

# Middlesbrough Local Plan

## Housing Requirement and Potential Housing Allocations

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# Introduction

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

# Local Housing Needs Assessment 2020

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

# Housing Requirement

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

# Delivering the Housing Requirement

## Plan Period 2019 – 2037

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

# Potential Housing Allocations

## Sites Under Consideration

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

# Sites in existing adopted Housing Local Plan

# Potential Housing Allocations

## Beechwood

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






# Potential Housing Allocations

## Gresham

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



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

## Grove Hill

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



# Potential Housing Allocations

## Marion Avenue

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





# Potential Housing Allocations

## Former St David's School

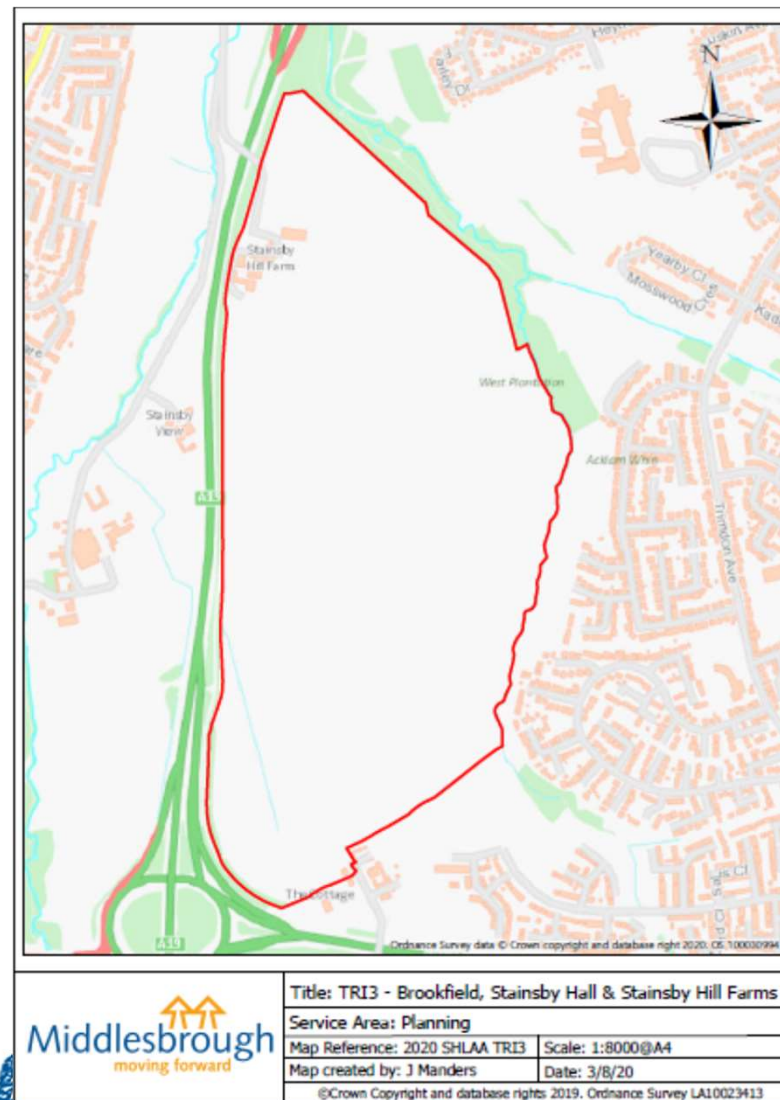
- Existing Local Plan site
- 139 dwellings
- Part owned by the Council



# Potential Housing Allocations

## Stainsby

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




# Potential Housing Allocations

## Ford Close (Riding School)

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

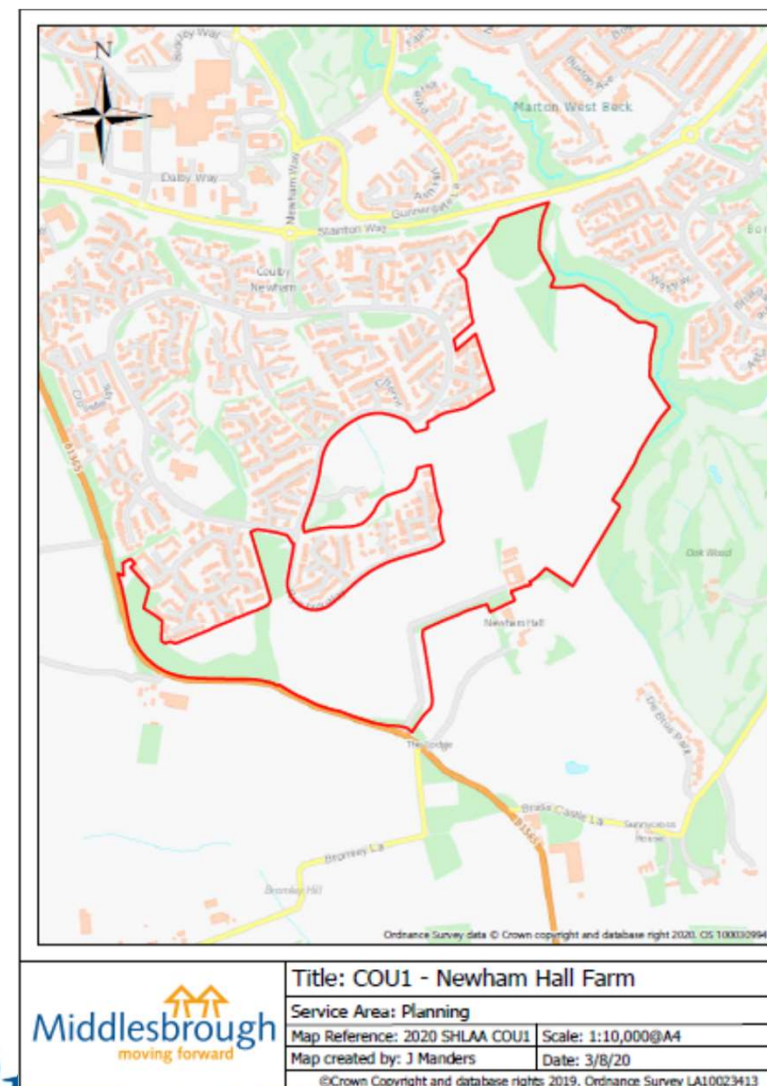


	Title: MAW2 - Ford Close Riding School	
	Service Area: Planning	
	Map Reference: 2020 SHLAA MAW2	Scale: 1:2500@A4
	Map created by: J Manders	Date: 3/8/20
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# Potential Housing Allocations

## Newham Hall Farm

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

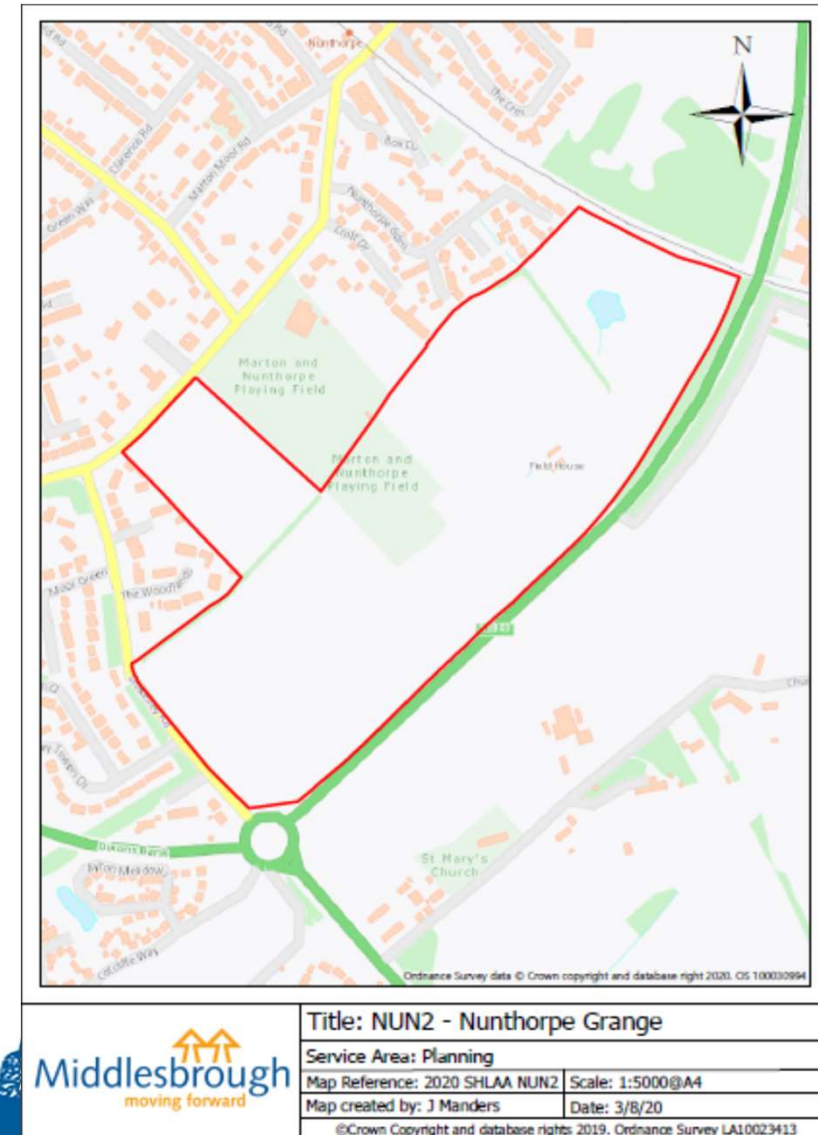




# Potential Housing Allocations

## Nunthorpe Grange

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






# Potential Housing Allocations

## Hemlington Grange

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



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


# Sites identified in the previous 'Publication' Local Plan

# Potential Housing Allocations

## Vancouver House

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



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

## Northern School for Art – Green Lane Campus

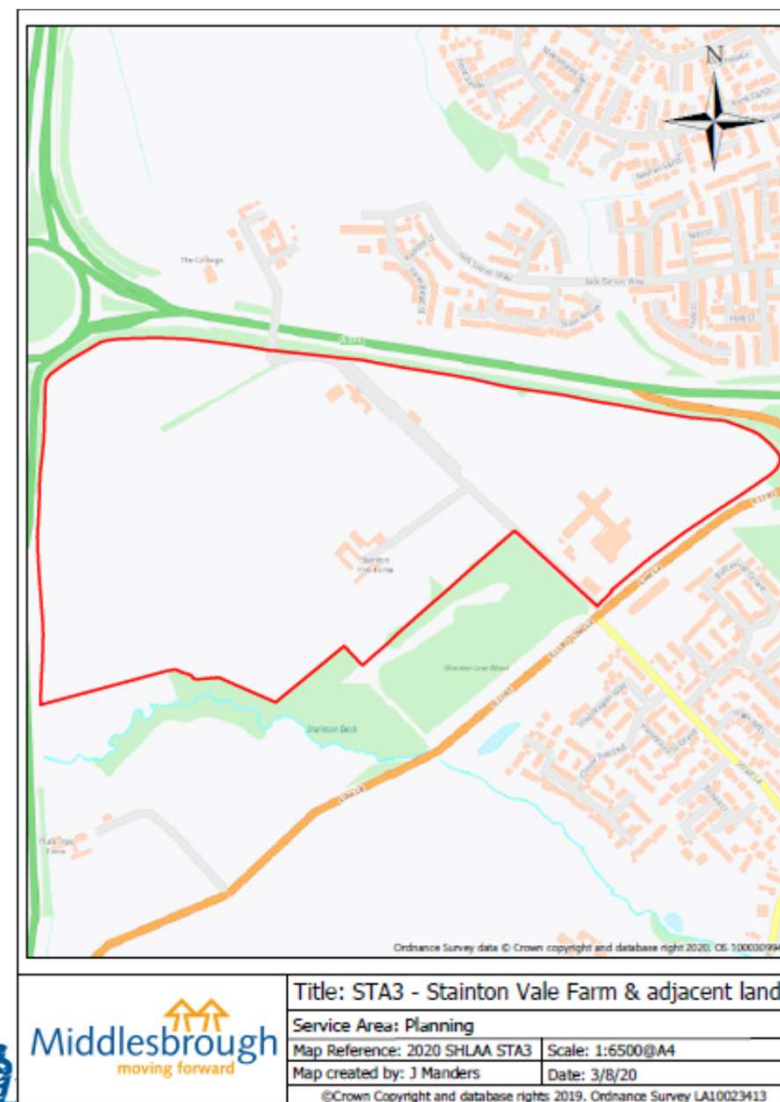
- Identified in Publication Local Plan
- College moving to town centre (Denmark St)
- 26 dwellings
- Privately owned



# Potential Housing Allocations

## Stainton Vale Farm

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





# Potential Housing Allocations

## De Brus Park

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



# Potential Housing Allocations

## West of Acklam Gardens

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



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moving forward

H3.19 - L/W of Acklam Green

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


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# Potential Housing Allocations

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

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



	Title: BRAS - Jupiter Court, Milford & Portland House	
	Service Area: Planning	
	Map Reference: 2020 SHLAA BRAS	Scale: 1:3000@A4
	Map created by: J Manders	Date: 3/8/20
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# New sites under consideration

# Potential Housing Allocations

## Middlehaven – BoHo Towers

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



# Potential Housing Allocations

## Middlehaven – Sheperdson Way

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



# Potential Housing Allocations

Former Cleveland Scientific Institute site

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




# Potential Housing Allocations

## Gurney Street

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

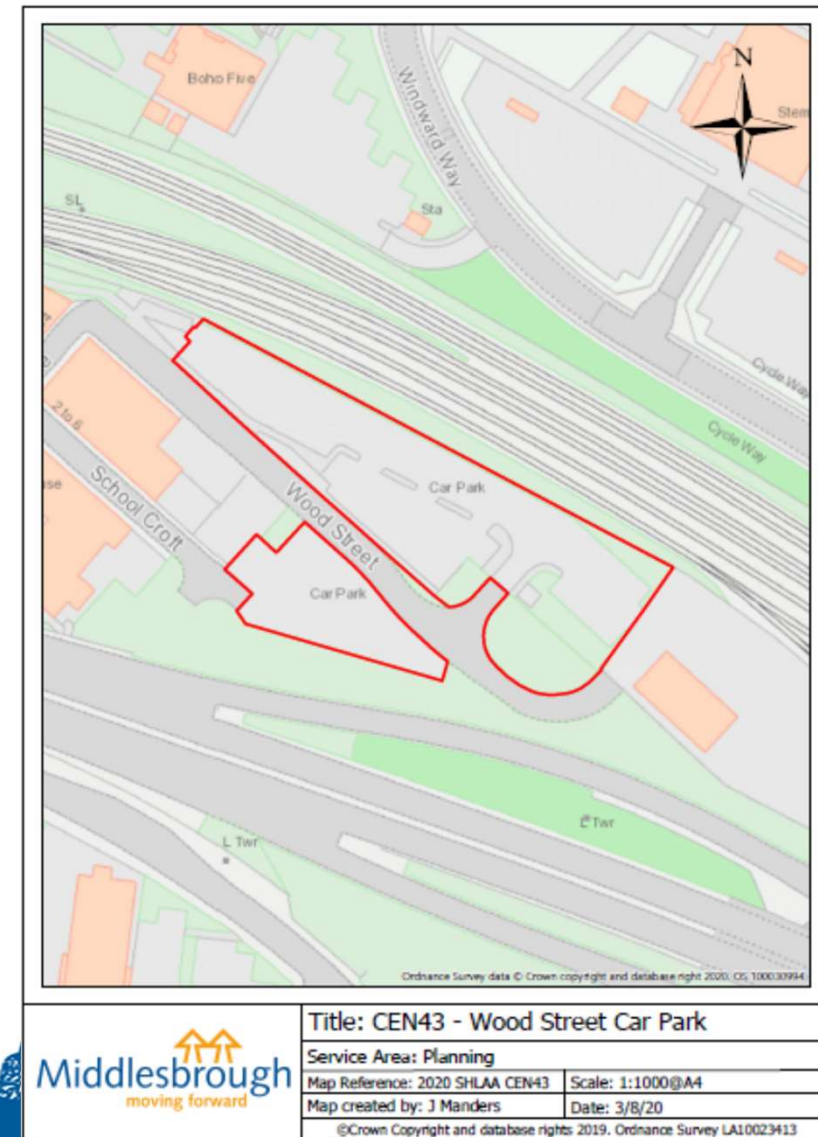


	Title: CEN42 - Gurney Street Car Park	
	Service Area: Planning	
	Map Reference: 2020 SHLAA CEN42	Scale: 1:500@A4
	Map created by: J Manders	Date: 3/8/20
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# Potential Housing Allocations

## Wood Street

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

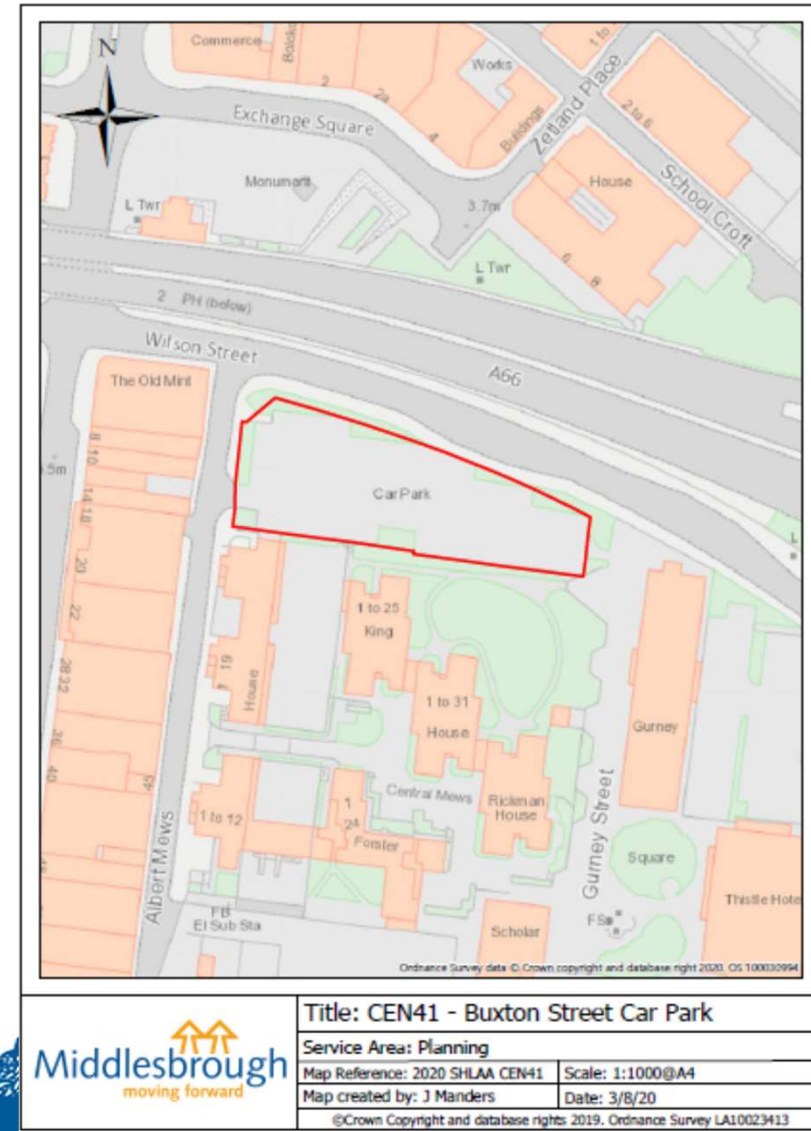




# Potential Housing Allocations

## Buxton Street

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



# Potential Housing Allocations

## Tollesby Shops

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



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Title: ACK1 - Newbridge Court, Tollesby

Service Area: Planning

Map Reference: 2020 SHLAA ACK1 Scale: 1:500@A4

Map created by: J Manders

Date: 3/8/20

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