

EXECUTIVE MEMBER REPORT TO COUNCIL

EXECUTIVE MEMBER: Executive Member for Development

DATE OF MEETING: 26 March 2025

The purpose of this report is to provide an update to members on areas of activity within my portfolio including performance against strategic priorities.

1. LOCAL PLAN

The publication of the Local Plan was approved by Full Council on the 5th of March 2025.

It 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.

The 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

Dates of the public consultation events:

- Tuesday 18 March from 4pm to 7pm, at the Live Well Centre, Albert Road, Middlesbrough Town Centre.
- Wednesday 19 March from 2pm to 6pm, at the Acklam Green Centre on Acklam Road, Whinney Banks.
- Wednesday 26 March from 2pm to 6pm, at Thorntree Library and Community Hub, Birkhall Road, Thorntree.
- Friday 28 March from 2pm to 6pm, at Langdon Square Community Centre, Langdon Square, Coulby Newham.

2. EXECUTIVE DECISIONS

2.1. Disposal of Land at Hemlington Grange South (Agreed)

The report sought Executive's consideration of the bids received by the Council and to

approve the disposal of the site to the preferred bidder to conclude the process. The report was considered by the Executive Sub Committee for Property.

In July 2022, Executive approved the marketing and disposal of Hemlington Grange South site, for the purpose of enabling housing development. Located towards the southern fringe of Middlesbrough, the site was a vacant, 7.05-hectare (ha) Council-owned site and was allocated within the adopted Housing Local Plan (2014).

Development Guidance was drafted for the site, and this was subsequently adopted in October 2020 following public consultation. The development guidance provided design principles and expectations with regards to how the scheme should come forward in the future. The Development Guidance was provided to bidders as part of the tender pack when marketing the site; so that any bids would be truly reflective of the standard expected on the site.

The site constituted the southeastern most section of the wider Hemlington Grange site, which was also allocated in the adopted Middlesbrough Housing Local Plan as a strategic urban extension comprising 1,230 dwellings. To date, detailed planning permission has been granted for 846 dwellings on the Hemlington Grange site, of which 699 had been completed and occupied.

The Council was aware that the site was an extremely popular and successful development. The site was ideally situated to enjoy the surrounding coastline and countryside with Saltburn by the Sea located around 14 miles to the east and the North York Moors National Park a relatively short drive to the south. The site benefits from outline planning approval, which was granted in April 2024, prior to site 05 February 2025 marketing. The site was estimated to be able to deliver up to a total of 150 units, subject to Planning, creating a high-quality development.

2.2. Revised Statement of Community Involvement (SCI). (Approved)

SCI, to explain how it will involve the community in the preparation of local development documents (such as the Local Plan), the preparation of neighbourhood plans, and on planning applications

The Council adopted its SCI in March 2020. The legislation requires that SCIs are reviewed every 5 years and, where appropriate, updated. Following a review of the SCI, a small number of amendments are proposed to reflect the most up to date National Planning Policy Framework and changes to the way the Planning Services operates.

3. LIVE WELL CENTRE

The Live Well Centre in the Cleveland Centre is now up and running. The Live Well Centre is a community-focused facility designed to support health, well-being, and lifestyle improvement. Located in a central area of the town, the centre offers a

range of services and programs aimed at promoting physical and mental health, including fitness classes, nutritional advice, and workshops on healthy living.

It provides access to expert guidance and resources to help individuals lead healthier lives, offering support for managing long-term conditions, improving mental well-being, and maintaining physical fitness. The Live Well Centre is part of Middlesbrough's commitment to enhancing public health and making well-being resources accessible to all members of the community.

4. MIDDLESBROUGH DEVELOPMENT CORPORATION

Middlesbrough Development Corporation (MDC) has agreed to provide a further £7 million to the Gresham development. For the development of a new hotel alongside professional living and student accommodation. Initial site works are expected to begin in April, with construction forecast to start in summer 2025.