

MIDDLESBROUGH COUNCIL	
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Report of:	Director of Regeneration – Richard Horniman
Relevant Executive Member:	Executive Member for Development – Cllr Theo Furness
Submitted to:	Single Member Executive - Development
Date:	28 July 2025
Title:	Nunthorpe Grange – Design Code Update
Report for:	Decision
Status:	Public
Council Plan priority:	Safe and resilient communities
Key decision:	No
Why:	Not applicable
Subject to call in?	Yes
Why:	Non-Urgent Report

Proposed decision(s)
<p>That the Executive Member for Development approves:</p> <ul style="list-style-type: none"> a) the adoption of the updated Nunthorpe Grange Design Code attached as Appendix 1 to this report; and, b) delegated authority for the Director of Regeneration to approve minor variations to the Design Code.

Executive summary
<p>The report is concerned with the approval and adoption of an updated Design Code for Nunthorpe Grange that will ensure the development of Nunthorpe Grange becomes a positive addition to the community at Nunthorpe.</p> <p>The report explains that since the adoption of the original Nunthorpe Grange Design Code in 2018, a GP surgery has been developed on the site, Executive approval has been granted for the disposal of land to facilitate the development of a place of religious worship,</p>

and Planning Committee has approved the Nunthorpe Community Centre application on the Stokesley Road site adjacent to the GP Surgery.

The adoption of the updated Design Code will enable a coherent development to be delivered in line with local aspirations.

The adoption has been put forward as a Single Member Executive decision due to the completion of the work falling within a break in the Executive cycle. Delaying the decision to the next full Executive meeting in September would limit the impact that the design code would have in consideration of current planning applications.

1. Purpose of this report and its contribution to the achievement of the Council Plan ambitions

- 1.1 This report seeks Executive Member approval for the adoption of the updated Nunthorpe Grange Design Code that will ensure the development of Nunthorpe Grange becomes a positive addition to Nunthorpe.
- 1.2 The Design Code will ensure that high quality homes are provided for new residents and will ensure the delivery of additional amenities for new and existing residents.

Our ambitions	Summary of how this report will support delivery of these ambitions and the underpinning aims
A successful and ambitious town	The guidance in the Design Code will ensure that a high-quality development is created at design stage, which is then retained throughout the approval and construction process.
A healthy Place	In addition to high quality housing, the Design Code will facilitate the development of Play and Sports areas are to be provided to ensure the new and existing Nunthorpe population has access to facilities for healthy living from a young age through to late adulthood.
Safe and resilient communities	<p>The Design Code supports the development of a New Community Centre, which will provide a warm meeting space to help integrate the building and garden users with residents across Nunthorpe, including walking groups, volunteers and young people.</p> <p>Recreation is also supported by a network of paths including waymarked circular walks around the green hub area. The network of marked paths, and informal cycle trails will ensure that everyone has access to a safe trail which prioritises walking and crucially links to a high-quality green space. Other opportunities for healthy activities in the country park will be provided by trim trails, event spaces for outdoor exercise and natural play areas.</p>

Delivering best value	The updated Design Code will facilitate new homes that will help to attract and retain economically active households in the town.
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2. Recommendations

2.1 That the Executive Member for Development approves:

- a) the adoption of the updated Nunthorpe Grange Design Code attached as Appendix 1 to this report; and,
- b) delegated authority for the Director of Regeneration to approve minor variations to the Design Code.

3. Rationale for the recommended decision(s)

- 3.1 Nunthorpe has a unique presence and community in the Middlesbrough area and the updated Design Code will ensure that it is protected and enhanced by the successful development of the Nunthorpe Grange site.
- 3.2 Compliance with the updated Design Code will be a material consideration for the determination of any planning applications for the Nunthorpe Grange site, along with the Current Local Plan, the Emerging Local Plan and National Planning Guidance, to deliver high quality design / development.

4. Background and relevant information

- 4.1 Since the adoption of the original Nunthorpe Grange Design Code in 2018, a GP surgery has been developed on the site and Executive approval has been granted for the disposal of land to facilitate the development of a place of religious worship.
- 4.2 In September 2024, Executive approved the private treaty sale of land at Nunthorpe Grange for the development of housing and an elderly persons care home.
- 4.3 More recently, Planning Committee has approved the Nunthorpe Community Centre application and Executive approval has been granted to construct the facility on the Stokesley Road site adjacent to the GP Surgery.
- 4.4 The updated Design Code reflects the development that has been undertaken since it was originally adopted in 2018 and that proposed for the future.

5. Ward Member Engagement if relevant and appropriate

- 5.1 There has been significant engagement undertaken with Ward Members since 2018, with opportunities provided to comment on the detail of the design at various stages.

Briefings have also been provided on the final changes, prior to submission of this report.

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

- 6.1 The Council could elect not to update the Design Code for Nunthorpe Grange and to rely on the existing Design Code, the adopted Local Plan, the Emerging Local Plan and National Planning Guidance, to deliver a high-quality design / development.
- 6.2 This would not reflect the enhanced community input which has been undertaken since 2018, or that proposed for the future, and would limit the ability to deliver a coherent development which reflects local aspirations.

7. Impact(s) of the recommended decision(s)

Topic	Impact
Financial (including procurement and Social Value)	The cost incurred to finalise the design code update totalling £1,200 will be met from pre-existing budgets.
Legal	<p>A review of the design code is in line with the Planning Practice Guidance – Design: process and tools which states that <i>“On large sites it can be important to allow for the code to be reviewed as development proceeds, so that lessons from its initial implementation can be addressed, provided that any changes do not subvert the overall design vision or weaken the quality of development”</i>.</p> <p>Gradon Architecture has, as part of its review of the existing masterplan, carried out consultation with stakeholders, including the Parish Council.</p>
Risk	<p>The following high-level risks identified in the Strategic and Directorate Risk Registers, will also be reduced as a consequence of the sale of land at Nunthorpe Grange:</p> <ul style="list-style-type: none"> a) O1-045 - If the Housing Programme does not meet the projected targets, then this can have a negative impact on the assumptions within the MTFP. b) O8-059 - If incorrect assumptions are made in the MTFP this will result in a funding gap requiring further savings to be made. c) O1-029 - Insufficient Council Tax Band D+ properties are built to enable Middlesbrough to retain its economically active population resulting in further population decline and impact upon the MTFP.

Human Rights, Public Sector Equality Duty and Community Cohesion	The proposal is not judged to have any negative impacts on Human Rights, Public Sector Equality Duty and Community Cohesion.
Reducing Poverty	The updated Design Code will facilitate educational opportunities such as those to be offered in the Nunthorpe Community Centre are one of the most significant determinants in reducing poverty within Middlesbrough.
Climate Change / Environmental	<p>Developments in England must deliver a Biodiversity Net Gain of 10%. This means a development will result in more or better-quality natural habitat than there was before development.</p> <p>As part of the full planning application submissions for Nunthorpe Grange, a biodiversity plan will be included to ensure compliance with these requirements.</p>
Children and Young People Cared for by the Authority and Care Leavers	<p>The proposal would not have any disproportionately negative impacts on Children and Young People Cared for by the Authority and Care Leavers.</p> <p>The provision of a new Community Centre would provide a safe meeting space for Children and Young People to integrate with residents across Nunthorpe.</p>
Data Protection	There are no Data Protection issues of consequence for this proposal.

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

Action	Responsible Officer	Deadline
To be included as a material consideration in future planning decisions.	Andrew Glossop	Oct 25

Appendices

1	Updated Nunthorpe Grange Design Code
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Background papers

Body	Report title	Date
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Executive	The Disposal of Land at Nunthorpe Grange	4 September 2024
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