transport Strategy

Middlesbrough requires a well-planned, efficient, attractive, fully inclusive, integrated and sustainable transport network. Such a network will provide a range of attractive travel options allowing informed decisions about how and when to travel. The Transport Strategy will enable the Council to deliver its development and growth aspirations as expected within a modern urban environment.

A 21<sup>st</sup> century sustainable transport network will reduce the need for and dependency on car borne travel by improving non car connectivity within and beyond Middlesbrough, including:

- linking employment, leisure, retail, education and residential communities within Middlesbrough to provide access for all;
- between Middlesbrough Town Centre and the wider Tees Valley;
- with London and other major regional cities and urban areas;
- with Teesside Airport; and
- with Teesport and the adjacent Teesworks major inward investment site.

The Integrated Transport Strategy will:

- consider the movement of people as opposed to individual modes of travel;
- create a fully integrated, seamless transport network;
- ensure that movement around Middlesbrough is safe and accessible for all;
- reduce the dependence and dominance of the private car by providing a range of viable, attractive non-car options in high quality environments to enable the travelling public to make informed decisions;
- facilitate and support the regeneration and development priorities identified in this Local Plan;
- foster economic growth and inward investment; and
- improve the quality of life for the public by providing targeted interventions and aspirations to deliver these objectives.

This will be achieved by:

**a. Active travel (walking and wheeling)**

Enhancing and extending the accessibility to, and quality of, a safe pedestrian and cycle network (including Public Rights of Way) through:

- i. the creation of a legible, consistent network of Cycle Super Highways along defined strategic corridors on North/South, East/West axis and new orbital route(s) which will enable connection into adjacent Authority areas to provide accessibility across the whole Tees Valley;
- ii. delivering walkable neighbourhoods with community support which reduce or remove through traffic, enhance the built environment and ensure day to day services are safely and easily accessible by active travel modes;
- iii. ensuring development proposals provide high quality access and integration into strategic routes together with appropriate storage facilities; and
- iv. providing high quality active travel facilities at key destinations and Bus Superstops to ensure full integration with other modes of travel.

**b. Public transport**

Enhancing and extending the accessibility to, and quality of, the bus network through:

- i. provision of a high quality Public Transport Interchange and supporting Town Centre Bus Strategy to facilitate new and extended routes;
- ii. the creation of defined strategic corridors on North/South, East/West axis and new orbital route(s) which will provide bus priority measures and enable connection into adjacent Authority areas to provide accessibility across the whole Tees Valley;
- iii. the provision of Bus Superstops serving Local Centres and destinations including Middlesbrough Railway Station, Middlehaven, Teesside University, James Cook University Hospital and Coulby Newham District Centre along the strategic corridors; and
- iv. the creation of a South Middlesbrough multi modal mini bus station at the Coulby Newham District Centre.

### **c. Rail**

Enhancing and extending the accessibility to, and quality of, the rail network through:

- i. improvements to Middlesbrough Railway Station to facilitate direct rail services to and from London, and enhance its role as a regional and sub-regional transport hub providing a gateway into Middlesbrough;
- ii. improvements to active travel access and public realm around Middlesbrough Railway Station to allow it to become a key entry point to the wider multi-modal transport network serving Middlesbrough and the Tees Valley; and
- iii. ensuring rail stations within Middlesbrough and routes to them are accessible by all modes of travel to ensure they become an integral hub for multi modal transport.

### **d. Road**

Enhancing road network capacity and traffic flows through:

- i. facilitating and supporting the transportation of freight through and within Middlesbrough by introducing measures to reduce congestion, remove bottlenecks, and improve reliability and resilience on the A19, A66, A174 and other key arterial routes on the local road network;
- ii. completion of the Stainton Way Western Extension (SWWE) linking the B1380 and A1130 through the Stainsby development;
- iii. junction improvements along the Stainton Way corridor;
- iv. Cargo Fleet Lane localised capacity improvement and bus priority works; and
- v. a package of targeted junction improvements which support and promote sustainable travel whilst maintaining vehicular capacity on key routes.

### **e. Parking**

Using parking as a demand management tool to support sustainable travel objectives by:

- i. ensuring that parking levels take into account different factors including the location, car ownership, staffing or visitor numbers, periods of demand and peak accumulation when calculating parking levels;
- ii. restricting the provision of further Town Centre parking unless there is a clear and demonstrable need;
- iii. working with adjacent uses to deliver shared parking facilities;
- iv. considering differing needs of end users in terms of car parking and car parking demand;
- v. supporting the expansion in the amount and quality of electric vehicle charging and parking provision;
- vi. ensure that all other sustainable travel options have been taken up before establishing parking levels; and
- vii. carefully designing schemes and layouts, to provide adequate levels of parking

avoiding displacement of unmanaged car parking to the detriment of highway safety, free flow of traffic, damage to infrastructure and quality of the built environment.

#### **f. Highway safety**

Reducing the number and severity of accidents on the highway network whilst also improving the safety of infrastructure and attractiveness of the highway network, particularly for Active Travel and vulnerable highway users by:

- i. using local data and emerging technology to identify existing risk and pre-emptively identifying interventions; and
- ii. implementing road safety initiatives linked to Travel Plans to ensure Active Travel is safe, viable and desirable.

Development proposals that have a negative impact on highway safety will not be supported.

Development will be located where it will not have a detrimental impact upon the delivery of the Integrated Transport Strategy and proposals should actively assist with the implementation of the priorities identified above.

New and improved transport infrastructure required to enable development should be provided in a timely manner to ensure that the associated impact is mitigated as early and effectively as possible.

### **Transport Requirements for New Development**

7.16 Proposals should seek to take a vision and validate approach to transport planning. This essentially means looking into the future (vision) to see what places we want to see and using robust assessments (validate) to determine how we can achieve this. It is a more rounded assessment than traditional approaches and should take into account:

- places designed around people;
- reducing carbon footprints;
- implications of the digital world; and
- generating/ensuring prosperity.

7.17 New development should be designed to ensure people, in particular older people and those with disabilities, can move freely, efficiently and safely. New development should be designed to appropriate national standards included in the Manual for Streets, Manual for Streets 2, and other best practice including LTN 1/20 and Active Travel England guidance, to ensure highway layouts are designed to naturally restrain vehicles speeds.

7.18 The Council wishes to encourage greater levels of Active Travel such as walking and cycling and use of the public transport network to access local facilities, such as open spaces, schools, shops and places of work. Proposals for new development should ensure that it integrates with Active Travel infrastructure and is well served by public transport.



### Policy IN3 Transport Requirements for New Development

Development proposals will be expected to mitigate against the additional demand placed upon all modes of travel. Development proposals should take a vision and validate approach, seeking to reduce private car use whilst maximising sustainable travel modes. Such mitigation is likely to consist of the provision of physical works and/or financial contributions. In addition, proposals will be expected to:

- a. be supported by a robust Travel Plan with clear deliverable targets and defined objectives which seek a mode shift away from vehicular based trips of at least 10%;
- b. be designed to appropriate national standards. A clear hierarchy should be introduced to address the function of the built environment between the movement and place functions. Highway layouts should be designed to naturally restrain vehicle speeds to 20mph or less within residential areas without the need for traditional traffic calming;
- c. be designed to fully integrate with Active Travel infrastructure, including Public Rights of Way. Development proposals will be expected to both create new routes and enhance existing routes in order to enable wider strategic corridors to be delivered;
- d. develop and implement a parking strategy which seeks to use parking provision as a demand management tool and supporting sustainable travel. Such measures will include workplace permit scheme and/or investigate the potential to provide a car club/car share facility within the proposals to reduce, where possible, the potential for multiple car ownership;
- e. electric vehicle charging points should form part of the overall parking strategy for developments. Where charging points are not provided for each dwelling, community charging points should be located in prominent areas with high levels of natural surveillance;
- f. provide high quality covered and enclosed cycle parking. Where apartments are proposed, cycle storage should be provided within the building footprint; and
- g. ensure new development is well served by reliable, high frequency public transport and that development proposals include initiatives and measures to promote the use of this mode of travel through financial contributions, physical works to infrastructure and other incentives.

### Community Facilities

7.19 Community facilities play an important role in sustaining communities through the creation of healthy, vibrant and inclusive places within Middlesbrough. They often serve as the hub of local communities, providing a place to meet, socialise or exercise and are key in promoting the health and well-being of people who live and work in the district. The timely provision and upgrading of facilities is required to ensure Middlesbrough's future growth is sustainable.

7.20 Community facilities can include community centres, places of worship, arts and cultural facilities as well as other local services such as health care facilities, community hubs and libraries and schools. Some local facilities may be commercial operations such as shops, post offices, children's nurseries or public houses but they are valuable to the local community, are often essential to maintaining quality of life and reducing the need to travel.

## New Community Facilities

7.21 National planning policy states that the Council should plan positively for the provision of community facilities (such as meeting places, sports venues and places of worship) and guard against the unnecessary loss of valued facilities and services. A key planning issue is how to meet the need for additional community facilities such as school places and health care facilities arising from planned housing growth and population change. The Council will continue to work with key partners to identify the improvements to existing provision that will be necessary to support the planned level of housing growth in Middlesbrough. The need for new and improved community facilities will be identified in the Infrastructure Delivery Plan. Contributions will be sought from developers for the provision of new facilities that are necessary to meet the needs arising from proposed developments.

## Protection of Existing Community Facilities

- 7.22 A number of community facilities have either been lost or are under threat of redevelopment. The loss of such facilities can have serious consequences, particularly where there is no alternative provision nearby. Proposals for the redevelopment or reuse of premises that would lead to the loss of a community facility will only be allowed where one or more of the conditions identified in the policy can be met. Claims that a community facility is no longer viable will need to be supported by the financial records of the business, normally for the previous three years, and evidence that reasonable attempts have been made to actively market the property at existing use value for a minimum of 12 consecutive months prior to the application being made. The effectiveness of such marketing will be as much about how and where the property is advertised as it is about how long it is advertised for. An independent professional valuation will be required where it is considered that the facility has been marketed at an unsuitable price. Applicants will need to provide evidence of the enquiries resulting from advertising, resulting offers and why they were dismissed. In determining applications, the Council will also have regard to the availability of comparable facilities that are accessible to the community in question and whether the facility or service can be retained in suitable form elsewhere. Diversification of existing facilities to improve viability, for example by locating a shop or post office in the local pub to provide a dual service to the community, will be supported where this can prevent the loss of a facility.
- 7.23 There may also be circumstances where the loss of a community facility is part of a wider proposal to rationalise or improve the provision of public services. The Council will normally support proposals that involve the disposal of surplus land or buildings where it is demonstrated to be essential to fund a new or enhanced community facility elsewhere within the local area.

### Policy IN4 Community Facilities

#### Existing facilities

A proposal that would result in the loss of premises or land currently or last in community use will not be supported unless it can be demonstrated that:

- a. prior to the commencement of development, a satisfactory replacement facility will be provided in a suitably accessible location for the catchment area or the community served;

- b. the existing use is no longer financially or operationally viable and there is no reasonable prospect of securing a viable satisfactory alternative community use;
- c. the continued use of the site for community purposes would conflict with other planning policies; or
- d. the loss of the community facility is integral to a strategic proposal to improve community services within the locality.

#### **New facilities**

A proposal that provides for a new community facilities will be supported provided:

- i. there is a demonstrable local need for the facility;
- ii. the proposed facility is accessible to the community it is intended to serve; and
- iii. the development would not detract from the character or impact on the amenity of the local area.

## **Education**

7.24 Good education provision is critical to place making and creating places where people want to live. The Council will aim to ensure that every child can secure a place in a good or better school within walking distance of their home and that there are sufficient school places available to allow for an element of parental preference.

7.25 The demand for school places in an area can change fairly rapidly not just because of the impacts of new housing but also due to changes in the birth rate or migration. The scale of new housing development for which Middlesbrough is planning may lead to additional school places being required. Work is ongoing to establish the future education requirements across the borough. Often the most appropriate approach is to expand existing schools. However, there is a possibility that some developments may need to incorporate new schools. The Local Plan, therefore, identifies land within three housing allocations that should be retained for the development of new schools. Alternative development on this reserved land may be acceptable should it be demonstrated that new schools are not required.

7.26 It is important that any new schools are located in sustainable locations and are supported by the communities in which they will be located. One of the most effective ways to achieve this is for new facilities to be seen as a community resource wherever practicable.

#### **Policy IN5 Education Provision**

The Council will work to ensure the education needs arising out of future development are met. New education provision including extensions to existing facilities will:

- a. be highly accessible to its intended catchment, particularly by walking, cycling and public transport. If enlargement of an existing school is required as a result of new housing development where possible this will be expected to take place within the catchment area of this new development or at other local schools within walking distance of new development;

- b. be located and designed to minimise the impact of associated traffic and car parking on surrounding areas;
- c. be designed to provide high quality facilities suitable for the intended number and age of students;
- d. be designed and constructed using materials that ensure that a high quality learning environment is created that maximises ability to meet current and future education requirements;
- e. protect and enhance biodiversity and geodiversity;
- f. takes account of the Green and Blue Infrastructure checklist;
- g. wherever practicable and appropriate provide for community use of playing fields and other schools facilities;
- h. audit the main pedestrian and cycle routes to the school site(s) and provide financial contributions and/or physical works to extend the borough's network of Safer Routes to School;
- i. implement measures to reduce and manage the impact of car parking associated with the 'school run' in the vicinity of the school site(s); and
- j. work with the Council to actively implement and maintain a Travel Plan to minimise, as far as is practicable, the level of vehicular traffic generated by the school site(s).

Land should be reserved for primary school provision within the housing allocations at:

- i. Stainsby;
- ii. Newham Hall Farm; and
- iii. Holme Farm.

If, at the time the housing is developed, it can be demonstrated that the new schools are not required, the Council will consider appropriate alternative uses for the reserved land.

The housing allocation at Stainsby Road is identified as a potential location for a new school, should it be needed following further discussions with the Department for Education.

Land is also identified within the Middlehaven area for the development of Outwood Academy Riverside.

Developer contributions may be sought for new education provision in accordance with Policy CR4.

A flexible approach will be taken to the reuse and redevelopment of educational facilities that become surplus to requirement during the plan period, particularly where they would support the provision or improvement of educational facilities elsewhere in Middlesbrough.

## Health and Wellbeing

7.27 A healthy environment, fostered by robust urban design, access to quality green and blue spaces, and a sustainable transport system, can promote and encourage healthy lifestyles. Planning plays a crucial role in shaping these key health determinants, and thus can be a crucial lever in addressing health inequalities. The promotion of health is established as a central principle for Local Plans by the NPPF, which states that "Planning policies and decisions should

aim to achieve healthy, inclusive and safe places” A key role for the Local Plan, therefore, is to facilitate development that supports and encourages active, healthy lifestyles through addressing our local health and wellbeing goals.

- 7.28 In Middlesbrough, there are significant differences in the health and wellbeing, healthy life expectancy, and life expectancy, between the most and least deprived wards. For instance, life expectancy is 12.6 years lower for men and 12.0 years lower for women in the most deprived areas of Middlesbrough than in the least deprived areas. Evidence shows that inequalities in health and wellbeing are influenced by environmental as well as social and economic factors. In order to help address these issues, it is essential that community needs are supported through appropriate physical, social, and green and blue infrastructure, and by other facilities and key services which contribute to improving physical and mental health and wellbeing, and the overall quality of life experienced by residents.
- 7.29 Health and wellbeing is, therefore, an important issue in Middlesbrough. In order to combat issues like obesity, and non-communicable diseases such as type 2 diabetes, cancer, respiratory problems, heart disease, and other conditions, the South Tees Joint Strategic Needs Assessment (JSNA) establishes the local goals for addressing the various health and wellbeing challenges facing our diverse communities and the joint local health and wellbeing strategy outlines our key priorities in this mission. The Council will support development proposals that directly addresses these local health goals through the urban design process. The Council will also seek, with its partner organisations, to promote the provision of health facilities to ensure that everyone has access to high quality health care, and will assist the North East and North Cumbria Integrated Care Board (ICB) delivering their Strategic Plan.
- 7.30 In addition, the Council will look at a range of measures when assessing planning applications in order to both promote health and wellbeing and attempt to reduce health inequalities, such as: access to sustainable high quality green and blue environments, healthy neighbourhood design (for instance, walkability), healthy housing (for instance, increasing the provision of affordable and diverse housing), access to healthcare services and other social infrastructure, access to a healthy food environment (including opportunities for urban agriculture), healthy sustainable transport (including opportunities for active travel), crime reduction and community safety and addressing climate change and biodiversity, which have implications for the immediate and long-term health.
- 7.31 The Council has worked with partners to develop a Health Impact Assessment. All development proposals for 100 or more dwellings must be supported by a Health Impact Assessment to demonstrate that full consideration has been given to health and wellbeing, taking into account wider local/regional primary care and other health strategies. Proposals for other major developments will be screened by the Local Planning Authority to determine on a case-by-case basis whether a Health Impact Assessment will be required.
- 7.32 Health and wellbeing are cross cutting themes and Policy IN6 should be read alongside other policies in this Plan that seek to address the wider determinants of health.

### Policy IN6 Health and Wellbeing

The Council will support development in Middlesbrough that provides opportunities for healthy lifestyles, contributes to the creation of healthier communities and helps reduce health inequalities. The potential health gains from development proposals, will be maximised and any negative impacts mitigated. In order to achieve this the Council will:

- a. work with partners including the NHS to reduce health inequalities;
- b. protect existing facilities where possible, and support the provision of new or improved health facilities; and
- c. encourage proposals which utilise opportunities for the multi-use and co-location of health facilities with other services and facilities, co-ordinate local care and provide convenience for the community.

Development proposals should ensure they:

- i. are located in well-connected locations to enable active travel and support measures to promote walking and cycling;
- ii. create well designed and safe places with a strong sense of place;
- iii. promote energy efficient buildings;
- iv. support a diverse range of uses within our Town, District and Local Centres;
- v. support the delivery and access to essential community services;
- vi. protect and enhance open space, leisure and recreation facilities;
- vii. include the provision of multifunctional green and blue infrastructure;
- viii. avoid contributing to climate change, and provide mitigation against the effects of climate change;
- ix. discourage uses that have a negative health impact; and
- x. incorporate measures to prevent and reduce pollution so as not to cause unacceptable impacts before and after completion on land, water and buildings.

All development proposals for 100 or more dwellings must be supported by a Health Impact Assessment to demonstrate that full consideration has been given to health and wellbeing, taking into account wider local/regional primary care and other health strategies. Proposals for other major developments will be screened by the Local Planning Authority to determine on a case-by-case basis whether a Health Impact Assessment will be required.

### Communications Infrastructure

7.33 National policy requires local planning authorities to support the expansion and enhancement of communications infrastructure and actively work with partners to provide high speed broadband in their areas.

7.34 Recent events, including the rise of home working and internet shopping, have shown that telecommunications networks and high speed broadband technology is essential for now and the future. The Council, therefore, sees access to high quality communications and broadband as a vital component of infrastructure and key to growing a sustainable local economy, jobs,

education, agile working, along with having a central role in community cohesion and engagement.

- 7.35 The world of telecommunications and connectivity is a changing environment with new technological advances occurring all the time (such as 5G). The provision of fibre connections is, however, the most robust and future-proof method of connectivity. It is, therefore, the Council's aim to ensure that infrastructure is provided to facilitate fibre connections to all new residential and commercial developments.
- 7.36 Whilst acknowledging how vital high quality and reliable communication infrastructure is, it is also important to ensure that equipment and installations, together with any necessary enabling works, minimise their impact on their surroundings and do not result in unacceptable harm to visual amenity or environmentally sensitive features or locations. Such infrastructure should also be positioned in a manner which prevents an adverse impact on highway safety and maintains the free flow of pedestrians, cyclists and motorists.

#### **Policy IN7 Digital and Communications Infrastructure**

The Council will support the development and expansion of advanced, high quality communications infrastructure networks, including telecommunications and high speed broadband, to support economic growth and more accessible, inclusive communities, and which addresses coverage gaps within the borough.

Proposals for telecommunications and digital infrastructure will be supported where:

- a. the siting, height, design and appearance of the equipment will not cause harm to the character or appearance of an area or building on which it is located, including the significance and setting of heritage assets, and will not be visually intrusive in the street scene or create unacceptable clutter;
- b. existing carriageways, footpaths and cycleways are retained for the free flow of users, including during periods of maintenance, and that equipment is sited so that it does not unduly affect visibility of pedestrians, cyclists and motorists;
- c. equipment is positioned to avoid negative impact on highway safety;
- d. the equipment has been designed to keep the size of the installation to the technical minimum and sited, so far as practicable, to minimise the impact on the environment;
- e. opportunities are taken to locate equipment so that it benefits from a backdrop of landscaping, buildings or other similar features within the street scene;
- f. screening, including through landscaping, of equipment housing and other visually intrusive development associated with the proposal is provided;
- g. all reasonable alternative sites which fulfil the functional requirements of the equipment have been assessed;
- h. providers are able to demonstrate as part of the submission that they have considered using existing facilities or sharing with the equipment of other operators;
- i. no existing facilities are available and applicants have considered the need to include additional structural capacity to take account of growing demands for network development, including that of other operators;

- j. it does not cause significant or irreparable interference with other electrical equipment, air traffic services or other instrumentation operated in the national interest; and
- k. the applicant has certified that the development will operate within the ICNIRP Guidelines for public exposure.

New residential and commercial development should be served by a high speed broadband connection. This will need to be directly accessed from the nearest exchange and threaded through resistant ducting to enable easy access to the cable for future repair, replacement and upgrading. Where it can be demonstrated that this is not appropriate, practical or economically viable, developers will be encouraged to provide appropriate infrastructure to enable future installation.

Above ground telecoms equipment should be removed once it is no longer in operation.

## Cemetery Provision

7.37 Land needs to be protected for long-term burial requirements, especially when existing provision is nearing capacity. There are currently six cemeteries in Middlesbrough and one crematorium at Acklam. These cemeteries are located at:

- Acklam;
- Linthorpe;
- North Ormesby;
- St. Joseph's; and
- Two within Thorntree.

7.38 To ensure adequate supply of burial space over the time period of the Local Plan, additional land for cemetery use will be required within Middlesbrough. To address this requirement, extensions to existing burial space or new burial space will be needed. Suitable land at Acklam and Thorntree Cemeteries, and new burial space on land east of St. Mary's at Nunthorpe, has therefore been identified.

### **Policy IN8 Burial Grounds**

The Council will protect all existing burial spaces and seek to re-use existing spaces for new burial spaces, where appropriate, and where environmental risks have been suitably assessed.

Additionally, land as indicated on the Policies Map, will be allocated for new burial space at:

- i. Acklam Cemetery (extension);
- ii. Thorntree Cemetery (extension); and
- iii. Land to the east of St. Mary's Church, Church Lane, Nunthorpe.

In accordance with Policies HI1 and HI2, any proposals for burial ground infrastructure at Land to the east of St Mary's Church, will need to consider impact on the setting of nearby heritage assets



## 8. Managing the Historic Environment

### Strategic Objective

**Objective G** To conserve and where appropriate enhance our historic environment and cultural heritage

### Introduction

- 8.1 The historic environment includes all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, landscaped, and planted or managed flora. The historic environment is a non-renewable, shared resource, part of Middlesbrough's identity that contributes to a sense of place and a quality environment. The historic environment can play a key role facilitating economic growth, by creating successful places for businesses to locate and attract inward investment, driving successful regeneration. In turn, a strong economy can help support sustaining and enhancing the historic environment, including keeping historic buildings in sustainable uses. The Local Plan creates a positive strategy for Middlesbrough's historic environment, recognizing and protecting its heritage assets and supporting economic growth, regeneration and managing the impact of new development.
- 8.2 The speed of Middlesbrough's development from the early 19<sup>th</sup> century is unique. It grew from Middlesbrough Priory (a middle point between Durham Cathedral and Whitby Abbey), founded in 1119, to rural areas with tiny populations mostly owned by the Hustlers of Acklam and the Pennymans of Ormesby until 1801. In 1829 Joseph Pease and other Quaker businessmen purchased land in the area for 'Port Darlington' on the banks of the Tees; five years later a branch line was run in from the 1825 Stockton and Darlington Railway (S&DR). The construction of the 1830 branch line was the trigger for the S&DR to commission the first ever locomotive designed purely to haul passenger traffic. A town was planned to supply labour to the new coal port and Middlesbrough was born. The early town, called St Hilda's after the parish church that stood there until 1969, was centred on a market square, where the first town hall was built in 1846. This area was planned along a grid pattern, which was replicated across the Town as rapid expansion continued up until the 20th century.
- 8.3 The industrial revolution and the discovery of iron ore by John Vaughan and Henry Bolckow in the Cleveland Hills in 1850, led to iron and steel gradually replacing coal. South of the old Town Hall and Middlehaven a new town centre was laid out, again on a grid pattern around what is now Centre Square, with some of Middlesbrough's most significant and prominent buildings built here over the last century. The expanding iron and steel industry and salt works in the 1860s and 1870s spurred on the growth of Middlesbrough with a population of 19,000 in 1861 increasing to 40,000 only ten years later. G.G. Hoskins' Town Hall was built by 1889 and the Transporter Bridge in 1911, showcasing Middlesbrough's power and vitality.
- 8.4 The Historic Environment is the context within which new development happens. An early understanding of significance including the character and value of the historic environment prevents conflict and maximises the contribution historic assets can make to future economic growth and community well-being.

8.5 A 'heritage asset' is defined by the NPPF as 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest'. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).

8.6 Some of Middlesbrough's historic environment is designated as Listed Buildings, Scheduled Monuments, Conservation Areas and Registered Parks and Gardens. Some are identified (but classed as non-designated) because of local significance, such as those buildings and sites found on Middlesbrough's Local List.

Table B: Middlesbrough's Heritage Assets

Type of Heritage Asset	Middlesbrough Context
Listed Buildings	<ul style="list-style-type: none"> <li>• 1 Grade I, (Acklam Hall)</li> <li>• 11 Grade II*</li> <li>• 114 Grade II</li> </ul>
Scheduled Monuments	<ul style="list-style-type: none"> <li>• Earthworks at Nunthorpe Hall</li> <li>• Stainsby Medieval Village and Open Field System</li> <li>• Fishpond 550m east of Acklam Park</li> </ul>
Conservation Areas	<ul style="list-style-type: none"> <li>• Acklam</li> <li>• Albert Park and Linthorpe Road</li> <li>• Historic Quarter</li> <li>• Linthorpe</li> <li>• Marton</li> <li>• Nunthorpe</li> <li>• Ormesby</li> <li>• Stainton and Thornton</li> </ul>
Registered Park and Garden	Albert Park
Local List	91 buildings and sites

8.7 There are key buildings and sites that are particularly representative of Middlesbrough's history, including early industrial and railway heritage and there are other buildings and sites that are rare survivors of an earlier time, including rural and agricultural heritage. Proposals that sustain and enhance Middlesbrough's industrial and railway heritage are welcomed. This includes:

- development in St Hilda's, Middlehaven, the world's first planned railway town;
- development around the 1830 Middlesbrough branch line of the Stockton and Darlington Railway and related heritage assets;
- buildings related to people who made substantial contributions to Middlesbrough's history and development, including Captain James Cook, Henry W.F. Bolckow, John Vaughan and Dorman Long;

- buildings designed by architects who made substantial contributions to Middlesbrough’s historic environment, including Sir Alfred Waterhouse, G.G. Hoskins, R.R. Kitching, Sir Walter Brierly, Robert Moore, Gustav Martens and John Ross; and
- development, including bridges, relating to Middlesbrough’s port history, such as the Transporter Bridge, Albert Bridge, the Dock Clock Tower and the Sir William Cubitt designed Middlesbrough Dock.

## Strategic Context

8.8 The Council has a statutory duty to sustain and enhance the significance of Middlesbrough’s heritage assets. This can be best achieved by understanding the significance of heritage assets and by clear policies to manage change that can be applied strategically to guidance and other policies, to regeneration projects and in a development management context, to guide planning and other applications.

8.9 The Council will continue to work proactively with partners to find solutions to conserving and enhancing Middlesbrough’s historic environment. Opportunities will be sought to use the opportunity that the historic environment provides to act as an anchor for the future regeneration of Middlesbrough. Heritage-led regeneration encourages public and private sector investment by retaining businesses in an area and by providing an incentive to relocate to it. Understanding how places change, what makes them distinctive, and the significance of their history is the key to regeneration. The historic environment can be part of successful regeneration because it can contribute to investment, sense of place and sustainability.

## Heritage At Risk

8.10 Heritage At Risk includes buildings, structures and sites whose preservation is threatened, often by vacancy or lack of regular repair and maintenance. The Council is preparing a Heritage At Risk register to identify and proactively guide removing these buildings and sites from the register.

### Policy HI1 Strategic Historic Environment

#### Strategic

Middlesbrough’s historic environment makes a positive contribution to the borough’s identity and potential for economic growth and regeneration. The Council will work with partners to proactively find solutions to conserving and enhancing the historic environment within Middlesbrough. In addition, opportunities will be sought to use the opportunity that the historic environment provides to act as an anchor for the future regeneration of Middlesbrough.

The Council will sustain and enhance the historic character of Middlesbrough, which includes historic areas, buildings, features, archaeological assets and their settings seeking the optimum viable use. Priorities for conservation and enhancement include:

- i. development in St Hilda’s, Middlehaven, the world’s first planned railway town;
- ii. development around the 1830 Middlesbrough branch line of the Stockton and Darlington Railway and related heritage assets;
- iii. buildings related to people who made substantial contributions to Middlesbrough’s history and development;

- iv. buildings designed by architects who made substantial contributions to Middlesbrough's historic environment; and
- v. development, including bridges, relating to Middlesbrough's port history.

Where development affecting heritage assets and/or their settings is proposed, it must be of high quality, respecting its context and demonstrating a strong sense of place. Where proposals may harm Heritage Assets and/or their setting, a Heritage Impact Assessment (HIA) must be submitted assessing the significance of any heritage assets affected, including any contribution made by their setting.

#### **Heritage At Risk**

Development of heritage assets whose preservation is at risk will be permitted providing it results in the optimum viable use of the building, site or area. Support will be given to schemes that sustain or enhance heritage assets' significance including their settings, particularly archaeological remains most at risk through neglect and decay. The Council will work proactively with its partners to identify solutions to removing risk from heritage assets.

### Listed Buildings

- 8.11 Listed Buildings are designated nationally to recognise and protect their historic and architectural significance. They represent some of our most historic and culturally important buildings, are irreplaceable and warrant a high level of protection through the planning system. Middlesbrough has civic, commercial, ecclesiastical, residential and agricultural/former agricultural Listed Buildings. Not all Listed Buildings are buildings, they can be other structures including bridges, telephone kiosks and mileposts.
- 8.12 The Council will ensure that the borough's Listed Buildings are conserved and enhanced in a manner appropriate to their significance so that they can be enjoyed and continue to make an important contribution to the environment, economy, quality of life and lifelong learning for this and future generations.
- 8.13 The Council will promote the continued upkeep and active use of Listed Buildings with a presumption in favour of their conservation based upon their significance. The Council will have special regard to the desirability of conserving any Listed Building and its setting, or any features of architectural or historical interest which it possesses, which contribute to its significance.

### Scheduled Monuments

- 8.14 Scheduled Monuments are designated nationally to protect the most significant archaeological heritage assets. They are often structures without modern uses, meaning they are particularly vulnerable to damage and from harmful development in their setting. Middlesbrough's three Scheduled Monuments are medieval remains, providing evidence of early life in the area prior to the industrial revolution and the birth of the Town.

### Conservation Areas

- 8.15 A Conservation Area is 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. Conservation Areas are designated (chosen) by the Council. Development within, and adjacent to, Conservation Areas is managed

through decisions made on planning applications guided by Conservation Area Character Appraisals and Management Plans.

- 8.16 Middlesbrough Council has designated eight Conservation Areas, where there are concentrations of high quality, traditional and historic buildings, features and spaces, to sustain and enhance their significance. Some are in Middlesbrough’s urban areas; some suburbs and a couple are rural villages. Conservation Area Character Appraisals and Management Plans are in place for all of Middlesbrough’s Conservation Areas, the most recent was adopted in 2013.
- 8.17 The Council will over the lifetime of the plan, consider which parts of the borough may be areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and determine whether any changes are needed to designation.
- 8.18 In September 2019, Middlesbrough’s Historic Quarter Conservation Area was successful in being awarded a High Street Heritage Action Zone, part of the Future High Streets Fund. It ran for four years from April 2020 and provided funding to deliver high street regeneration and community involvement as well as prioritising Historic England’s resources in the area. The scheme was split into three main areas: building grants, public realm works and community engagement. It built on positive private investment in the area, enhancing the historic area and its businesses and will result in the removal of the Conservation Area from the At Risk Register.

### Registered Parks and Gardens

- 8.19 Albert Park is Middlesbrough’s only Registered Park and Garden. It is a public park funded by Henry Bolckow and designed by William Barratt, which opened in 1868. Albert Park is a treasured open space, a break from urban Middlesbrough that has been enjoyed since it opened. Development in a Registered Park and Garden needs to support and benefit the park and garden, giving great weight to its conservation.

## Policy H12 Designated Heritage Assets

### a. Listed Buildings

Works to Middlesbrough’s Listed Buildings should sustain or enhance their significance, including any contribution made by their setting. Works that have been identified as harmful will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal. Substantial harm to a Grade II Listed Building should be exceptional, while development that has been identified as substantially harmful to the significance of a Grade 1 and/or Grade II\* Listed Building and/or its setting should be wholly exceptional.

Works to alter, extend or change the use of a Listed Building or structure within its curtilage should sustain or enhance its significance and should take account of the following, which includes, but is not limited to:

- i. protecting existing historic hard and soft landscaping features including trees, hedges, walls, fences and surfaces;
- ii. making use of high quality, natural materials; and
- iii. protecting historic plot boundaries and layouts.

Works that affect the setting of a Listed Building will be permitted providing it sustains or enhances its setting. This includes the use of high quality, locally distinctive designs and natural materials.

Works that involve the demolition of a Listed Building or structure or within the curtilage of a listed building will not be permitted, except in exceptional circumstances as detailed in national policy.

**c. Scheduled Monuments**

Development that is identified as harmful to the significance of a Scheduled Monument should require clear and convincing justification. Development that would result in substantial harm to or loss of a Scheduled Monument should be wholly exceptional. Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

**c. Conservation Areas**

Development within, or affecting the setting of, a Conservation Area will be permitted where it sustains or enhances the significance of the Conservation Area, providing it:

- i. respects architectural and historic character by design in accordance with the positioning, grouping, density, massing, height, form, scale, grain and detailing of development, including the use of natural materials;
- ii. respects hard and soft landscaping features including areas of open space, trees, hedges, walls, fences, watercourses and surfacing and the special character created by them;
- iii. respects historic plot boundaries and layouts;
- iv. makes use of high quality, natural or traditionally hand-made materials;
- v. results in high quality, locally distinctive development; and
- vi. is guided by the content of Conservation Area Character Appraisals and Management Plans where relevant.

Development that will result in harm to the significance of Conservation Areas and/or their settings will not be permitted unless the public benefits outweigh harm and require clear and convincing justification.

Demolition in Conservation Areas will not be permitted unless:

- vii. the building or structure makes a negative contribution to the significance of the Conservation Area; or
- viii. the removal is necessary to deliver public benefit that outweighs the loss.

Planning applications for demolition within Conservation Areas must include proposals for redevelopment of the site, including a schedule of works. In all circumstances, the proposed redevelopment of sites must make a positive contribution to the significance of the Conservation Area.

#### **d. Registered Parks and Gardens**

Development within or affecting the setting of a Registered Park and Garden will be permitted providing it:

- i. cannot be accommodated elsewhere, due to it being an integral feature of the park;  
or
- ii. is directly related to the conservation management of the park.

All development affecting a Registered Park or Garden must not harm those elements that contribute to its enjoyment, layout, design, significance and/or setting, including key views or towards the park, giving great weight to its conservation.

### **Non-Designated Heritage Assets and the Local List**

- 8.20 There are identified non-designated heritage assets within the borough including those on the Local List and the Historic Environment Record, which although not designated, make a positive contribution to Middlesbrough's historic environment. New non-designated Heritage Assets that contribute positively to Middlesbrough's historic environment may be identified during policy- and guidance-making and during pre-application or planning application stages, providing they meet criteria used to draw up Middlesbrough's Local List.
- 8.21 Middlesbrough's Local List was adopted in 2011. The Local List contains non-designated Heritage Assets, buildings and site that have local significance. It identifies 91 buildings, structures, parks, gardens and open spaces, in need of recognition and protection to manage change to and around them, because Middlesbrough is a relatively young settlement. The list can be viewed here <https://www.middlesbrough.gov.uk/planning-and-development/conservation/middlesbrough-local-list/>
- 8.22 Any proposals affecting non-designated heritage assets should be assessed by carefully weighing the loss or harm caused to the heritage asset against its significance.

#### **Policy H13 Non-Designated Heritage Assets and the Local List**

The Council has identified locally listed non-designated heritage assets for their contribution to the area, which should be considered when determining planning applications. Their importance to Middlesbrough and to the community will be considered, and account will be taken of the desirability to sustain and enhance their significance, including development in their settings. Development proposals should respect, support and, where possible, positively contribute to the significance of these heritage assets.

Development of Local List buildings and sites will be permitted providing they sustain and enhance their significance, proportionate to their level of significance including enabling sustainable uses for them.

Other buildings and features of design and architectural interest not included on the Local List may be considered non-designated heritage assets and therefore will also be subject to these requirements.

Where a development would result in harm to a non-designated asset, a balanced judgement will be made, having regard to the scale of any harm or loss and the significance of the asset. A Heritage Impact Assessment will be required to inform the decision.

### Non-Designated Archaeology

- 8.23 The Council is committed to ensuring important archaeological sites, regardless of designation, are protected from inappropriate development. The Middlesbrough Historic Environment Record maintains details of all known sites of archaeological interest in the area, including finds, landscapes, buildings and other aspects of the historic environment. In addition, it contains information on past research and investigations. Applicants are advised to check to see whether their site may contain archaeological remains.
- 8.24 Where development is likely to affect sites of known or possible archaeological interest, an archaeological evaluation will be required, the scope of which will be agreed with the Council. This will help to establish the significance of any archaeological remains prior to determination of a planning application, with mitigation measures and the steps to be taken to record, retain, incorporate, protect, enhance and, where appropriate, manage the archaeological interest, provided as part of the proposals.

#### **Policy HI4 Non-Designated Archaeology**

Development that would affect a non-designated known or potential archaeological site, will require the results of an appropriate desk-based assessment to be submitted as part of the planning application. An archaeological field survey may also be required to identify the most appropriate course of action. As a minimum, Middlesbrough's Historic Environment Record, held by the Council, should be used to inform this.

Proposals on sites where archaeological interest has been established by a previous find recorded in the Historic Environment Record will not be determined until the potential impact of the proposed development on archaeological deposits and remains has been adequately assessed and evaluated, and any harm can be avoided, minimised, or mitigated.

In the absence of adequate information, applications will be refused. Development that has been identified as harmful to the significance of non-designated sites (including development within their setting), will only be permitted in exceptional circumstances and require clear and convincing justification.

Where proposals impact non-designated heritage assets that are of an archaeological nature any harm to them will be balanced against public benefits.

Opportunities for information gain and investigations as part of proposed development will be maximised and added to the Historic Environment Record.



## Stockton & Darlington Railway

- 8.25 Before 1830 and the arrival of the Middlesbrough branch line of the 1825 Stockton & Darlington Railway (the S&DR), Middlesbrough comprised a farmhouse and barns, stables, yards and farmland, surrounded by marshland. The S&DR played a vital role in the existence and growth of Middlesbrough, commensurate with the role ironstone and industry are better recognised for.
- 8.26 The route of the branch line is recorded on Middlesbrough's Historic Environment Record (HER) and is shown on the Policies Map. The route is in active use as live railway line and has remained in continuous industrial and commercial use since 1830.

### **Policy HI5 Stockton & Darlington Railway**

Development proposals that sustain or enhance the significance of the Stockton & Darlington Railway, its Middlesbrough branch line and early railway and industrial heritage assets and their settings will be supported. Proposals for development in the setting of the route that contribute to the public knowledge and understanding of the branch line and related railway and industrial development will be supported.

## 9. Appendices

- Appendix 1** Monitoring Framework
- Appendix 2** Site Allocations Location Plans
- Appendix 3** Strategic/Non-strategic Policies
- Appendix 4** Superseded Policies
- Appendix 5** Key Diagram
- Appendix 6** Housing Trajectory
- Appendix 7** Neighbourhood Plan Housing Allocations
- Appendix 8** Nationally Described Space Standards
- Appendix 9** Green and Blue Infrastructure Checklist
- Appendix 10** Glossary

# Appendix 1. Monitoring Framework

## Introduction

As part of the process of preparing the Local Plan, it is necessary to identify an effective monitoring framework against which implementation of the strategy and vision can be monitored. This in turn will help to identify any policy modification that needs to be made if a particular policy or suite of policies within the plan are not delivering their intended outcome.

## Performance indicators

Indicators will be identified to show how the performance of the Housing Local Plan will be measured. The monitoring process is one that will evolve over time as new information becomes available and policy lessons are learnt. Indicators may as a consequence change or be refined over time to reflect this evolving process. It is not practicable to include an indicator for every policy in the plan. Where possible, policies have been grouped and common indicators identified.

## Annual Monitoring Report (AMR)

The AMR will be the principal component in the monitoring framework, bringing together all the necessary information to successfully monitor the implementation of the Local Plan in one place. It will be published by December each year and will include an assessment of:

- a) Whether the policies and related targets or milestones in the Local Plan have been met or progress is being made towards meeting them or; where they are not being met or not on track to being achieved, and the reasons why;
- b) What impact the policies are having in respect of national and local policy targets and any other targets identified in the Local Plan;
- c) Whether the policies in the Local Plan need adjusting or replacing because they are not working as intended;
- d) Whether the policies need changing to reflect changes in national policy; and
- e) Whether policies or proposals need changing, and the actions needed to achieve this.

The following indicators will be used to monitor implementation of the Local Plan. This will be refined through the AMR.

<b>Chapter 2– Vision and Strategy</b>	
<b>Strategic Objective</b>	
<b>Objective A</b> To deliver new high quality, well-designed and energy efficient development that is resilient to the effects of climate change and meets the needs and aspirations of our current and future residents	
<b>Objective H</b> To achieve healthy and safe communities	

Policy	Indicator	Target	Existing Baseline	Source
ST3	Number of dwellings	1500	-	Completion certificates

	completed (MDC area)			
ST3	Number of new jobs created (MDC area)	4,000	-	MDC data

**Chapter 3 – Creating Quality Places**

**Strategic Objective**

**Objective A** To deliver new high quality, well-designed and energy efficient development that is resilient to the effects of climate change and meets the needs and aspirations of our current and future residents

**Objective H** To achieve healthy and safe communities

Policy	Indicator	Target	Existing Baseline	Source
CR2	Loss of protected open space	Avoid	Local Plan Open space layer	Planning applications and completion certificates
CR2	Development on previously developed land	Maximise	-	Completion certificates
CR2	Development on land listed on the brownfield register	Maximise	See brownfield register	Completion certificates
CR2; CR3	Percentage of major development applications accompanied by a Design and Access Statement	100%	-	Planning applications
CR4	Total development contributions received	-	-	Council data
CR5	Development outside of development limits	Minimise	-	Completion certificates
CR6	Tall buildings applications to be accompanied by a detailed	100%		Planning applications

	urban design assessment			
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**Chapter 4 – Economic Growth**

**Strategic Objective**

**Objective B** To revitalise Middlesbrough Town Centre through diversifying our retail and leisure offer, and attracting new urban dwellers, supported by a strong network of district and local centres

**Objective C** To strengthen our local economy by supporting existing business and attracting new employers

Policy	Indicator	Target	Existing Baseline	Source
EC1, ST1	Economic activity	Increase rate	-	ONS
EC1, ST1	Employee jobs	Increase	-	ONS Business Register and Employment Survey
EC1	Unemployment rate	Decrease	-	ONS
EC1	Earnings by place of residence	Increase	-	ONS Annual Survey of hours and earnings
EC1	Earnings by place of work	Increase	-	ONS Annual Survey of hours and earnings
EC1, ST1	Employment Type	Increase proportion of manufacturing sector; creative media and digital sector; and health and education sector.	-	ONS
EC2	Amount of floorspace developed for employment use within; Riverside Park; East Middlesbrough Industrial Estate; Lawson Industrial Estate; Cannon Park; Cargo Fleet; Letitia; Newport South Business Park, Whitestone Business Park & Warelands Way	Maintain and increase	-	Completion certificates

EC4	Business floor space completed (Middlehaven)	Increase	-	Completion Certificates
EC4; EC6	Education floorspace completed (Middlehaven and University Campus)	Increase	-	Completion Certificates
EC4	Leisure floorspace completed (Middlehaven)	Increase	-	Completion Certificates
EC4	Impact upon SPAs and Ramsar Sites	Appropriate Assessment required	-	Planning applications
EC9	Annual Footfall	Increase	-	Council data
EC9; EC10	Floorspace permitted for retail use	Maintain or increase	-	Completion certificates
EC8; EC9	Amount of completed retail, office and leisure development in town centres	Maintain and enhance the vitality and viability of the town centre	-	Completion certificates
EC8; EC9	Floorspace permitted/refused for town centre uses in town centre; edge of centre; out of centre locations	Maximise development within the town centre	-	Completion certificates
EC9	Total number of units and number of vacant units in the town centre. Total amount of floorspace and vacant floorspace within the town centre.	Reduce the number of vacant units	-	Annual survey
EC9; EC11	Amount of completed high density commercial accommodation within and around Town Centre (m <sup>2</sup> )	Increase	-	Completion Certificates
EC16	Total number of units and number of vacant units in	Maintain or enhance vitality and viability	-	Annual Survey

	the district centres			
EC16	Total amount of floorspace and vacant floorspace within the district centres	Maintain and enhance the vitality and viability of the town centre	-	Annual survey
EC17	Proportion of Hot food takeaway uses in the Town Centre	Should not exceed 2%	-	Annual survey
EC17	Proportion of Hot food takeaway uses in the Linthorpe Road South Secondary Shopping Area	Should not exceed 10%	-	Annual Survey
EC17	Proportion of Hot food takeaway uses in the district and local centres	Should not exceed 10%	-	Annual Survey
EC18	Gross floorspace of small-scale retail and food uses within employment areas	Should not exceed 200m <sup>2</sup> per unit	-	Completion certificates

### Chapter 5 - Housing Development

#### Strategic Objectives

**Objective A** To deliver new high quality, well-designed and energy efficient development that is resilient to the effects of climate change and meets the needs and aspirations of our current and future residents

**Objective D** To build high quality homes that help strengthen our communities

**Objective H** To achieve healthy and safe communities

Policy	Indicator	Target	Existing Baseline	Source
H01; H02, ST1	Net additional dwellings provided	400	-	Completion certificates
H02	Outstanding planning permissions on allocations	Delivery of housing allocation	-	Planning decision notices
H02; H04	Completions on allocated sites	Delivery of housing allocation	-	Planning Completions

H01; H04; H05	Number and type of affordable dwellings provided	To deliver affordable housing and meet identified needs.	-	Planning completions
H06	Net additional pitches (Gypsy, Traveller and Travelling Showpeople)	14	20pitches	Council data
H07; H08	Space standards for residential use	100%	-	Planning application
H09	HMO developments	100%		Planning application
H010	Student accommodation on and off campus	100%		Planning application; Completion Certificates
H011	Self-build demand / availability	maximise	2022/2023 – 2no. registered to Part 1.	Self-build register; Planning applications; Completion certificates

## Chapter 6 - The Natural Environment

### Strategic Objective

**Objective E** To protect and enhance our green and blue infrastructure

**Objective F** To ensure that new development is properly served by new and improved physical, social and environmental infrastructure

Policy	Indicator	Target	Existing Baseline	Source
NE1	Quality score of open spaces	Increase	See OSNA	Open Space Needs Assessment
NE1	Value score of open spaces	Increase	See OSNA	Open Space Needs Assessment
NE1, NE4	New open space created (m2)	Maximise	Local Plan Policies Map	Planning completions
NE2	Development on green wedge (Green wedge lost m2)	0%	- Local Plan Policies Map	Planning applications.
NE3; NE4	Open Space lost to development	Minimise	- Local Plan Policies Map	Planning applications/Planning completions
NE4	Amount of country park created as part	-	-	Planning completions



	of Stainsby development (ha)			
NE4	New playing pitches provided	Meet demand	-	Planning completions
NE4	Public open spaces created (m <sup>2</sup> ) as part of new development	-	-	Completion certificates
NE8	Number persons per dwelling (for the purpose of calculating mitigation)	0.6 persons per dwelling	0.27 persons per dwelling	Council Data
NE10	Number of proposals approved in areas at risk of flooding contrary to Environment Agency	0	-	Planning applications/completion certificates

**Chapter 7- Physical, Social and Environmental Infrastructure**

**Strategic Objective**

**Objective F** To ensure that new development is properly served by, and sustainably connected to new and improved physical, social and environmental infrastructure

**Objective H** To achieve healthy and safe communities

Policy	Indicator	Target	Existing Baseline	Source
IN2	Annual passenger journeys on local bus services	Increase	-	Department for Transport statistics
IN2	Annual rail journeys	-	-	ORR Statistics
IN2	Estimates of Station usage	-	-	ORR Statistics
IN3	Electric vehicle charging points provided as part of developments	Increase	-	Completion Certificates

IN2	Cycle parking facilities provided	Increase	-	Completion Certificates
IN5	Primary school facilities provided	Provide as necessary	-	Completion certificates
IN6	Additional health facilities provided	Support provision	-	Completion certificates
IN6	% of major developments and proposals accompanied by a HIA	All developments and proposals.	-	Planning applications
IN8	New burial space created	Created at Acklam, Thorntree and St Mary's Church Nunthorpe.	-	Council data

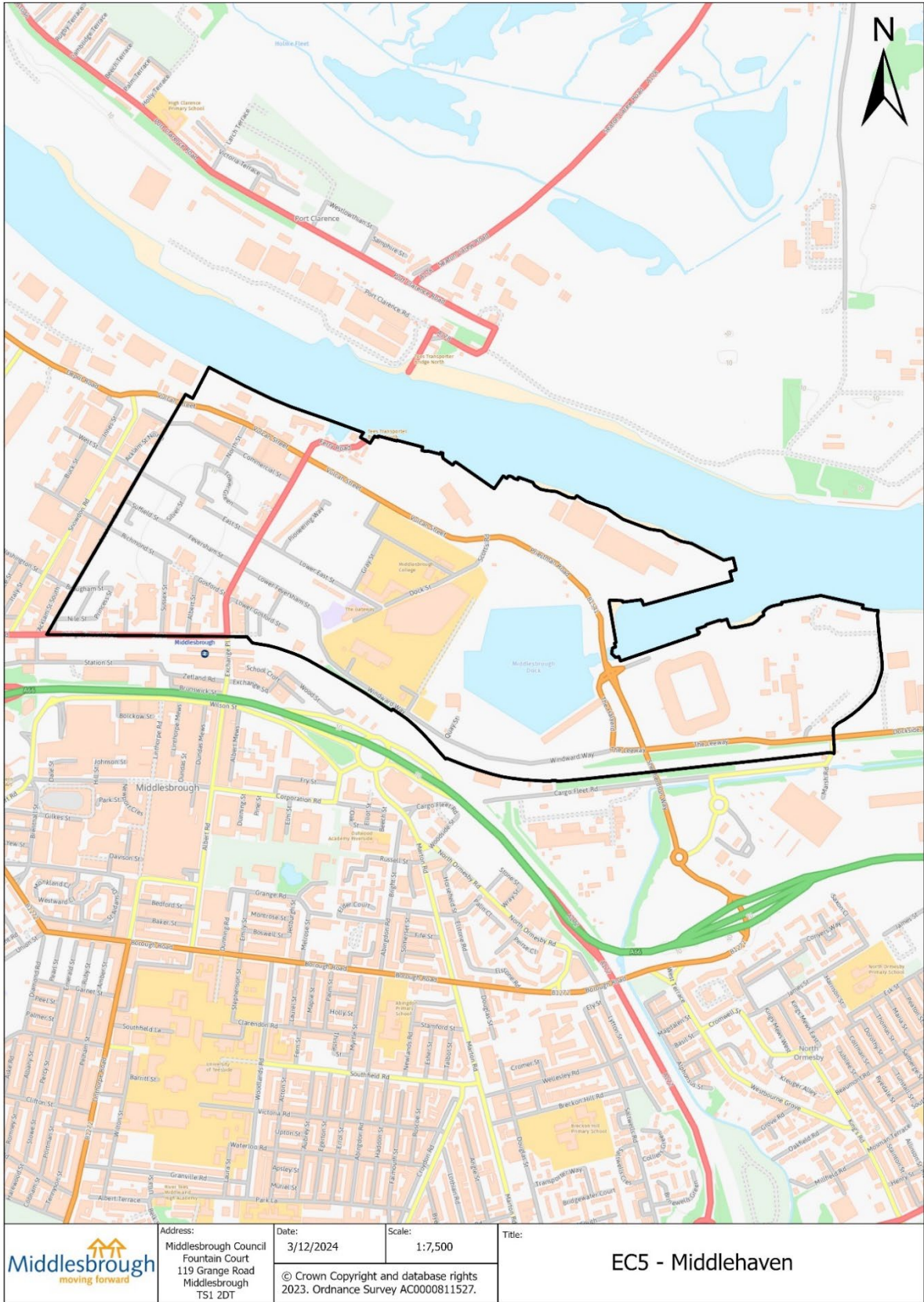
**Chapter 8 - Managing the Historic Environment**

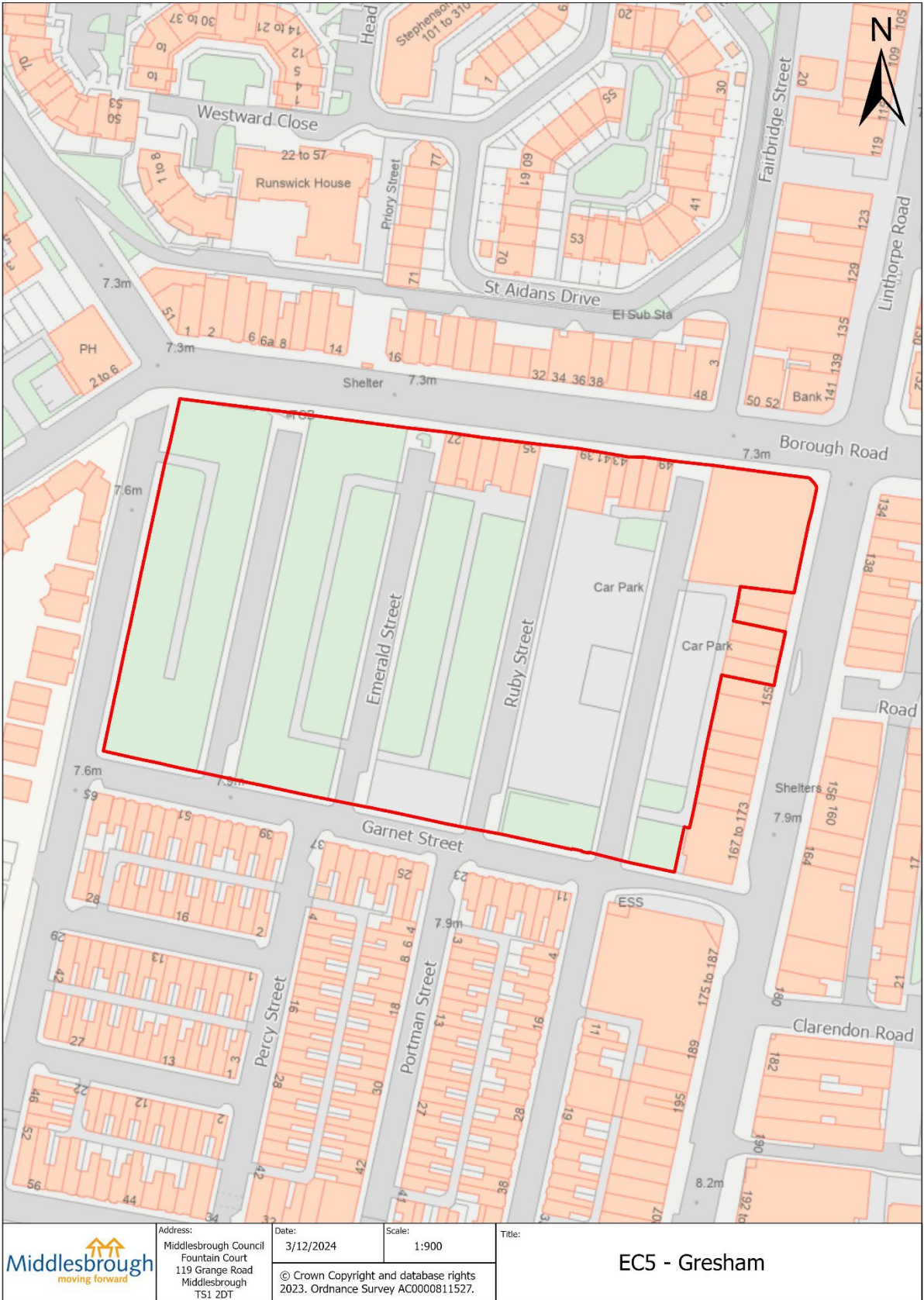
**Strategic Objective**

**Objective G** To recognise and value our historic and culturally important assets.

Policy	Indicator	Target	Existing Baseline	Source
HI1	Number of heritage assets classified as 'at risk' on Heritage at Risk Register	0	-	Historic England
HI1, HI2	Number of designated heritage assets lost	0	-	Historic England
HI2	New Conservation areas designated	Where necessary	-	Council data

# Appendix 2 Site allocation location plans





Address:  
Middlesbrough Council  
Fountain Court  
119 Grange Road  
Middlesbrough  
TS1 2DT

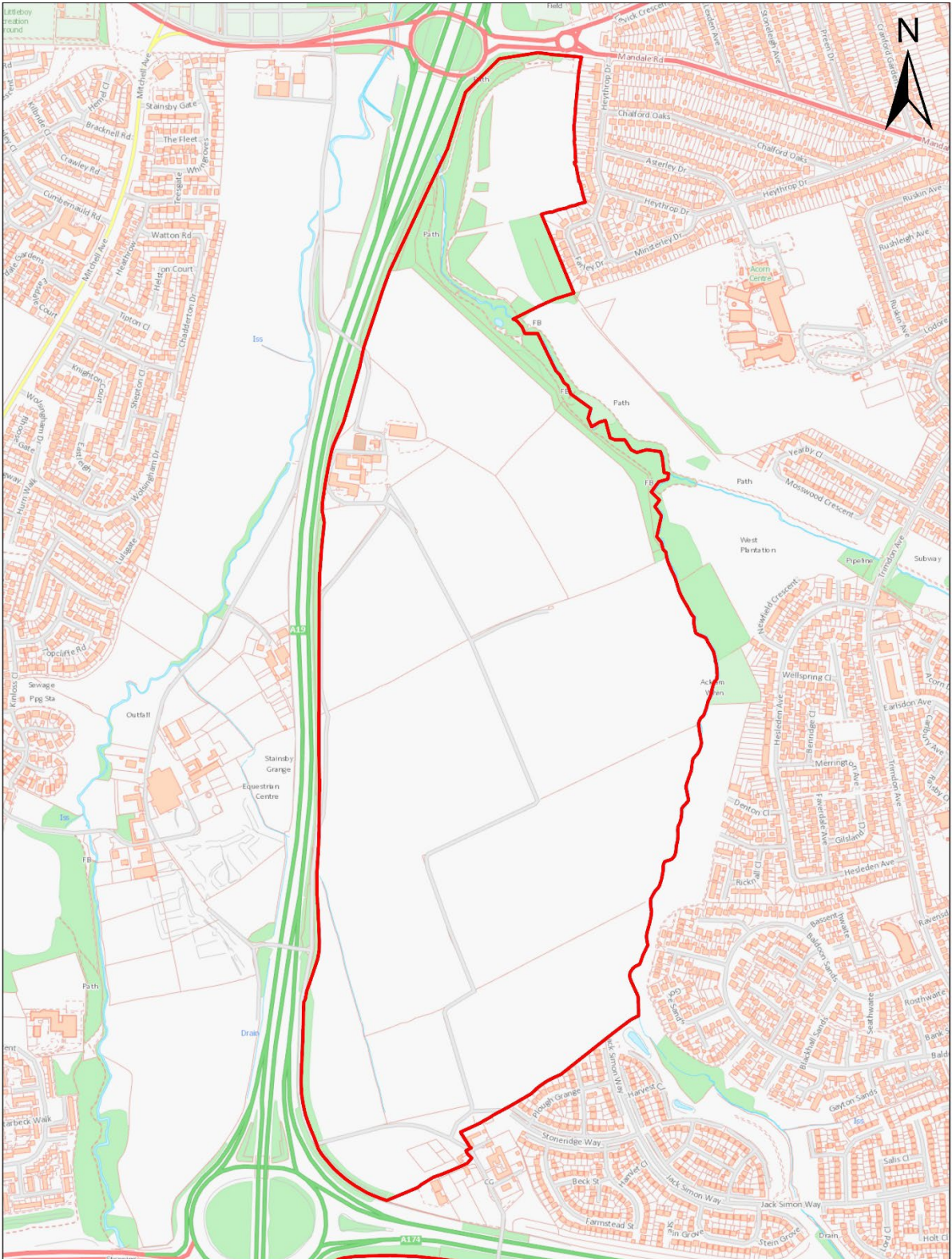
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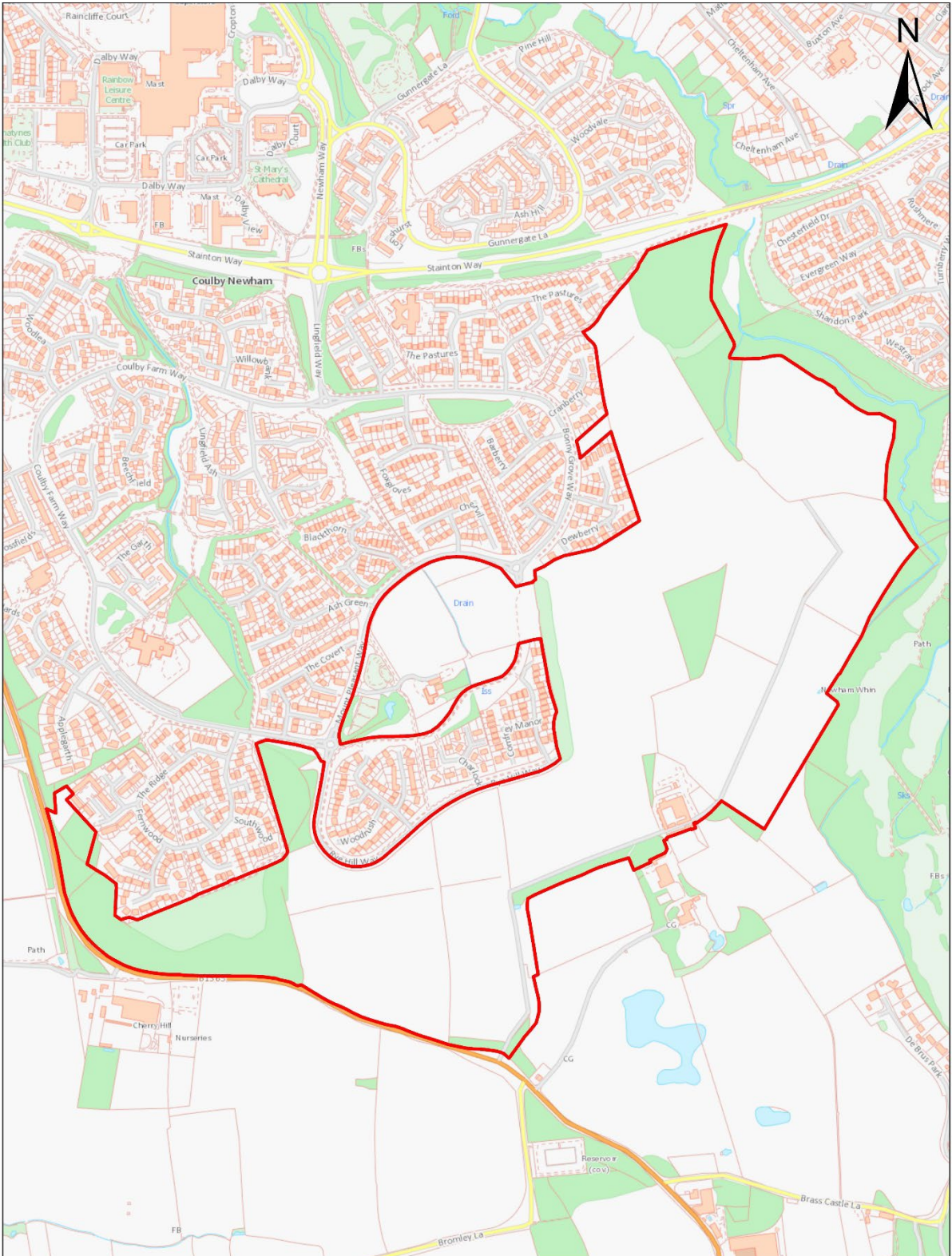
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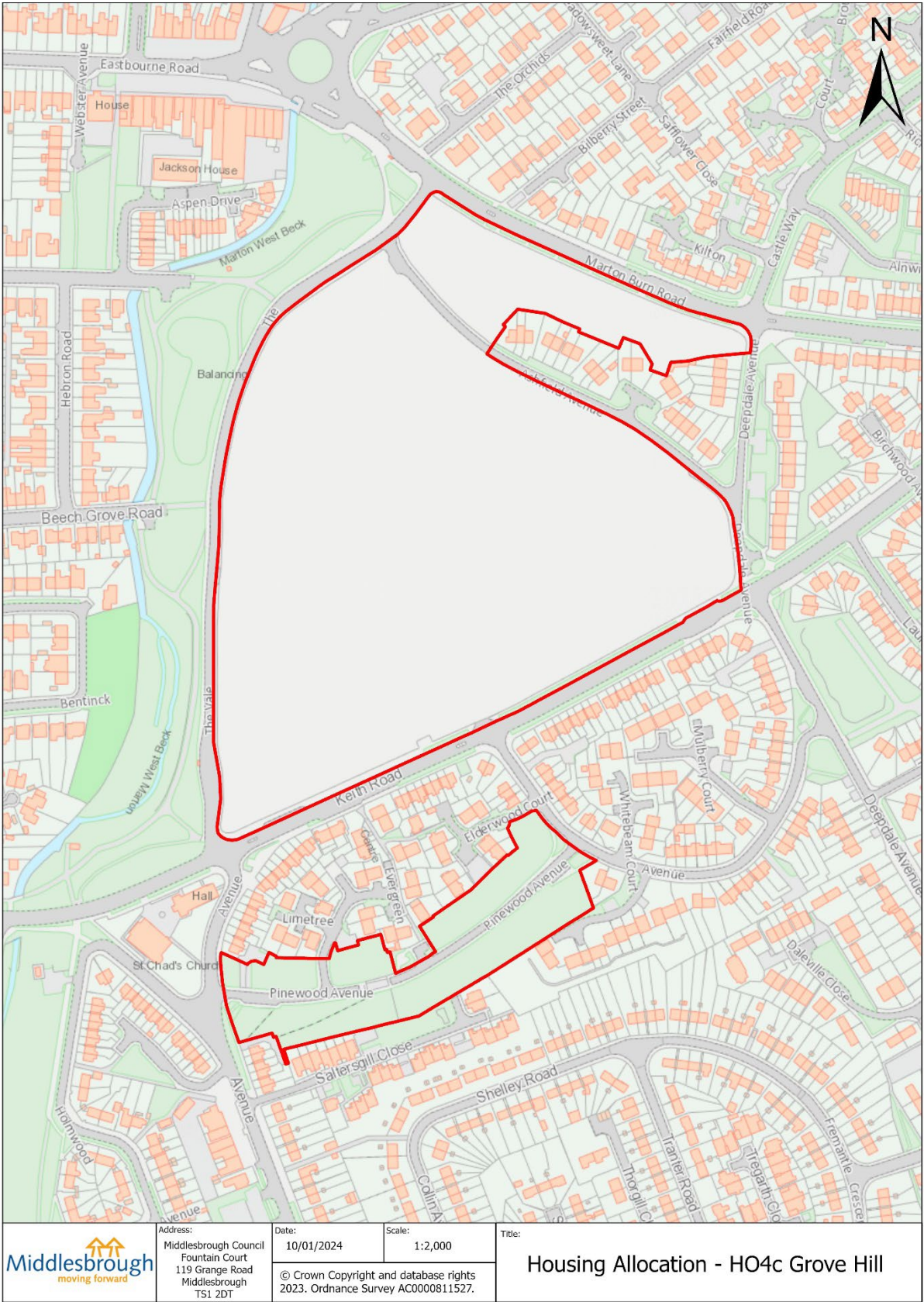
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2023. Ordnance Survey AC0000811527.



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		© Crown Copyright and database rights 2023. Ordnance Survey AC0000811527.		



	Address: Middlesbrough Council Fountain Court 119 Grange Road Middlesbrough TS1 2DT	Date: 10/01/2024	Scale: 1:5,500	Title: <b>Housing Allocation - HO4b                  Newham Hall Farm</b>
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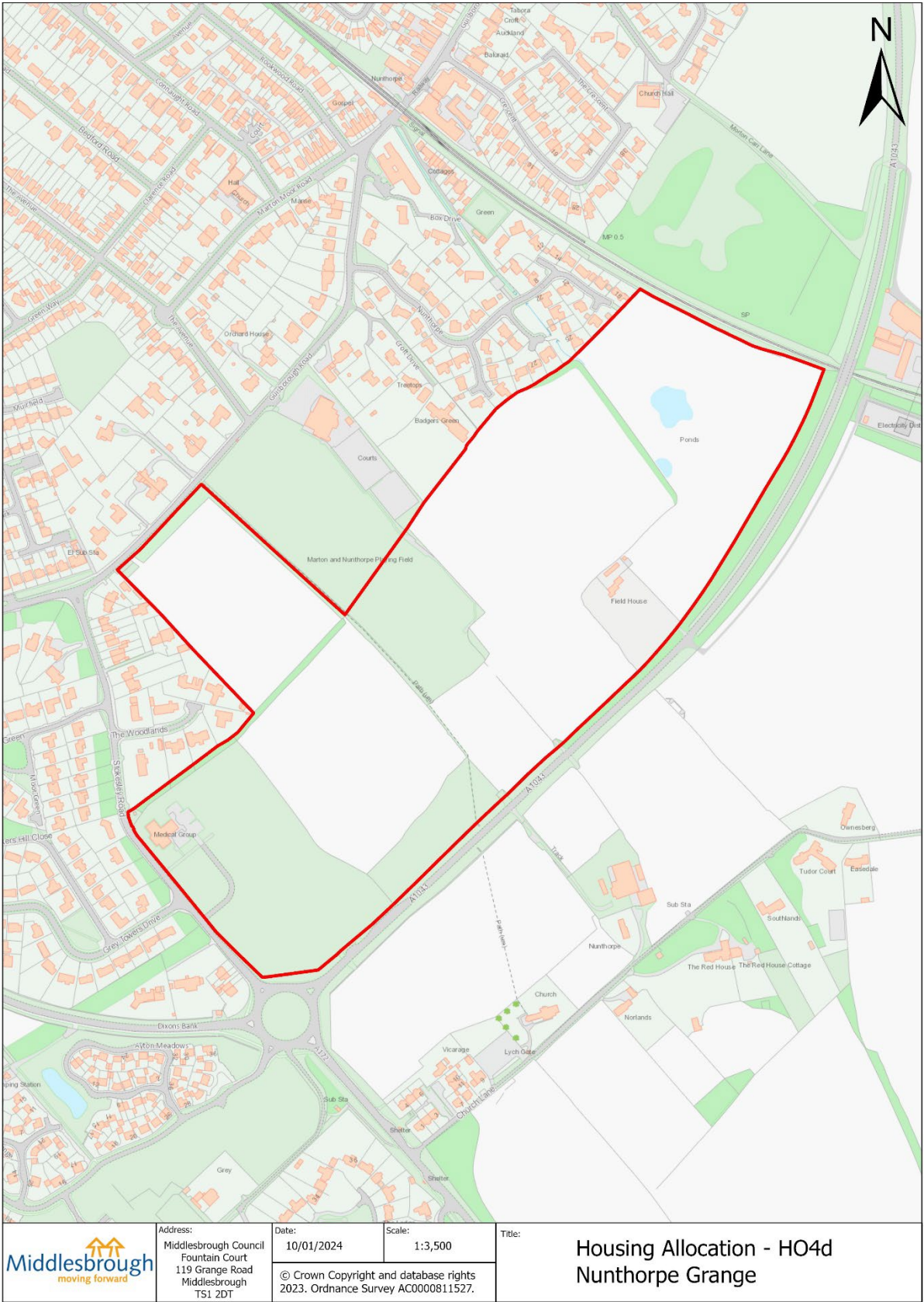
Address:  
Middlesbrough Council  
Fountain Court  
119 Grange Road  
Middlesbrough  
TS1 2DT

Date:  
10/01/2024

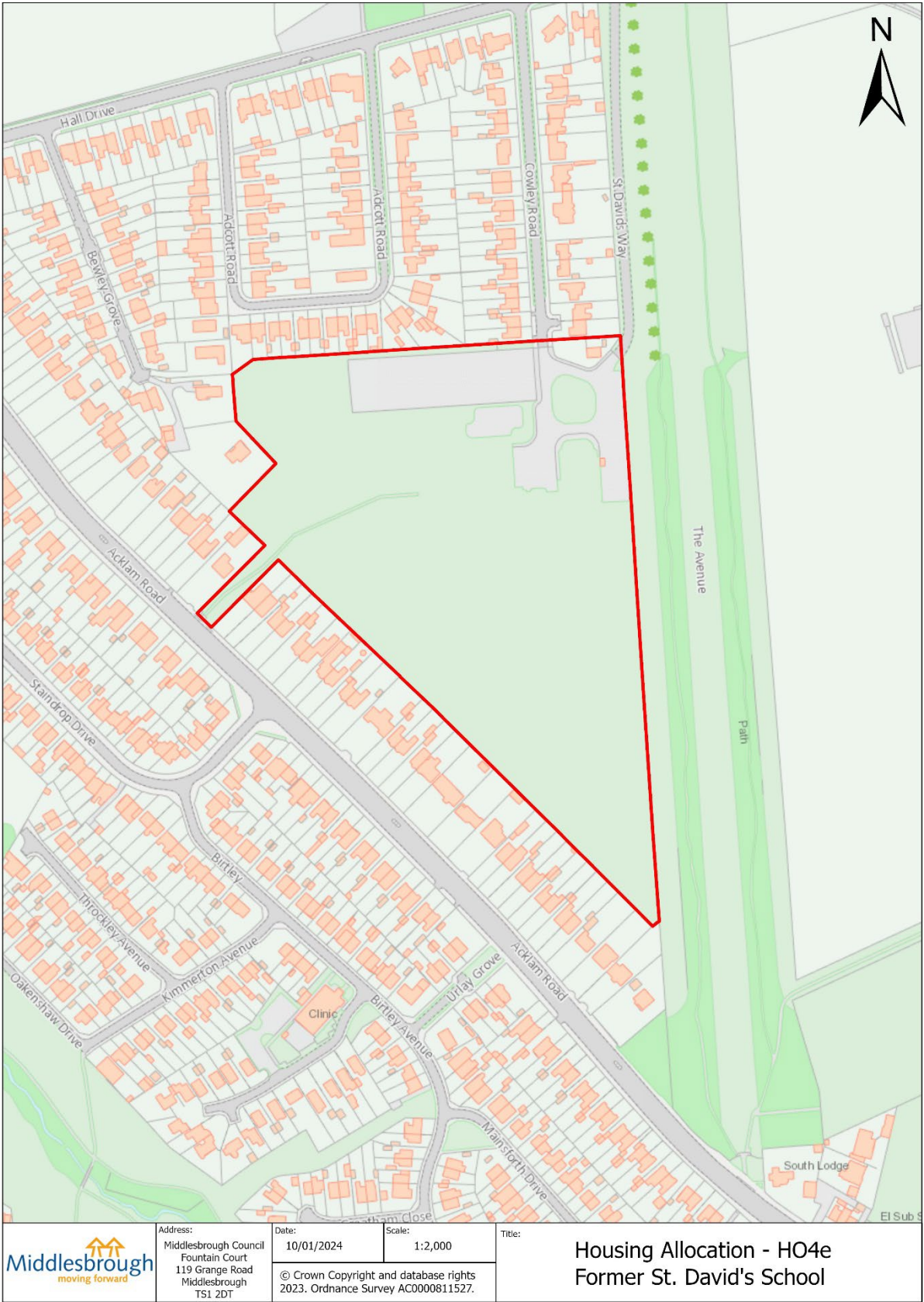
Scale:  
1:2,000

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Title:  
**Housing Allocation - HO4c Grove Hill**







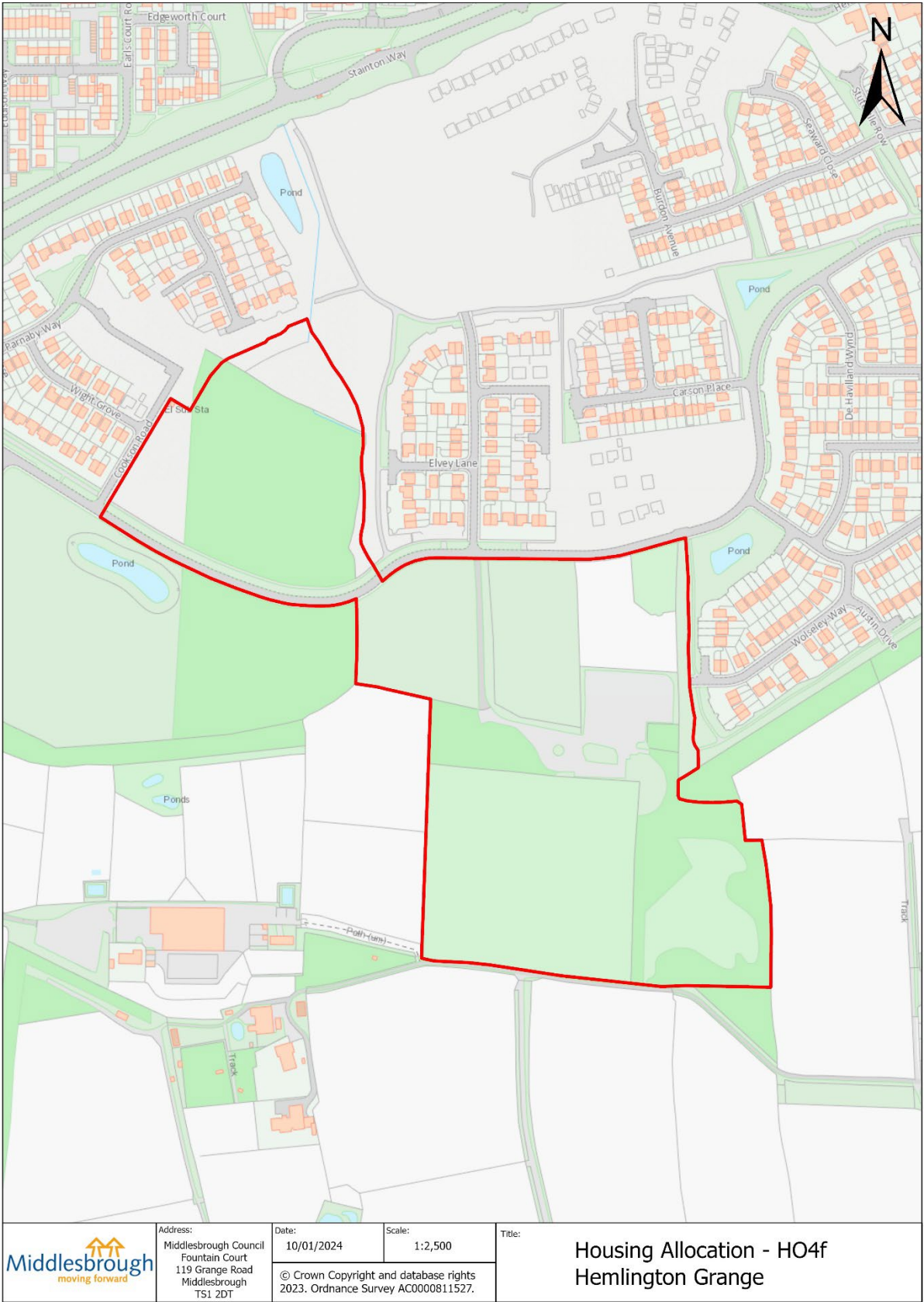
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Middlesbrough Council  
Fountain Court  
119 Grange Road  
Middlesbrough  
TS1 2DT

Date:  
10/01/2024

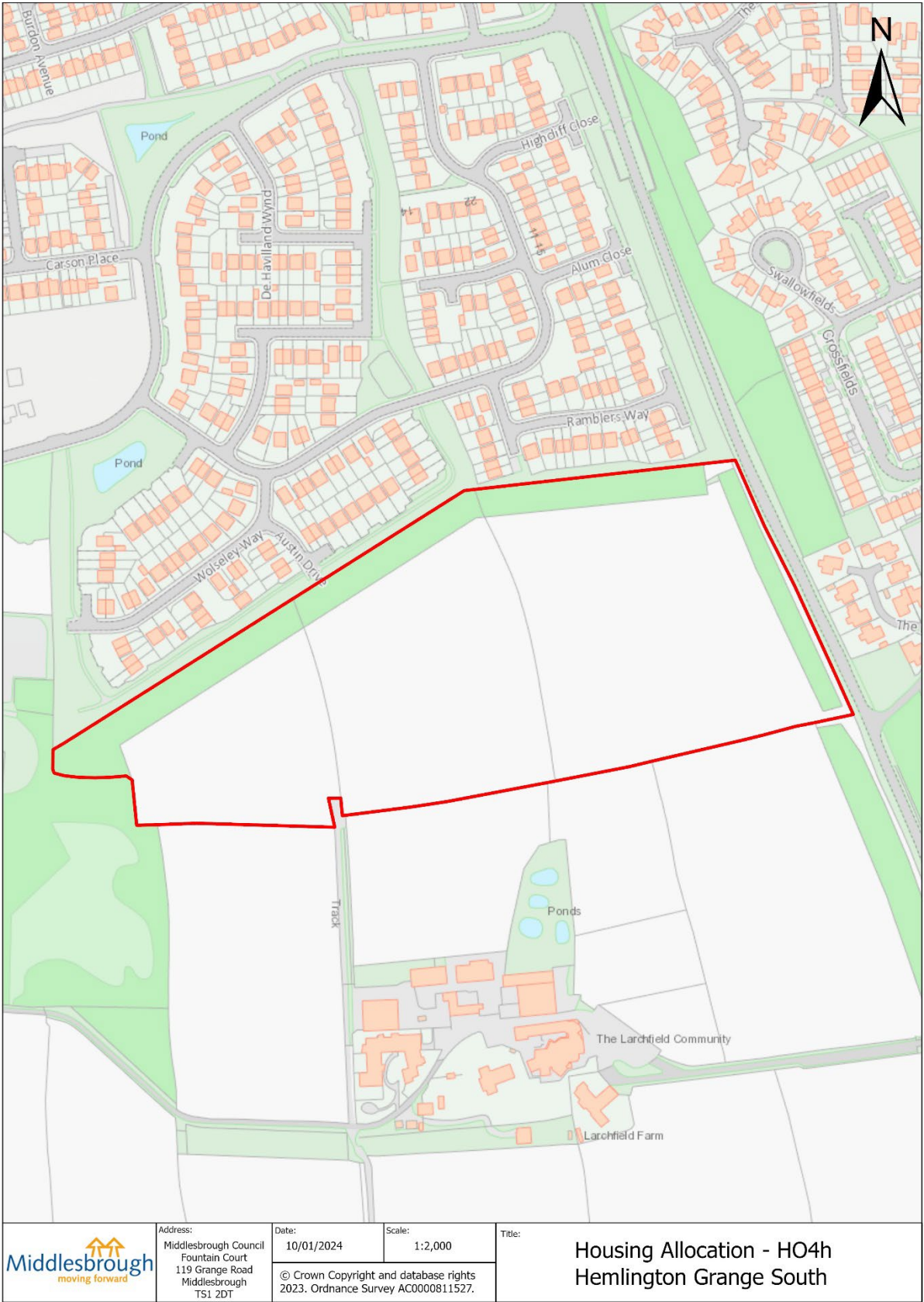
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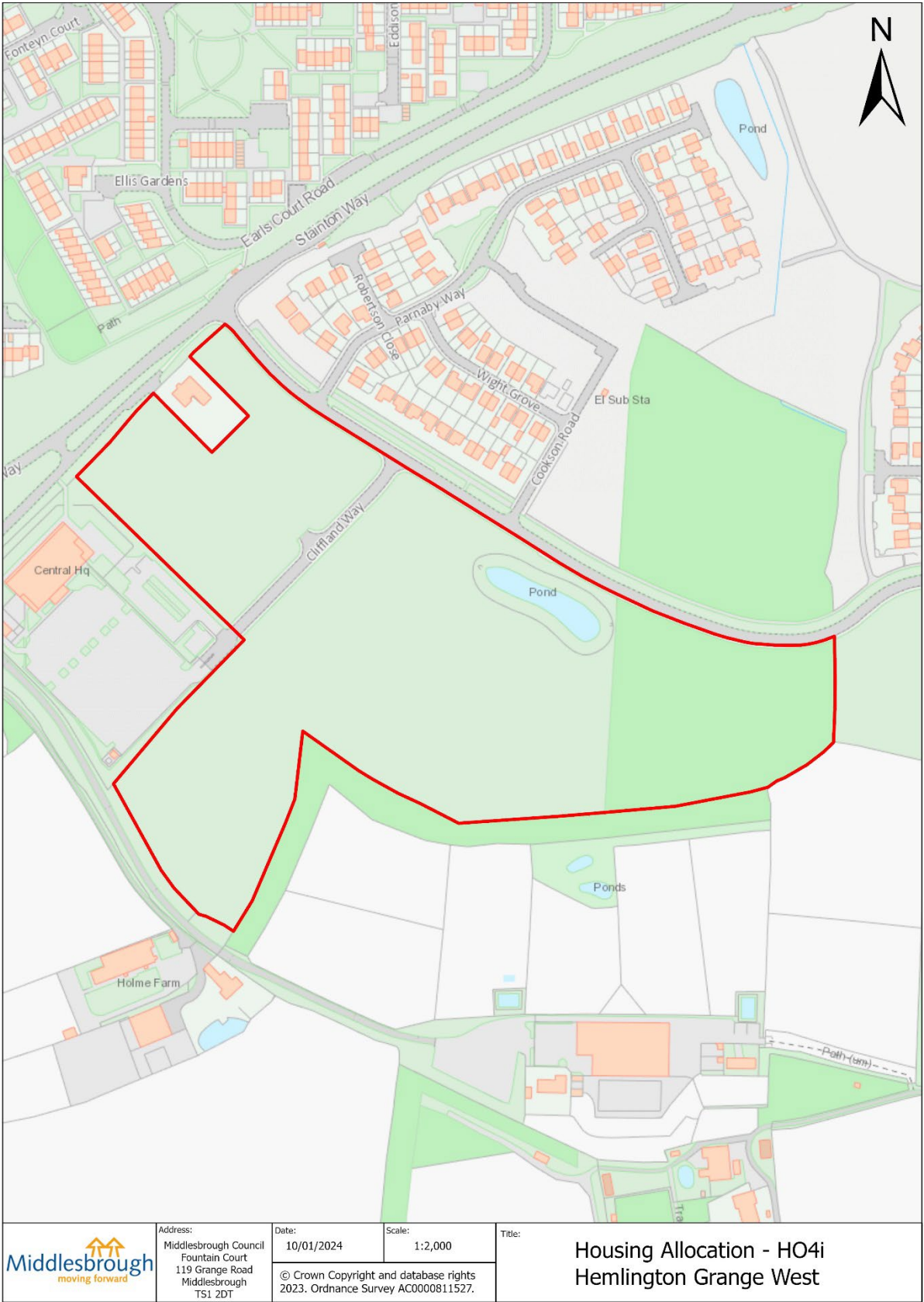
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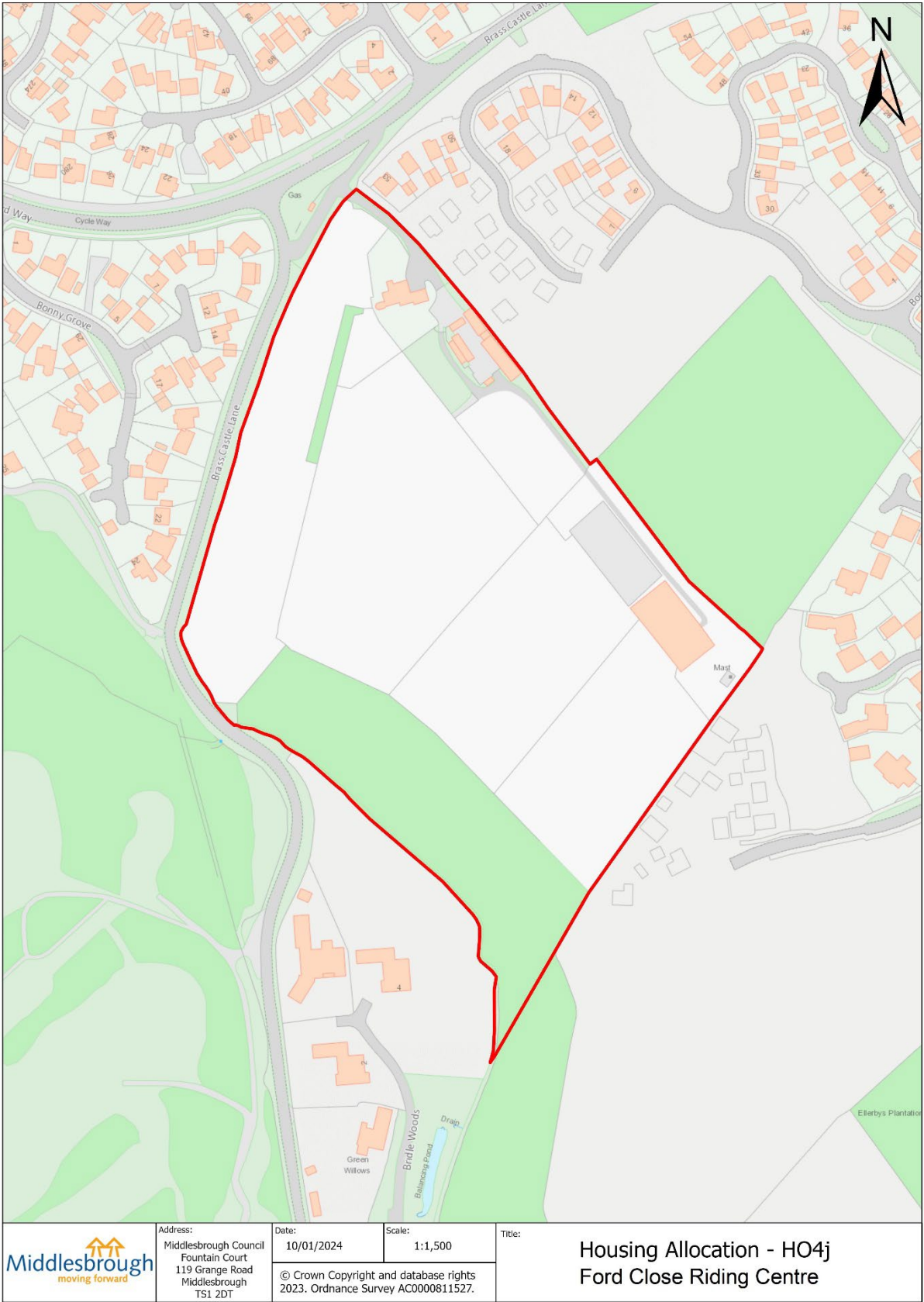
Title:  
**Housing Allocation - HO4e  
Former St. David's School**






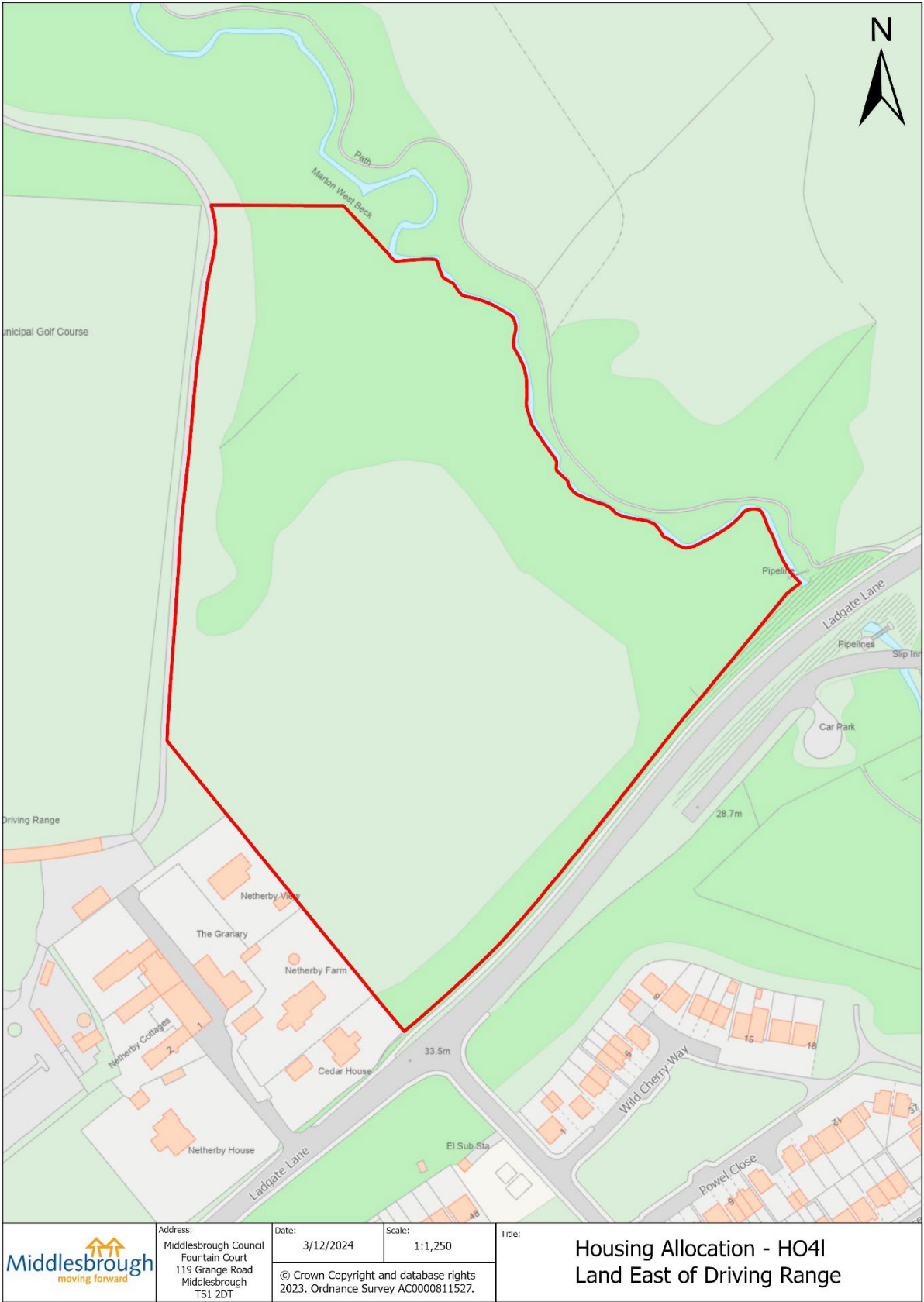




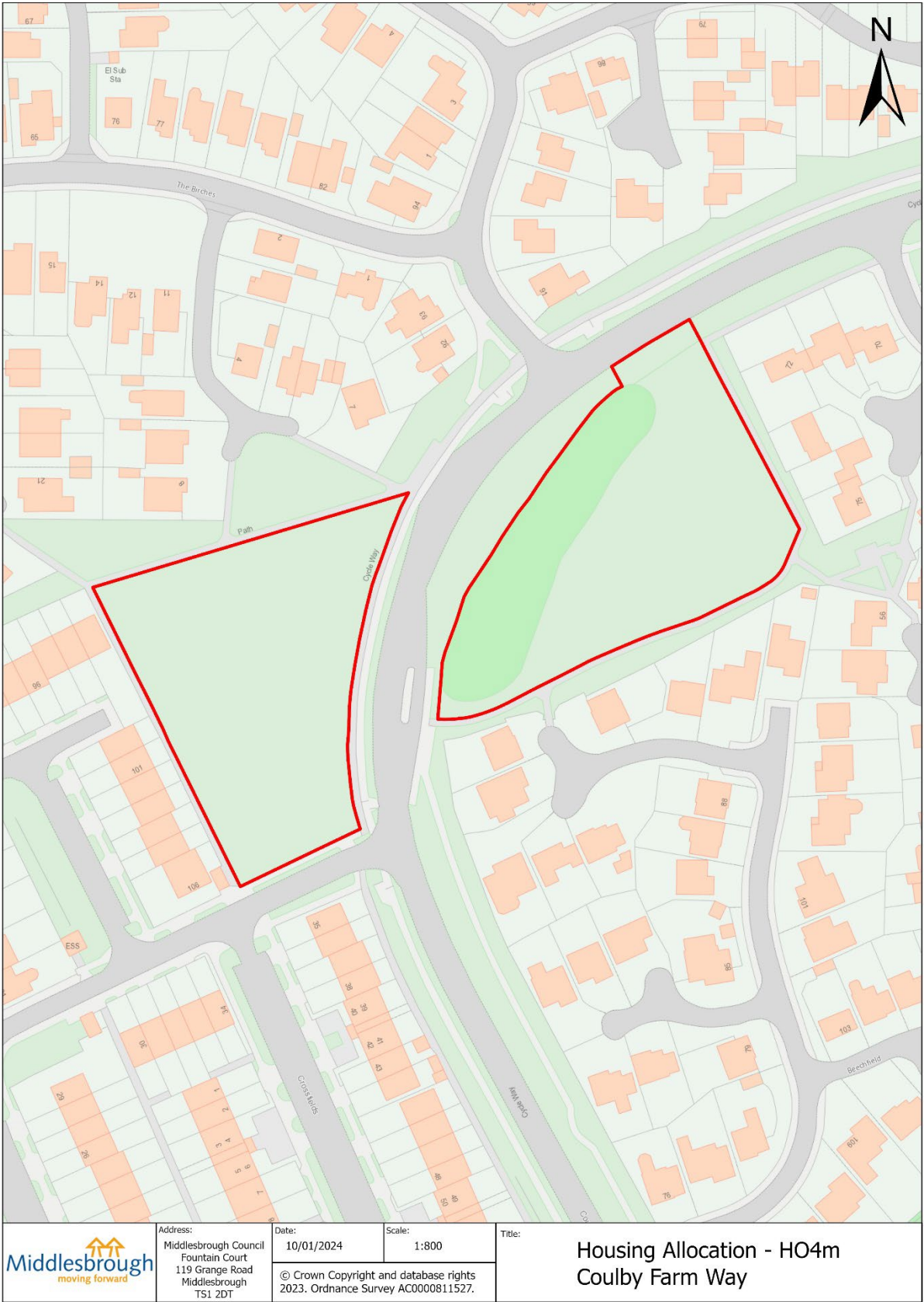




	Address: Middlesbrough Council Fountain Court 119 Grange Road Middlesbrough TS1 2DT	Date: 10/01/2024	Scale: 1:800	Title: <b>Housing Allocation - HO4k Hemlington Lane</b>
		© Crown Copyright and database rights 2023. Ordnance Survey AC0000811527.		







Address:  
Middlesbrough Council  
Fountain Court  
119 Grange Road  
Middlesbrough  
TS1 2DT

Date:  
10/01/2024

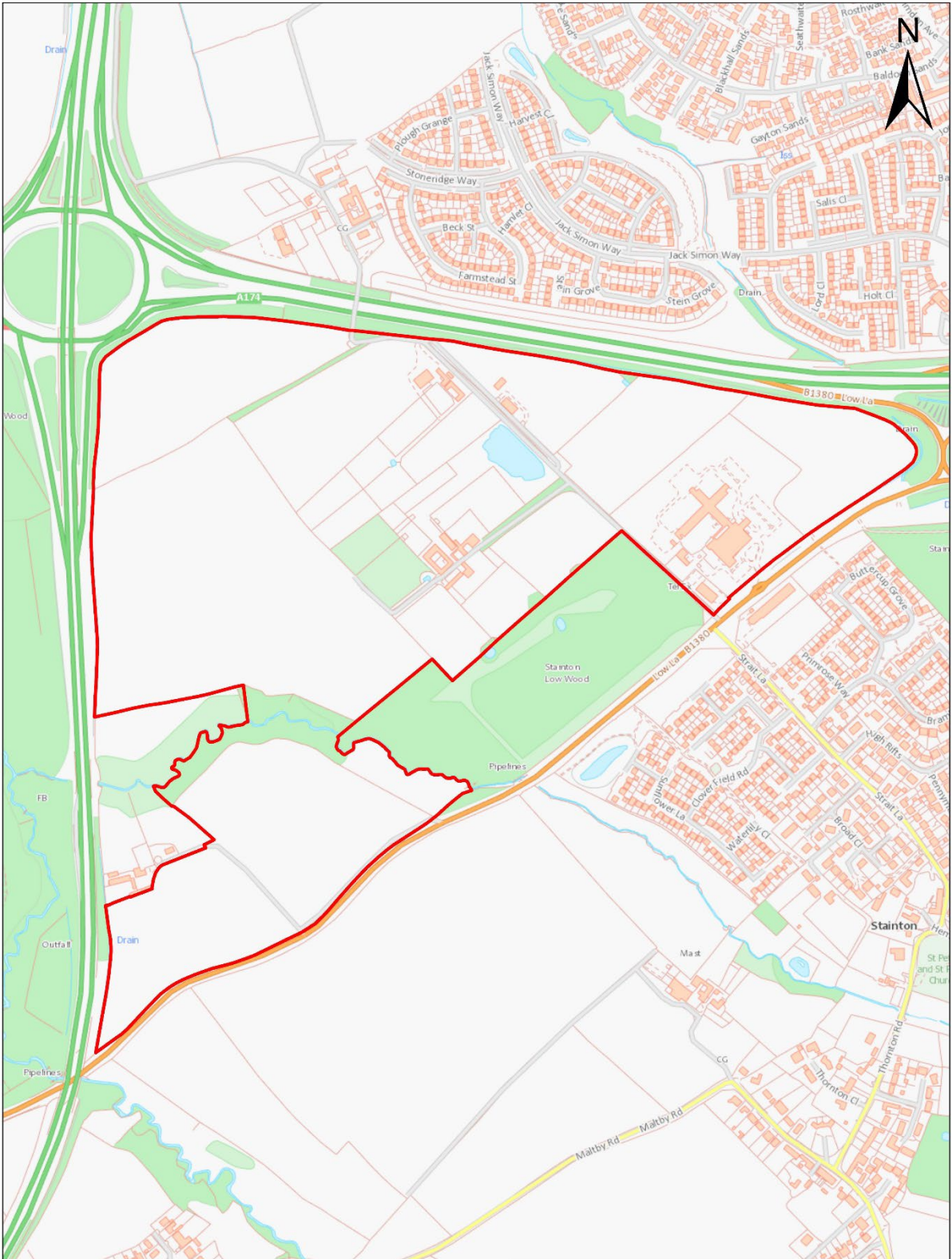
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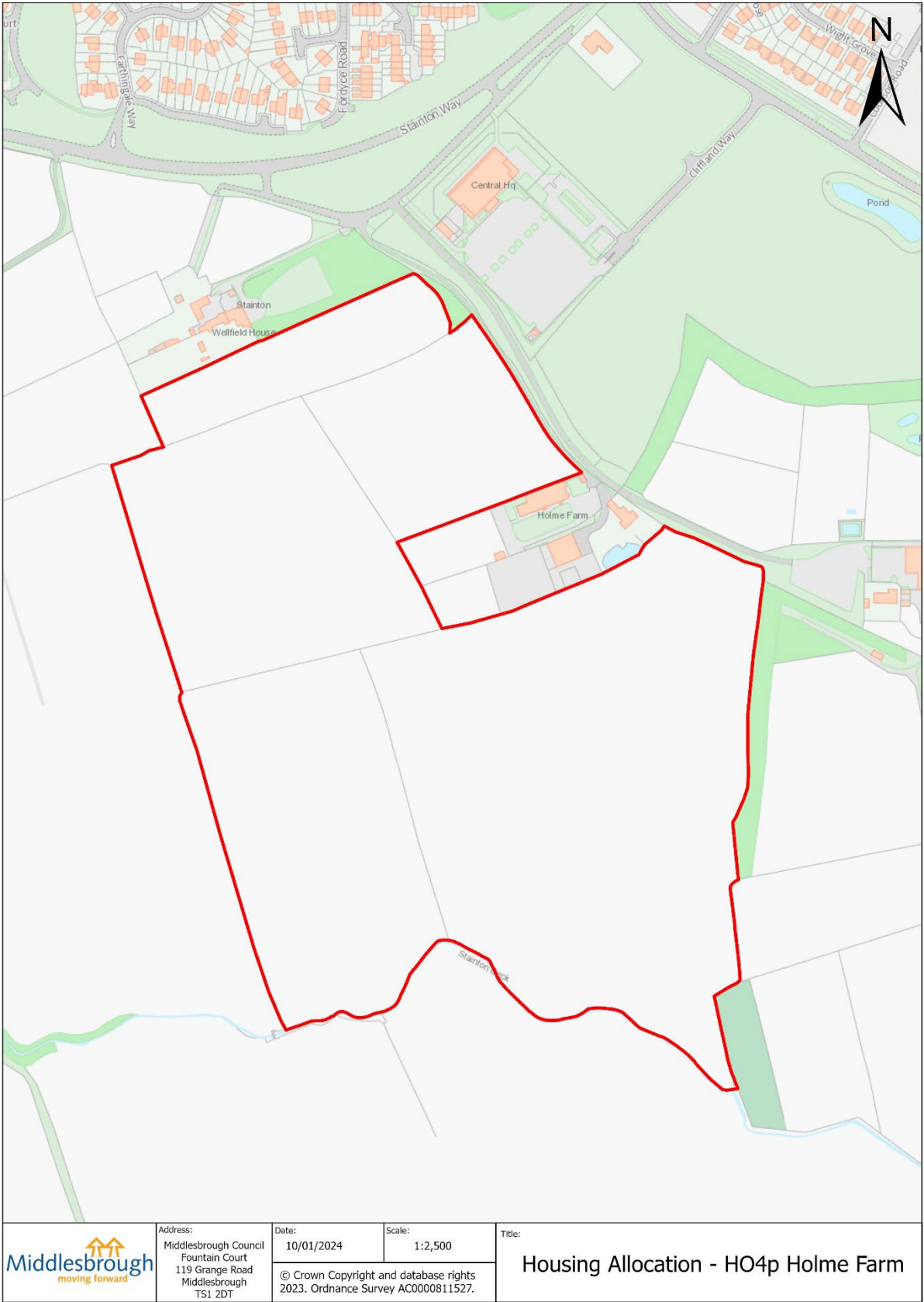
Title:  
**Housing Allocation - HO4m  
Coulby Farm Way**



	Address: Middlesbrough Council Fountain Court 119 Grange Road Middlesbrough TS1 2DT	Date: 10/01/2024	Scale: 1:800	Title: <b>Housing Allocation - HO4n Land                  West of Cavensidh Road</b>
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	Address: Middlesbrough Council Fountain Court 119 Grange Road Middlesbrough TS1 2DT	Date: 10/01/2024	Scale: 1:5,000	Title: <b>Housing Allocation - HO4o Land North of Low Lane</b>
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Address:  
Middlesbrough Council  
Fountain Court  
119 Grange Road  
Middlesbrough  
TS1 2DT

Date:  
10/01/2024

Scale:  
1:1,000

Title:

Housing Allocation - HO4q  
Land at Stainsby Road

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## Appendix 3. Strategic & Non-Strategic Policies

Chapter	Policy	Strategic/Non-strategic
<b>Strategy and Vision</b>	ST1 Development Strategy	Strategic
	ST2 Spatial Strategy	Strategic
	ST3 Middlesbrough Development Corporation Area	Strategic
<b>Creating Quality Places</b>	CR1 Creating Quality Places	Strategic
	CR2 General Development Principles	Strategic
	CR3 Sustainable and High Quality Design	Strategic
	CR4 Developer Contributions	Non-strategic
	CR5 Development Limits	Strategic
	CR6 Tall Buildings	Non-strategic
	CR7 Shopfront Design	Non-strategic
	CR8 Advertisements and Signage	Non-strategic
<b>Economic Growth</b>	EC1 Economic Strategy	Strategic
	EC2 Employment Locations	Strategic
	EC3 Alternative Use of Employment Land and Buildings	Non-strategic
	EC4 Middlehaven	Strategic
	EC5 Gresham	Strategic
	EC6 University Campus	Non-strategic
	EC7 Culture	Strategic
	EC8 Town, District and Local Centres	Strategic
	EC9 Middlesbrough Town Centre	Strategic
	EC10 Retail Quarter	Non-Strategic
	EC11 Civic, Commercial and Cultural Heart	Non-strategic
	EC12 Leisure Quarter	Non-strategic
	EC13 Independent Quarter	Non-strategic
	EC14 Railway Station and Historic Quarter	Non-strategic
	EC15 Linthorpe Road South Secondary Shopping Area	Non-strategic
	EC16 District and Local Centres	Non-strategic
	EC17 Hot Food Takeaways	Non-strategic
	EC18 Retail Development on Industrial Estates and Business Parks	Non-strategic
<b>Housing Development</b>	HO1 Housing Strategy	Strategic
	HO2 Housing Requirement	Strategic
	HO3 Housing Mix and Type	Strategic
	HO4 Housing Allocations	Strategic
	HO4a Stainsby	Strategic
	HO4b Newham Hall Farm	Strategic
	HO4c Grove Hill	Strategic
HO4d Nunthorpe Grange	Strategic	



	HO4e Former St David's School Site	Non-strategic
	HO4f Hemlington Grange	Strategic
	HO4g Hemlington North	Strategic
	HO4h Hemlington Grange South	Strategic
	HO4i Hemlington Grange West	Strategic
	HO4j Ford Close	Non-strategic
	HO4k Hemlington Lane	Non-strategic
	HO4l Land East of Municipal Golf Centre Driving Range	Non-strategic
	HO4m Coulby Farm Way	Non-strategic
	HO4n Land West of Cavendish Road	Non-strategic
	HO4o Land North of Low Lane, Stainton	Strategic
	HO4p Holme Farm	Strategic
	HO4q Land at Stainsby Road	Non-strategic
	HO4r Wood Street	Non-strategic
	HO5 Affordable Housing	Strategic
	HO6 Gypsy, Traveller and Travelling Showpeople	Strategic
	HO7 Space Standards for Residential Uses	Non-strategic
	HO8 Conversion and Sub-Division of Buildings for Residential Uses	Non-strategic
	HO9 Houses in Multiple Occupation (HMOs)	Non-strategic
	HO10 Student Accommodation	Non-strategic
	HO11 Self-build and Custom Build Housing	Non-strategic
<b>Green and Blue Infrastructure</b>	NE1 Green and Blue Infrastructure	Strategic
	NE2 Green Wedges	Strategic
	NE3 Existing Open Space, Sport and Recreation Facilities	Strategic
	NE4 New Open Space, Sport and Recreation Provision	Non-strategic
	NE5 Biodiversity and Geodiversity	Non-strategic
	NE6 Internationally, Nationally and Locally Important Sites	Non-strategic
	NE7 Delivering Biodiversity Net Gain	Non-strategic
	NE8 Nutrient Neutrality Water Quality Effects	Non-strategic
	NE9 Climate Change	Strategic
	NE10 Flood Risk and Water Management	Strategic
	NE11 Renewable and Low Carbon Energy	Non-strategic
<b>Physical, Social and Environmental Infrastructure</b>	IN1 Strategic Infrastructure Provision	Strategic
	IN2 Integrated Transport Strategy	Strategic

	IN3 Transport Requirements for New Development	Non-strategic
	IN4 Community Facilities	Non-strategic
	IN5 Education Provision	Strategic
	IN6 Health and Wellbeing	Strategic
	IN7 Digital and Communications Infrastructure	Non-strategic
	IN8 Burial Grounds	Non-strategic
<b>Managing the Historic Environment</b>	HI1 Strategic Historic Environment	Strategic
	HI2 Designated Heritage Assets	Strategic
	HI3 Non-Designated Historic Assets and the Local List	Non-strategic
	HI4 Non-Designated Archaeology	Non-strategic
	HI5 Stockton & Darlington Railway	Non-strategic

## Appendix 4. Superseded Policies

Superseded Policy (1999)	Local Plan Policy
E2 Green Wedges	NE2 Green Wedges
E3 Development Adjoining Green Wedges	NE2 Green Wedges
E4 Greenlink Network	NE1 Green and Blue Infrastructure NE3 Existing Open Space, Sport and Recreation Facilities
E5 Teesdale Way	Deleted
E7 Primary Open Space	NE3 Existing Open Space, Sport and Recreation Facilities
E8 New Primary Open Space	NE4 New Open Space, Sport and Recreation Provision
E10 Secondary Open Space	NE3 Existing Open Space, Sport and Recreation Facilities
E13 Outdoor Sports, Proposals	Deleted
E20 Limit to Urban Development	CR5 Development Limits
E21 Special Landscape Areas	Deleted
E22 New Housing In Countryside	CR5 Development Limits
E23 Conversion of Rural Buildings	CR5 Development Limits
E24 Conversion of Rural Buildings for Residential Purpose	CR5 Development Limits
E25 Stables and Similar Structures	Deleted
E28 Recreational Uses in the Countryside	Deleted
COM4 Cemetery, Acklam	IN8 Burial Grounds
U2 Telecommunications	IN7 Digital and Communications Infrastructure

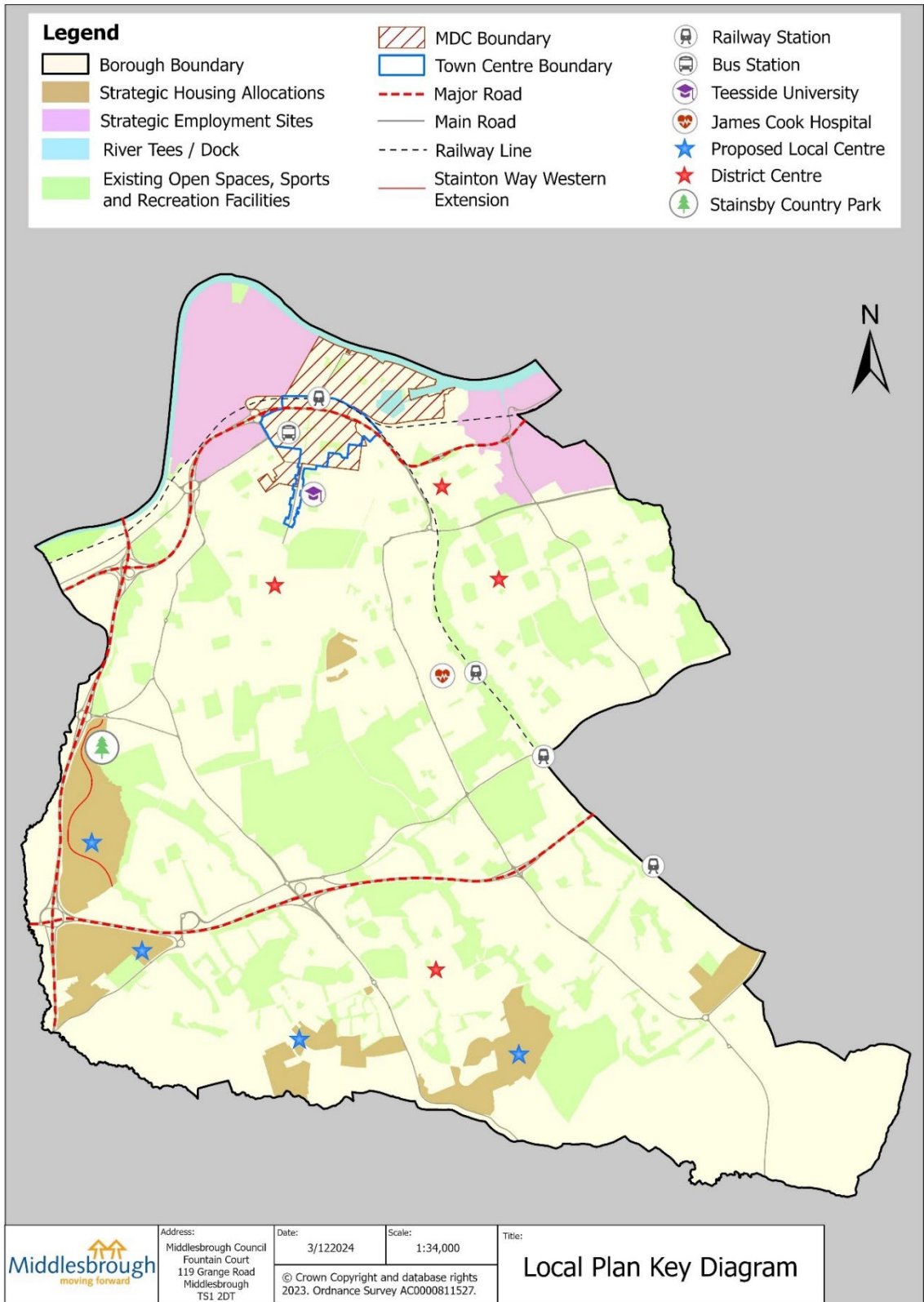
Superseded Policy (2008)	Local Plan Policy
CS4 Sustainable Development	CR2 General Development Principles
CS5 Design	CR3 Sustainable and High Quality Design
CS6 Developer Contributions	CR4 Development Contributions
CS7 Economic Strategy	EC1 Economic Strategy
CS8 Existing Employment Provision	EC2 Employment Locations
CS10 Replacement dwellings	HO1 Housing Strategy
CS13 A Strategy for the Town, District, Local and Neighbourhood Centres	EC8 Town, District and Local Centres
CS14 Leisure Development	EC8 Town, District and Local Centres EC12 Leisure Quarter
CS15 Casinos	Deleted
CS16 Education	IN5 Education Provision
CS18 Demand Management	IN2 Integrated Transport Strategy
CS19 Road Safety	IN3 Transport Requirements for New Development
CS21 Blue Green Heart	Deleted
DC1 General Development	CR2 General Development Principles

Regeneration DPD Policy (2009)	Local Plan Policy
REG7 Hemlington Regeneration Area	Deleted
REG9 Abingdon	Deleted
REG10 North Ormesby	Deleted
REG12 Employment Land Allocations	EC2 Employment Locations
REG13 Riverside Park	EC2 Employment Locations
REG14 Riverside Park – Southwest Ironmasters	EC2 Employment Locations
REG15 Riverside Park – Enterprise Centre	Deleted
REG16 East Middlesbrough Business Action Zone	EC2 Employment Locations
REG17 Green Blue Heart	Deleted
REG20 Principal Use Sectors	EC9 Middlesbrough Town Centre
REG21 Primary Shopping Frontage	EC9 Middlesbrough Town Centre EC10 Retail Quarter
REG22 Cannon Park Development Criteria	Deleted
REG23 Middlehaven Sector	EC4 Middlehaven
REG24 The Southern Sector	EC6 University Campus EC9 Middlesbrough Town Centre EC15 Linthorpe Road South Secondary Shopping Area
REG25 Centre Square East	EC11 Civic, Commercial and Cultural Heart
REG26 Gurney Street Triangle	Deleted
REG27 Middlesbrough Leisure Park – Development Site	Deleted
REG28 District Centres	EC16 District and Local Centres
REG29 Local Centres	EC16 District and Local Centres
REG30 Neighbourhood Centre	EC16 District and Local Centres
REG31 Prissick Base	NE3 Existing Open Space, Sport and Recreation Provision
REG32 St Luke’s Hospital	Deleted
REG33 Cargo Fleet Medical Centre	Deleted
REG34 East Middlesbrough Transport Corridor	Deleted
REG36 Zetland Car Park	Deleted
REG37 Bus Network ‘Super Core’ and ‘Core’ Routes	IN2 Integrated Transport Strategy

Housing Local Plan Policy (2014)	Local Plan Policy
H1 Spatial Strategy	ST1 Development Strategy ST2 Spatial Strategy HO1 Housing Strategy HO2 Housing Requirement EC1 Economic Strategy
H2 Greater Middlehaven	EG4 Middlehaven
H3 Inner Middlesbrough (Gresham, Acklam Green, Grove Hill)	ST3 Middlesbrough Development Corporation EC5 Gresham HO4c Grove Hill
H4 Prissick	Delete
H5 Brookfield	HO4a Stainsby
H6 Ladgate Lane	Delete

H7 Hemlington Grange	HO4f Hemington Grange HO4g Hemlington North HO4h Hemlington Grange South HO4i Hemlington Grange West
H8 Coulby Newham	HO4b Newham Hall Farm
H9 Stainton	Deleted
H10 Nunthorpe	HO4d Nunthorpe Grange
H11 Housing Strategy	HO1 Housing Strategy
H12 Affordable Housing	HO5 Affordable Housing
H13 Provision for Gypsies and Travellers and Travelling Showpeople	HO6 Gypsy, Traveller and Travelling Showpeople Accommodation
CS17 Transport Strategy	IN2 Integrated Transport Strategy
CS20 Green Infrastructure	NE1 Green and Blue Infrastructure
H14 Greater Middlehaven – Mix of Uses and Phasing	EC4 Middlehaven
H15 Greater Middlehaven – Development and Design Principles	EC4 Middlehaven
H16 Greater Middlehaven – Transport Infrastructure	EC4 Middlehaven
H17 – Gresham/Jewel Street Area	ST3 Middlesbrough Development Corporation EC5 Gresham
H18 Acklam Green	Deleted
H19 Grove Hill	HO4c Grove Hill
H20 Prissick	Deleted
H21 Brookfield	HO4a Stainsby
H22 Land South of Ladgate Lane (Cleveland Police Authority Headquarters Site)	Deleted
H23 Hemlington Grange	HO4f Hemington Grange HO4g Hemlington North HO4h Hemlington Grange South HO4i Hemlington Grange West
H24 Hemlington Grange – Employment Use	Deleted
H25 Hemlington Grange – Transport Infrastructure	HO4f Hemlington Grange
H26 Coulby Newham	HO4b Newham Hall Farm
H27 Stainton	Deleted
H28 Land at Grey Towers Farm	Deleted
H29 Land at Nunthorpe, South of Guisborough Road	HO4d Nunthorpe Grange
H30 Land at Ford Close Riding School	HO4j Ford Close Riding Centre
H31 Housing Allocations	HO4 Housing Allocations
H32 Clairville	Deleted
H33 Acklam Iron & Steelworks Club	Deleted
H34 St David's (Former RC School Site)	HO4e Former St David's School
H35 Beechwood	Deleted
H36 Low Gill	Deleted
H37 Gypsy and Travelling Showpeople	HO6 Gypsy, Traveller and Travelling Showpeople Accommodation

# Appendix 5. Key Diagram



# Appendix 6. Housing Trajectory

Completions and sites with planning permission at 01.04.24

Site Name	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	Total 2022/23 to 2040/41	Post 2041
Completed sites	133	130	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	263	-
Acklam Gardens	37	69	42	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	173	-
Kedward	-	-	51	54	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	105	-
15-25 Albert Road	-	-	10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10	-
4-6 Park Road North	-	-	12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12	-
Church House	-	-	-	86	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	86	-
Jayden House (2-4 Granville Road)	-	-	11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	11	-
Middlehaven - BoHo Village	22	39	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	61	-
124 - 130 Linthorpe Road	-	-	12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12	-
Harrison House	-	-	-	-	-	-	-	95	-	-	-	-	-	-	-	-	-	-	-	95	-
242 Marton Road	-	-	-	-	-	17	-	-	-	-	-	-	-	-	-	-	-	-	-	17	-
Ladgate Woods	66	42	36	36	36	36	36	9	-	-	-	-	-	-	-	-	-	-	-	297	-
115 Burlam Road	-	-	9	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9	-
Land at Grove Hill	-	-	-	117	86	62	31	-	-	-	-	-	-	-	-	-	-	-	-	296	-
Bracken Grange	114	40	39	6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	199	-
Rowan Park	-	30	30	12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	72	-
Union Village	-	-	81	64	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	145	-
Grey Towers Village	60	51	37	37	37	15	-	-	-	-	-	-	-	-	-	-	-	-	-	237	-
Nunthorpe Hall Farm buildings	-	-	-	-	12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12	-
91-97 St Barnabas Road	-	-	6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6	-
406 Linthorpe Road (Albert Park Hotel)	-	-	-	-	-	-	-	-	22	-	-	-	-	-	-	-	-	-	-	22	-
Hemlington Grange	137	112	66	37	37	37	37	37	37	37	37	20	-	-	-	-	-	-	-	631	-
Stainsby	31	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	31	-
Loxley Road	-	-	6	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	11	-
35-37 Albert Road	-	-	-	10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10	-
49-55 Grange Road	-	-	-	-	-	36	-	-	-	-	-	-	-	-	-	-	-	-	-	36	-
Land adjacent to the Vaughan Shopping Centre	-	-	-	6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6	-
Sites under 5 dwellings with planning permission (24% lapse rate used)	-	-	31	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	35	-
<b>Total</b>	<b>600</b>	<b>513</b>	<b>479</b>	<b>499</b>	<b>208</b>	<b>203</b>	<b>104</b>	<b>141</b>	<b>59</b>	<b>37</b>	<b>37</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2900</b>	<b>0</b>

Existing allocations without planning permission at 01.04.24

Site Name	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	Total 2022/23 to 2040/41	Post 2041
Middlehaven	-	-	-	-	-	-	-	-	50	50	50	50	50	50	50	50	50	50	50	550	50
Newham Hall Farm	-	-	-	-	-	15	70	70	70	70	70	70	70	70	70	70	70	70	70	925	75
Former St David's School	-	-	-	-	15	35	35	35	19	-	-	-	-	-	-	-	-	-	-	139	-
Ford Close Riding Centre	-	-	-	15	30	-	-	-	-	-	-	-	-	-	-	-	-	-	-	45	-
Gresham	-	-	-	-	-	421	-	-	152	-	-	-	-	-	-	-	-	-	-	573	-
Nunthorpe Grange	-	-	-	-	26	60	60	35	35	34	-	-	-	-	-	-	-	-	-	250	-
Hemlington North	-	-	-	-	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	35	-
Hemlington Grange South	-	-	-	-	25	35	35	35	-	-	-	-	-	-	-	-	-	-	-	130	-
Stainsby	-	-	-	-	-	60	60	90	90	90	90	90	90	90	90	90	90	90	90	1200	100
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>131</b>	<b>626</b>	<b>260</b>	<b>265</b>	<b>416</b>	<b>244</b>	<b>210</b>	<b>210</b>	<b>210</b>	<b>210</b>	<b>210</b>	<b>210</b>	<b>210</b>	<b>210</b>	<b>210</b>	<b>3847</b>	<b>225</b>

Net demolitions

Site Name	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	Total 2022/23 to 2040/41	Post 2041
Fleet House	-	-	-132	-	19	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-113	-
Thorntree House	-	-	-132	-	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-112	-
<b>Total</b>	<b>0</b>	<b>0</b>	<b>-264</b>	<b>0</b>	<b>39</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-225</b>	<b>-</b>

New allocations

Site Name	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	Total 2022/23 to 2040/41	Post 2041
Land at Stainsby Road	-	-	-	-	-	-	-	30	15	-	-	-	-	-	-	-	-	-	-	45	-
Coulby Farm Way East	-	-	-	-	-	-	-	5	-	-	-	-	-	-	-	-	-	-	-	5	-
Coulby Farm Way West	-	-	-	-	-	-	-	10	-	-	-	-	-	-	-	-	-	-	-	10	-
Hemlington Lane	-	-	-	-	-	9	9	-	-	-	-	-	-	-	-	-	-	-	-	18	-
Land East of Driving Range	-	-	-	-	-	-	-	30	30	15	-	-	-	-	-	-	-	-	-	75	-
Land West of Cavendish Road	-	-	-	-	-	-	-	15	-	-	-	-	-	-	-	-	-	-	-	15	-
Land North of Low Lane	-	-	-	-	40	60	60	60	60	60	60	60	60	60	60	60	-	-	-	700	-
Hemlington Grange West	-	-	-	-	-	15	35	35	35	10	-	-	-	-	-	-	-	-	-	130	-
Holme Farm	-	-	-	-	-	-	35	35	35	35	35	35	35	35	35	35	35	35	10	430	-
Wood Street	-	-	-	-	-	-	-	-	-	50	50	-	-	-	-	-	-	-	-	100	-
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>40</b>	<b>84</b>	<b>139</b>	<b>220</b>	<b>175</b>	<b>170</b>	<b>145</b>	<b>95</b>	<b>95</b>	<b>95</b>	<b>95</b>	<b>95</b>	<b>35</b>	<b>35</b>	<b>10</b>	<b>1528</b>	<b>-</b>



Sites granted planning permission post 1.04.24

Site Name	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	Total 2022/23 to 2040/41	Post 2041
Land south west of Grey Towers Farm	-	-	-	-	-	8	-	-	-	-	-	-	-	-	-	-	-	-	-	8	-
Former St Thomas Church	-	-	-	-	-	9	8	-	-	-	-	-	-	-	-	-	-	-	-	17	-
63 Dundas Street	-	-	-	-	-	-	5	-	-	-	-	-	-	-	-	-	-	-	-	5	-
438 Linthorpe Road	-	-	-	-	-	-	10	-	-	-	-	-	-	-	-	-	-	-	-	10	-
Crown House	-	-	-	-	-	-42	-	-	-	-	-	-	-	-	-	-	-	-	-	-42	-
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-25</b>	<b>23</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-2</b>	<b>0</b>

Planning applications net yet determined

Site Name	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	Total 2022/23 to 2040/41	Post 2041
Strait Lane	-	-	-	-	-	22	-	-	-	-	-	-	-	-	-	-	-	-	-	22	-
Penistone Road	-	-	-	-	-	-	-	-	9	9	-	-	-	-	-	-	-	-	-	18	-
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>22</b>	<b>0</b>	<b>0</b>	<b>9</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>40</b>	<b>0</b>

Small sites windfall allowance

Site Name	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	Total 2022/23 to 2040/41	Post 2041
n/a	-	-	-	-	-	-	-	-	31	31	31	31	31	31	31	31	31	31	31	341	0

Housing Delivery - Overall Total

Site Name	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	Total 2022/23 to 2040/41	Post 2041
<b>All Sites</b>	<b>600</b>	<b>513</b>	<b>215</b>	<b>514</b>	<b>418</b>	<b>910</b>	<b>526</b>	<b>626</b>	<b>690</b>	<b>491</b>	<b>423</b>	<b>356</b>	<b>336</b>	<b>336</b>	<b>336</b>	<b>336</b>	<b>276</b>	<b>276</b>	<b>251</b>	<b>8429</b>	<b>225</b>

## Appendix 7. Housing Sites Within Each Neighbourhood Area

Gresham Neighbourhood Plan Area	Completions 2022/2023	Projected dwellings 2023/24 to 2040/41	Total for plan period	Post 2041
Union Village		145	145	
Gresham (MDC site)		573	573	
114-118 Parliament Road	6		6	
<b>Total</b>	<b>6</b>	<b>718</b>	<b>724</b>	

Marton West Neighbourhood Plan Area	Completions 2022/2023	Projected dwellings 2023/24 to 2040/41	Total for plan period	Post 2041
Ford Close Riding School		45	45	
Grey Towers Village	25	52	77	
<b>Total</b>	<b>25</b>	<b>97</b>	<b>122</b>	

Stainton & Thornton Neighbourhood Plan Area	Completions 2022/2023	Projected dwellings 2023/24 to 2040/41	Total for plan period	Post 2041
Land north of Low Lane		700	700	
Hemlington North		35	35	
Hemlington Grange	137	494	631	
Hemlington Grange South		130	130	
Hemlington Grange West		130	130	
Holme Farm		430	430	
<b>Total</b>	<b>137</b>	<b>1919</b>	<b>2056</b>	

Nunthorpe Neighbourhood Plan Area*	Completions 2022/2023	Projected dwellings 2023/24 to 2040/41	Total for plan period	Post 2041
Grey Towers Village	35	125	160	
Nunthorpe Grange		250	250	
Nunthorpe Hall Farm Buildings		12	12	
<b>Total</b>	<b>35</b>	<b>387</b>	<b>422</b>	

\*Figures relate to the part of the NP area in Middlesbrough only

Coulby Newham Neighbourhood Plan Area	Completions 2022/2023	Projected dwellings 2023/24 to 2040/41	Total for plan period	Post 2041
Newham Hall Farm		925	925	75
Coulby Farm Way		15	15	
<b>Total</b>		<b>940</b>	<b>940</b>	<b>75</b>

Marton East Neighbourhood Plan Area	Completions 2022/2023	Projected dwellings	Total for plan period	Post 2041
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		<b>2023/24 to 2040/41</b>		
Bracken Grange	114	85	199	
Rowan Park		72	72	
Total	114	157	271	

## Appendix 8. Nationally Described Space Standards

### Technical requirements

10. The standard requires that:

- a. the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 below
- b. a dwelling with two or more bedspaces has at least one double (or twin) bedroom
- c. in order to provide one bedspace, a single bedroom has a floor area of at least  $7.5\text{m}^2$  and is at least 2.15m wide
- d. in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least  $11.5\text{m}^2$
- e. one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide
- f. any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of  $1\text{m}^2$  within the Gross Internal Area)
- g. any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all
- h. a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of  $0.72\text{m}^2$  in a double bedroom and  $0.36\text{m}^2$  in a single bedroom counts towards the built-in storage requirement
- i. the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area

**Table 1 - Minimum gross internal floor areas and storage (m<sup>2</sup>)**

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

**\* Notes (added 19 May 2016):**

1. Built-in storage areas are included within the overall GIAs and include an allowance of 0.5m<sup>2</sup> for fixed services or equipment such as a hot water cylinder, boiler or heat exchanger.
2. GIAs for one storey dwellings include enough space for one bathroom and one additional WC (or shower room) in dwellings with 5 or more bedspaces. GIAs for two and three storey dwellings include enough space for one bathroom and one additional WC (or shower room). Additional sanitary facilities may be included without increasing the GIA provided that all aspects of the space standard have been met.
3. Where a 1b1p has a shower room instead of a bathroom, the floor area may be reduced from 39m<sup>2</sup> to 37m<sup>2</sup>, as shown bracketed.
4. Furnished layouts are not required to demonstrate compliance.

# Appendix 9. Green and Blue Infrastructure Checklist

**1 | Strengthening the nature recovery network**  
 Has the development taken into account its position as part of the habitat network mapped as part of Priority Opportunity 1 of this Strategy? And does the design include features which respond to filling 'gaps' in this network?

**2 | Links to the walking and cycling network**  
 Is the development designed to make walking and cycling the 'mode of choice' in line with national policy? Do routes through the development provide easy access to green corridors? Does the development illustrate full integration of Sport England's 'Active Design' principles?

**3 | Biodiversity 'micro features'**  
 Are 'hedgehog highways', swift boxes, bat boxes and similar features provided at new development unless there is a well justified reason not to?

**4 | SuDs**  
 Where SuDS are required, are they designed To: serve as attractive recreational features? Respond to the wider landscape? Provide additional habitats for wildlife? Is educational material provided to users? Do they meet the Tees Valley Authorities Local Standards for Sustainable Drainage (2017)?

**5 | Amenity grass land**  
 Have all opportunities been considered to create wildflower planting or other areas of richer habitats within areas of amenity grassland provided, rather than mono-functional landscaping?

**6 | Natural surveillance**  
 Are green spaces overlooked by adjacent properties and busy public spaces?

**7 | Growing space**  
 Has community growing space been provided at residential sites unless there is a well justified reason that this is not possible?

**8 | School Routes**  
 Do routes through the development link into local walking and cycling paths to local primary schools serving the development? Will residents be discouraged from using the private car for the school run?

**9 | Safe streets**  
 Have all opportunities been taken to incorporate filtered roads 'home zones and 'low traffic neighbourhoods in line with Sustrans guidance  
 Have GBI features (such as parklets, street trees, seating and rain gardens) been integrated into the layout?

**10 | Play**  
 Are play spaces designed to be multifunctional GBI assets and to allow for self-led independent play, based on best practice? And are play areas available within walking distance?

**11 | Long term stewardship**  
 Are adequate procedures and funding in place for GBI features to be managed sustainably over the next 20-30 years?

## Appendix 10: Glossary

Phrase	Definition
<b>Active travel</b>	Methods of travel that involve physical activity, such as walking, wheeling, or cycling.
<b>Adoption</b>	The last stage in the production of a Local Plan, where the final version of the plan is approved by the local authority and gains statutory status.
<b>Affordable housing</b>	Housing for sale or rent, for those whose needs are not met by the market. A comprehensive list of housing that meets the definition of affordable housing is set out in Annex 2 of the National Planning Policy Framework.
<b>Allocations</b>	Land that is identified for a specific use on the Local Plan Policies Map, such as areas for housing or employment development.
<b>Amenity</b>	The quality or character of an area and the elements that contribute towards its overall enjoyment.
<b>Appropriate Assessment</b>	An appropriate assessment, also known as a Habitat Regulations Assessment (HRA), is a formal assessment of a plan or project that determines its potential effect on protected features of a habitats site, i.e. any site included within the definition of regulation 8 of the Conservation of Habitats and Species Regulations 2017.
<b>Archaeological interest</b>	There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
<b>Article 4 Direction</b>	A direction made under Article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 which withdraws permitted development rights granted by that Order.
<b>Authority Monitoring Report (AMR)</b>	An annual report that assesses the progress of the Local Development Scheme and the extent to which policies in Local Development Documents are being successfully implemented. It may also be known as an 'Annual Monitoring Report'.
<b>Biodiversity</b>	The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals, and the natural systems that support them.
<b>Biodiversity Net Gain</b>	An approach to development that ensures the biodiversity of a development site is left in a measurably better state than before.

Phrase	Definition
<b>Brownfield Register</b>	A register of previously developed land that the local planning authority considers to be appropriate for residential development, having regard to criteria in the Town and Country Planning (Brownfield Land Registers) Regulations 2017.
<b>Build to Rent</b>	Purpose built housing that is typically 100% rented out. It can form part of a wider multi-tenure development comprising either flats or houses, but should be on the same site and/or contiguous with the main development. Schemes will usually offer longer tenancy agreements of three years or more, and will typically be professionally managed stock in single ownership and management control.
<b>Climate change adaption</b>	Adjustments made to natural or human systems in response to the actual or anticipated impacts of climate change, to mitigate harm or exploit beneficial opportunities.
<b>Climate change mitigation</b>	Action to reduce the impact of human activity on the climate system, primarily through the reduction of greenhouse gas emissions.
<b>Community Infrastructure Levy (CIL)</b>	A charge that can be levied by local planning authorities on new development in their area.
<b>Comparison goods</b>	Retail items that are not bought on a frequent basis, for example televisions and white goods (fridges, dishwashers, etc.).
<b>Compulsory Purchase Order (CPO)</b>	A legal mechanism that can be used by local authorities and other 'acquiring authorities' to acquire land or buildings without the consent of the owner. The use of CPOs can support the delivery of development, regeneration, and infrastructure projects that are in the public interest.
<b>Conservation Area</b>	An area of special historic and/or architectural interest that is designated by the local planning authority as being important to conserve and enhance. Special planning controls apply within these areas, including the curtailment of some permitted development rights.
<b>Deliverable</b>	To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.
<b>Design and Access Statement</b>	A report that explains how a development proposal incorporates good design principles and demonstrates that it can be adequately accessed by prospective users.
<b>Design Code</b>	A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area.



Phrase	Definition
<b>Developer contributions</b>	A collective term that is mainly used to refer to the Community Infrastructure Levy (CIL) and Planning Obligations (commonly referred to as 'Section 106' or 'S106' obligations). These are tools that can be used to secure financial and/or non-financial contributions towards the provision of infrastructure that supports development and mitigates its impact.
<b>Development Plan</b>	The policies that set out the development framework of a local authority's area. As defined in section 38 of the Planning and Compulsory Purchase Act 2004, it includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.
<b>Development Plan Documents (DPDs)</b>	The key statutory documents prepared by a local planning authority that sets out its vision, strategy, and policies for the area. DPDs must include the Local Plan and an adopted Policies Map. All DPDs are subject to public consultation and independent examination.
<b>Duty to Cooperate</b>	A duty that requires local authorities and other public bodies to work together and engage constructively, actively, and on an ongoing basis on planning issues in the preparation of Local Plans.
<b>Edge of Centre</b>	For retail purposes, a location that is well connected to, and up to 300 metres from, the primary shopping area. For all other main town centre uses, a location within 300 metres of the town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.
<b>Evidence base</b>	The information and data collated by local planning authorities to support the policy approach set out in their Local Plan.
<b>Examination</b>	The process by which an independent Planning Inspector considers whether a Development Plan Document is 'sound'.
<b>Exception test</b>	An assessment that examines a developments vulnerability to flooding and any sustainability benefits that it would provide to the community. The National Planning Policy Framework and associated Planning Practice Guidance sets out instances when an exception test is required and what needs to be demonstrated in order to pass it.

Phrase	Definition
<b>Executive dwellings</b>	High quality detached accommodation typically of 4+ bedrooms, set in their own grounds in the region of 7 dwellings per hectare. They are suited to the needs and aspirations of higher income households and are likely to be in Council Tax bands of F, G or H.
<b>Frontage</b>	The boundary of a building that faces onto the street. An 'active' or 'live' frontage refers to ground floors of buildings that have windows and doors facing onto the street. By forming views into and out of buildings, such frontages create a connection between the life inside a building and the street it faces. As well as generating interest and activity, they can also provide natural surveillance.
<b>Flood Risk Assessment</b>	An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be considered. While they can be undertaken to assess the risk of flooding of a particular development site, they can be prepared at a range of scales.
<b>Geodiversity</b>	The range of rocks, minerals, fossils, soils and landforms.
<b>Green and Blue Infrastructure (GBI)</b>	A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.
<b>Green Wedge</b>	Large tracts of mainly undeveloped land that form a major element of the green infrastructure network. They prevent the merging of urban areas and neighbourhoods and/or provide an accessible recreational resource.
<b>Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA)</b>	An assessment that identifies the current and future accommodation needs of gypsy, traveller, and travelling showpeople.
<b>Habitat Regulations Assessment (HRA)</b>	See 'Appropriate Assessment'.
<b>Health Impact Assessment (HIA)</b>	An assessment of the potential effects a proposed development may have on the health and wellbeing of a population and the distribution of those effects within the population.
<b>Heritage assets (including designated heritage assets)</b>	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

Phrase	Definition
<b>Heritage Asset At Risk Register</b>	A register that identifies heritage assets whose preservation is threatened as a result of neglect, decay, or inappropriate development. Historic England publish a national level Heritage at Risk Register annually. Local authorities may also publish their own register, identifying the heritage assets at risk in the area they cover.
<b>Heritage Impact Assessment (HIA)</b>	A report detailing the significance of any heritage assets (including any contribution made by their setting) that would be affected by a development and how the proposal has been designed to account for any potential impact it may have upon them.
<b>Historic environment</b>	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
<b>Historic Environment Record (HER)</b>	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
<b>House in Multiple Occupation (HMO)</b>	Defined under Part 7 of the Housing Act 2004. In summary, a house or flat occupied by at least three tenants, forming more than one household, who share toilet, bathroom, or kitchen facilities with other tenants.
<b>Infrastructure</b>	Fundamental facilities and systems that are required for an area to function, including education, transport, health, flood defences and open space.
<b>Irreplaceable habitat</b>	Habitats that would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen.
<b>Key Diagram</b>	A map showing the main features and proposals in the local authority area.
<b>Local Development Scheme (LDS)</b>	The local authority's scheduled programme for the preparation of Local Development Documents.
<b>Local Enterprise Partnership (LEP)</b>	A body, designated by the Secretary of State for Housing, Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.
<b>Local Green Space (LGS)</b>	A land designation that can be given to green areas of particular importance to local communities. In order to be designated, green spaces must fulfil a number of criteria that are specified in the National Planning Policy Framework.

Phrase	Definition
<b>Local housing need</b>	The number of homes identified as being needed through the application of the standard method set out in national planning practice guidance.
<b>Local Nature Recovery Strategy (LNRS)</b>	A system of spatial strategies for nature and environmental improvement required by law under the Environment Act 2021.
<b>Local Plan</b>	A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community, under the Town and Country Planning (Local Planning) (England) Regulations 2012. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.
<b>Main town centre uses</b>	Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
<b>Major development</b>	For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m <sup>2</sup> or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
<b>Masterplan</b>	A comprehensive plan or framework setting out the general vision and principles of a development, the infrastructure required to deliver it, and the key timescales and phasing of its delivery.
<b>Material considerations</b>	Any relevant matter that should be taken into account in the determination of a planning application.
<b>Middlesbrough Development Corporation (MDC)</b>	A development corporation established by the Tees Valley Mayor, covering an area of the Town Centre, the Historic Quarter, and Middlehaven. The MDC are the Local Planning Authority for decision-making in this area and hold powers over various planning matters including planning enforcement and the determination of planning applications.
<b>Monitoring framework</b>	A system used to assess the performance and effectiveness of policies within the Local Plan. It assists in the identification of any policies, or suite of policies, that are not delivering on their intended outcomes.
<b>National Planning Policy Framework (NPPF)</b>	A document that sets out the Government's planning policies and how they should be applied. It replaced many of the previous Planning Policy Statements.

Phrase	Definition
<b>Natural capital</b>	The world's stock of natural assets which includes geology, soil, air, water, and all living things. Collectively we derive a wide range of benefits from these assets, such as clean water and air, medicine, and food.
<b>Nature Recovery Network</b>	An expanding, increasingly connected, network of wildlife-rich habitats supporting species recovery, alongside wider benefits such as carbon capture, water quality improvements, natural flood risk management and recreation. It includes the existing network of protected sites and other wildlife rich habitats as well as and landscape or catchment scale recovery areas where there is coordinated action for species and habitats.
<b>Neighbourhood Plan</b>	A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.
<b>Nutrient neutrality</b>	An approach to development whereby the level of nutrients (including both nitrogen and phosphates) discharged from a site is the same, or lower, than before.
<b>Open space</b>	All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.
<b>Optimum viable use</b>	If there is only one viable use, that use is the optimum viable use. If there is a range of alternative economically viable uses, the optimum viable use is the one likely to cause the least harm to the significance of the asset, not just through necessary initial changes, but also as a result of subsequent wear and tear and likely future changes. The optimum viable use may not necessarily be the most economically viable one. Nor need it be the original use.
<b>Planning condition</b>	A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.
<b>Planning obligation</b>	A legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.
<b>Planning Practice Guidance (PPG)</b>	PPG gives further context to the National Planning Policy Framework, providing detailed guidance on a range of topics to support its implementation.
<b>Policies Map</b>	An Ordnance Survey based map of the local planning authority's area that geographically illustrates the policies in the adopted development plan.

Phrase	Definition
<b>Previously developed land</b>	Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.
<b>Primary Shopping Area (PSA)</b>	A defined area where retail development is concentrated.
<b>Priority habitats and species</b>	Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.
<b>Ramsar site</b>	A wetland of international importance, designated under the 1971 Ramsar Convention.
<b>Regeneration</b>	The economic, social, and environmental renewal and improvement of an area.
<b>Renewable and low carbon energy</b>	Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).
<b>Secured by Design (SBD)</b>	A police initiative to improve the security of buildings and their surroundings to provide safe places to live, work, shop and visit.
<b>Self-build and custom-build housing</b>	Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.
<b>Sequential approach</b>	A planning principle that seeks to identify, allocate, or develop certain types or locations of land before others.

Phrase	Definition
<b>Sequential test</b>	An assessment undertaken to ensure development takes place in appropriate locations. As per the requirements set out in the National Planning Policy Framework, they are used to guide main town centre uses towards town centre locations first. They are also used to guide development towards sites that have the lowest risk of flooding.
<b>Setting of a heritage asset</b>	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
<b>Significance (for heritage)</b>	The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
<b>Site of Special Scientific Interest (SSSI)</b>	A site designated by Natural England under the Wildlife and Countryside Act 1981 as being an area of special interest by reason of any of its flora, fauna, geological, or physiographical features.
<b>Special Areas of Conservation</b>	Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites.
<b>Special Protection Areas (SPAs)</b>	Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.
<b>Strategic Environmental Assessment (SEA)</b>	A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.
<b>Strategic Flood Risk Assessment</b>	A study carried out by one or more local planning authorities to assess the risk of flooding in their area, from all sources, both now and in the future, and taking into account the expected impacts of climate change. It also assesses the impact that land use changes and development will have on flood risk.
<b>Statement of Community Involvement (SCI)</b>	The Statement of Community Involvement sets out the processes to be used by the local authority in involving the community in the preparation, alteration, and continuing review of all local development documents (LDDs) and in development control decisions. In respect of every LDD, the local planning authority is required to publish a statement showing how it complied with the SCI.

Phrase	Definition
<b>Supplementary Planning Documents (SPDs)</b>	Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.
<b>Sustainability Appraisal</b>	The process of assessing the economic, environmental, and social effects of a proposed plan. This process implements the requirements of the Strategic Environmental Assessment (SEA) Directive.
<b>Sustainable development</b>	Development that meets the needs of the present without compromising the ability of future generations to meet their own needs. The National Planning Policy Framework states that ‘the purpose of the planning system is to contribute to the achievement of sustainable development’ and that ‘Achieving sustainable development means that the planning system has three overarching objectives [economic, social, and environmental], which are interdependent and need to be pursued in mutually supportive ways’.
<b>Sustainable Drainage Systems (SuDS)</b>	A sustainable drainage system controls surface water run off close to where it falls, combining a mixture of built and nature-based techniques to mimic natural drainage as closely as possible, and accounting for the predicted impacts of climate change. The type of system that would be appropriate will vary from small scale interventions such as permeable paving and soakaways that can be used in very small developments to larger integrated schemes in major developments.
<b>Sustainable transport modes</b>	Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, ultra low and zero emission vehicles, car sharing and public transport.
<b>Tees Valley</b>	The combined area that covers the local authority districts of Darlington, Hartlepool, Middlesbrough, Redcar and Cleveland, and Stockton-on-Tees.
<b>Tees Valley Combined Authority (TVCA)</b>	The combined authority for the Tees Valley area.



Phrase	Definition
<b>Town Centre (including District Centres and Local Centres)</b>	Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.
<b>Transport Assessment</b>	A comprehensive and systematic process that considers and sets out transport issues relating to a proposed development, in the context of the vision for the scheme. It identifies measures required to support alternatives to the car such as walking, cycling and public transport, and to promote accessibility and safety, together with measures that will be needed deal with the anticipated transport impacts of the development.
<b>Travel Plan</b>	A long-term management strategy for an organisation or site that details how agreed sustainable transport objectives are to be delivered, and which is monitored and regularly reviewed.
<b>Use Classes</b>	Categories that define what land and buildings can be used for. The Town and Country Planning (Use Classes) Order 1987 (as amended) specifies all of the different use classes.
<b>Viability Assessment</b>	A process that assesses the financial viability of a site by considering whether the value generated by a development is more than the cost of developing it.
<b>Wildlife corridor</b>	Areas of habitat connecting wildlife populations.
<b>Windfall sites</b>	Sites not specifically identified in the development plan.

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