

Middlesbrough Local Plan Scoping Report –
Report of Consultation
March 2023

Introduction

In November 2022, the Council published a Scoping Report as the first stage in the preparation of the new Local Plan. The Scoping Report set out the key issues the Council believes should be addressed in the new Local Plan.

The Scoping Report was used as the basis for stimulating debate with key stakeholders, residents and other interested parties on issues including the economy, design, housing, environment, community facilities, heritage assets, infrastructure and transport and how to address these through the Local Plan.

This report sets out a summary of the consultation undertaken by Middlesbrough Council for the Local Plan Scoping Report. The report sets how the consultation was undertaken and provides a summary of the issues raised. The consultation was carried out inline with the agreed Consultation Plan also in accordance with the Council's Local Plan Statement of Community Involvement which was adopted in March 2020.

Who was consulted

Comments on the Scoping Report were sought during a six week period from 5th December 2022 to 31st January 2023. A total of 1593 letters and emails were sent out to the statutory consultees, individuals and organisations on the Council's Local Plan consultee database inviting them to comment on the Scoping Report. Consultees ranged from statutory consultees, such as National Highways, Historic England, the Environment Agency and Natural England, to parish and community councils, community groups and interested local residents. A Scoping Report for the Sustainability Appraisal was also prepared and was subject to consultation. Consideration of the comments received has been carried out separately as part of the concurrent sustainability appraisal process.

Consultation details

Emails and letters advertising the consultation on the Scoping Report were circulated to those on the planning consultee database, at total number of x were sent out (See letter in appendix 1). The consultation was also publicised on the Council's website (See website text in appendix 2), and the document was made available to view at Middlesbrough House and at all libraries and community hubs in Middlesbrough. In addition, the consultation was publicised on the Council's social media channels including Facebook, Twitter and Linked In (see attached in appendix 3). Further to this, targeted consultation was undertaken on Facebook to reach Middlesbrough residents. The Facebook post reached 37, 945 (the amount of Facebook accounts it was served too, so potential people who've seen the ad at least once) and the link was accessed 3269 times.

Responses Received

Responses were received from 39 different organisations/individuals including National Highways, the Environment Agency, Natural England, Historic England and number of community groups and residents.

Summary of the issues raised in the consultation

The consultation responses highlighted a number of key issues, which have been taken into account when developing the Draft Local Plan. The consultation asked five key questions, These key questions were:

- Question 1 Is the proposed geographical area (i.e. the whole of Middlesbrough Local Authority Area) appropriate for preparing a new Local Plan?
- Question 2 Is the proposed plan period of 2022 – 2039 appropriate?
- Question 3 Do you consider that the proposed evidence base sufficiently covers all relevant matters for the Local Plan?
- Question 4 Do you agree with the identified Objectives?
- Question 5 Having read the Scoping Report, is there anything else we should include within the new Local Plan?
- Question 6 Do you have any other comments?

Table 1 sets out the number of comments made on each question in relation to the Local Plan Scoping Report.

Table 1 Number of Comments Received by Question

Local Plan Scoping Question	Number of responses received
Is the proposed geographical area (i.e. the whole of Middlesbrough Local Authority Area) appropriate for preparing a new Local Plan?	28
Is the proposed plan period of 2022 – 2039 appropriate?	24
Do you consider that the proposed evidence base sufficiently covers all relevant matters for the Local Plan?	25
Do you agree with the identified Objectives?	28
Having read the Scoping Report, is there anything else we should include within the new Local Plan?	31
Do you have any other comments?	23

A summary of all the comments received is set out below.

Question 1 Is the proposed geographical area (i.e. the whole of Middlesbrough Local Authority Area) appropriate for preparing a new Local Plan?

- The majority of people who responded agreed that the geographical area identified for Middlesbrough was appropriate.
- Only one respondent stated that the geographical area identified was not appropriate but did not specify why.

- It was stated that it is important for the new Local Plan to have consideration of the wider Tees Valley region. It was suggested that Middlesbrough needs to proactively engage with neighbouring authorities to ensure that cross boundary issues are duly considered.
- Bellway Homes suggested that the current Development Plan is dated and as such it is crucial that the emerging Middlesbrough Local Plan covers the entire Middlesbrough Local Authority area. They also suggested it is paramount that the future development of the Middlesbrough Local Authority area is considered holistically to realise strong economic ambitions.
- The TVCA suggest that consideration should be given to identifying hr Middlesbrough Development Corporation within the proposed geographical area’
- National Highways suggested that in respect of the Strategic Road Network it is important that the Plan considers that wider function, the relationships with surrounding authorities and the strategies of the Tees Valley Combined Authority.

Question 2 Is the proposed plan period of 2022 – 2039 appropriate?

- The responses to this question were mixed, some of the respondents thought the plan period was appropriate while some did not.
- There was some concern that while the timescale could be considered compliant with the NPPF the time period identified does not give enough flexibility in case of delay and material changes in planning processes.
- A number of respondents thought additional time should be added to the end of the plan period.
- Taylor Wimpey suggested that the proposed plan period meets the requirements of NPPF to be at least 15 years and that given the geography of the borough it would be sensible for the Council to start considering beyond this plan period and that in the interests of good planning that the Council should look to implement a longer plan period.
- However, one resident suggested that it should be a smaller timescale.
- Another respondent suggested it should be reviewed throughout the period.

Question 3 - Do you consider that the proposed evidence base sufficiently covers all relevant matters for the Local Plan?

- The responses again to this question were mixed with some respondents considering the evidence base was sufficient and others suggesting it is lacking in certain areas.
- One respondent suggest that the evidence base insufficient because it is not clear how the proposed evidence base relates to the requirement for an updated evidence base following cessation of work on the draft Local Plan and that there are material considerations which warrant a comprehensive review of a number of evidence base documents.
- Story Homes welcomes the intention to prepare and complete an up-to-date evidence base as outlined in the Scoping Report.
- One respondent felt that the evidence base as presented in the Scoping report may well cover most of the areas expected of a local plan, i.e. housing economy, natural environment, etc but that it does not meet the criteria of being "a robust evidence base that takes account of the projected population changes for the area and assesses the level of development that will be required to meet the needs of this population". The same respondent felt that there has been an over reliance on specific companies to produce evidence documents.

- Other respondents made the point that the evidence base needs to be kept as up to date as possible for example in terms of viability assessment, SHLAA, Strategic Housing Market Assessments, retail studies and flood risk.
- The areas respondents thought the evidence base was lacking included:
 - Rights of way
 - Nutrient neutrality
 - Transport evidence
 - Landscape sensitivity
 - Natural environment evidence, including nature capital, biodiversity net gain
 - Infrastructure delivery/infrastructure funding statement
- Other respondents suggested other documents that should be included in the evidence base including
 - The Contaminated Land Inspection Strategy 2022-2027
 - North East Invasive Non-native Species Strategy and Action Plan'
 - Local Nature Recovery Strategy
 - ORS report on population growth
 - TVCA The Tees Valley Economic Assessment
 - A heritage topic paper
 - Public Health Documents including the Joint Health and Wellbeing Strategy and emerging Joint Strategic Needs Assessment.
- A number of respondents suggested that the impact of the Middlesbrough Development Corporation needs to be assessed in terms of the impact on the Local Plan.

Question 4 - Do you agree with the identified Objectives?

- The majority of people suggested they broadly agreed with the objectives.
- Some respondents suggested additions to some of the objectives in terms of the protection of greenfield sites.
- Particular support was given by housebuilders to Objective D to build high quality homes that help strengthen communities.
- Bellway Homes suggested the inclusion of an additional Objective: Work collaboratively with national, regional, and local stakeholders to address local barriers to delivery in an efficient manner.
- National Highways generally supported the identified Objectives. They suggested that Objective F (To ensure that new development is properly served by new and improved physical, social and environmental infrastructure) to include sustainable connectivity. To include something on non-infrastructure based solutions also have an important part to play.
- Historic England stated they were pleased to see an objective on the Historic Environment.
- Two respondents particularly welcomed the inclusion of Objective F on Healthy and Safe communities.
- One respondent thought the objectives are high level and lack details and should include priorities to provide additional detail.
- A number of respondents identified that there is no reference to the Council's green strategy or net zero.

- Evolve Estates stated that Objective B, whilst laudable in its aim to strengthen Middlesbrough Town Centre, needs to be far wider in terms of also focussing on the hierarchy of centres below.

Question 5 Having read the Scoping Report, is there anything else we should include within the new Local Plan?

- A number of respondents identified additional areas that the Local Plan should include policies on.
- The British Horse Society suggest there should be a policy within the Local Plan regarding the contribution from the equestrian community to the local economy and the access matters for equestrians.
- The Friends of the Stockton & Darlington Railway recommend that the new plan contains a specific policy to protect, enhance and promote the understanding of the S&DR 1830 Middlesbrough Branch and Port Darlington, its remaining fabric and its setting.
- A representative for the Travelling Showpeople community suggested that there is a new for a new area(yard) for the future needs of Travelling Showpeople.
- Some respondents including housebuilders and the HBF made reference to the housing requirement and how this is established in the emerging Local Plan and the need to adopt a housing requirement higher than the standard methodology figure.
- A number of housebuilders and the HBF make reference to the potential to include space standards and that it must be noted that they are only intended to be optional and can only be introduced where there is a clear need and they don't unduly impact upon development viability.
- A respondent suggests that there should be a clear approach to nutrient neutrality set out in the Local Plan.
- The Environment Agency states that Local Plans should be prepared in accordance with flood risk policy in the NPPF and NPPG.
- National Highways make reference to the need for the Local Plan to address the Net Zero agenda.
- Historic England state the importance of the Local Plan having a positive strategy for the historic environment.
- Some residents and community groups suggested that the Local Plan should include an green strategy and how the one planet living principles can be delivered.
- One resident suggested that the Mandale Meadow scheme should be dismissed.
- One resident suggested that the road through Mandale Meadow be removed.
- One respondents requested that the Stainsby site continues to be identified as an allocation for residential development.
- One respondent suggested that reference should be made in the plan to the Middlesbrough Development Corporation. In addition, the TVCA suggest the MDC Masterplan and Design Code should be referenced.
- One respondent suggests the Local Plan should consider the need for specialist housing for older people.
- One respondent suggests that the Local Plan has policies in place to encourage investment in Centres.

Do you have any other comments?

- A number of responses were received which didn't directly relate to the other questions.
- The British Horse Society stated they object the emerging Local Plan on the grounds that the policy excludes equestrians.
- A number of housebuilders submitted details on housing sites they would like to be considered for inclusion in the Local Plan.

Next steps

All of the comments received will be considered and taken into account in developing the Draft Local Plan.

Appendix 1

Direct Line: (01642) 729065

Our Ref: Local Plan/DEV1

Your Ref:

When telephoning please ask for:
PLANNING POLICY

1st December 2022

Dear Consultee,

Consultation on the Middlesbrough Local Plan Scoping Report and accompanying Sustainability Appraisal and ‘Call for Sites’

I write to inform you of Middlesbrough Council’s intention to prepare a new Local Plan. The Local Plan will set out a vision for the future development of Middlesbrough. Once adopted the Local Plan will replace existing Borough wide planning policy documents and will provide a basis for determining planning applications.

The Scoping Report is the first stage in the preparation of the new Local Plan. The Scoping Report sets out the geographical area and timescale that the Local Plan will cover, the broad planning topics and objectives it will address and the proposed layout of the new Local Plan.

In accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 the Council will consult on the Scoping Report and the accompanying Sustainability Appraisal Scoping Report between **5th December 2022 and 31st January 2023**. The purpose of the consultation is to seek your views on what the new Local Plan ought to contain.

The Local Plan Scoping Report and Sustainability Appraisal Scoping Report will be available to view on the Planning pages of the Council’s website www.middlesbrough.gov.uk; and in Middlesbrough House, Council libraries and in Community Hubs.

Any comments you wish to be taken in to account should be made in writing by 31st January 2023:

- on the Council’s consultation portal, which can be accessed from the Planning pages of the Council’s website www.middlesbrough.gov.uk;
- by email to: planningpolicy@middlesbrough.gov.uk; or,
- via post to: Planning Policy Team, Planning Services, Middlesbrough Council, Fountain Court, 119 Grange Road, Middlesbrough, TS1 2DT.

'Call for Sites'

Alongside the consultation on the Scoping Report and accompanying Sustainability Appraisal the Council is also issuing a 'Call for Sites'. This is an opportunity to submit sites to be considered for their future development potential.

A list of sites and boundary plans is available on the Planning pages of the Council's website www.middlesbrough.gov.uk for the following:

- sites previously submitted for consideration as potential housing sites along with existing housing allocations and sites with planning permission and sites under construction;
- sites allocated for gypsies and travellers and travelling showpeople; and,
- sites allocated for employment use.

Sites should only be submitted with the landowner's consent and where they are willing to release the site for development. In the case of sites to be considered for housing the site should be a minimum of 0.25 ha or able to accommodate at least 5 dwellings. All submissions must be accompanied by a plan showing the boundary of the proposed site.

Site submissions should be made in writing by 31st January 2023:

- on the Council's consultation portal, which can be accessed on the Planning pages of the Council's website www.middlesbrough.gov.uk; or
- on the site submission form available to download from the above website which should be either emailed to planningpolicy@middlesbrough.gov.uk or submitted by 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 telephone number 01642 729065 / 729487.

Yours faithfully,



Paul Clarke
Head of Planning



Emerging Local Plan

The council approved the Local Plan Scoping Report on 30 November 2022. The report is the first stage in preparing the new Local Plan.

The Local Plan sets out a vision for the future development of Middlesbrough. 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.

The scoping report sets out:

- the area the Local Plan will cover
- the amount of time it will cover
- the broad topics and objectives it will include
- the proposed layout of the new Local Plan

We also have to look at sustainability as part of the Local Plan. This involves carrying out a sustainability appraisal of the Local Plan to make sure we consider the potential environmental, social, and economic effects of the Local Plan. The Sustainability Appraisal Scoping Report is the first stage of this. It includes baseline information, identifies sustainability issues, and sets out an appraisal framework.

Documents

- [Local Plan Scoping Report](#)
- [Sustainability Appraisal Scoping Report](#)

Unfortunately, these documents are not fully accessible. You can view paper copies of the reports at Middlesbrough House, and in council [libraries and community Hubs](#).

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The easiest way to take part is to complete the online response form. There are two forms, one about the scoping report and one about the sustainability appraisal:

- [fill in the scoping report form](#)
- [fill in the sustainability appraisal form](#)

If you're struggling to use the online form, you can also take part by sending your comments:

- by email to: planningpolicy@middlesbrough.gov.uk
- by post to: Planning Policy, Middlesbrough Council, Fountain Court, 119 Grange Road, Middlesbrough, TS1 2DT

The consultation closes on **31 January 2023**.

Call for sites

We're also running a 'call for sites'. During this time, sites which might be suitable for future development can be submitted to the council. [Find out more and take part in the call for sites](#).

Contact

For more information, contact the Planning Policy team by calling 01642 729065 or 01642 729487, or emailing planningpolicy@middlesbrough.gov.uk.

Latest News

Middlesbrough Bus Station gets national award

Teesside's busiest transport hub has been given a national award for keeping passengers safe during visits to Middlesbrough.

Major boost for Ubuntu Multicultural Centre

Ubuntu Multicultural Centre CIC has had a fantastic start to 2023, having been awarded a £100,000 National Lottery Community Fund grant which will enable the organisation to continue running its Multicultural Drop-in Centre supporting local Black and ethnic minority communities for the next three years.

Government issues Best Value Notice to Council

On January 24, a Best Value Notice was issued to Middlesbrough Council by the Department for Levelling Up, Housing and Communities.

[more news](#)

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Middlesbrough Council

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Have your say on plans for future development of Middlesbrough 🗣️

Consultation is underway on the Middlesbrough Local Plan Scoping Report.

The plan guides things like what can be built where and how the development of land can help the area thrive through new housing, more jobs and a thriving economy.

The consultation is now live and will run until January 31 2023.



Have your say at www.middlesbrough.gov.uk/localplan





Middlesbrough Council

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Have your say at



<https://lnkd.in/eJichfQk>

