

COULBY NEWHAM

NEIGHBOURHOOD PLAN

2024 - 2039

Coulby Newham
Neighbourhood Forum

COULBY NEWHAM NEIGHBOURHOOD PLAN

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Introduction

1. This is the Coulby Newham Neighbourhood Plan (CNNP), which is designed to ensure that future development in the ward meets the wishes of local residents. The plan has been drawn up by a working group of the Neighbourhood Forum Council. (see Appendix 1 for map of the Neighbourhood Plan)
2. The plan was put to local residents in a series of Community Forums between 2022 and 2024, in order to assess public support for the proposals. In addition, the plan can still be modified as a result of suggestions put forward by residents, or other interested parties.

Background

3. Neighbourhood Plans were introduced under the provisions of the Localism Act 2011. This allows communities to have a say in how their community will develop over a 15 year period.
4. The plan must be in compliance with the Middlesbrough Council Local Plan as well as the National Planning Policy Framework and will also be affected by the strategic plans of the Tees Valley Combined Authority in respect of issues such as Transport and Business Development. The plan covers the period 2024 - 2039 and will be renewed every five years to ensure compliance with national and local planning requirements, and to reflect the changing needs of the local community. Once adopted, the plan will form part of the Middlesbrough Development Plan.
5. This is the Neighbourhood Plan produced by the Coulby Newham Neighbourhood Forum, set up by the Coulby Newham Community Council. The aim of the forum is to do the following:
 - a. Promote the economic, social, health and environmental well-being of the local community
 - b. Provide an opportunity for local people to influence local decision making
 - c. Encourage openness and transparency amongst statutory agencies
 - d. Improve community leadership and democratic participation

History of the Area

6. Coulby Newham is a large housing development area to the south of Middlesbrough, built in the 1970s 80s, and 90's with a resident population of around 8,300 (2021 Statistics). The development was designed to intermix private housing and social housing, and this is predominantly the case in the north of the area, although private housing predominates in the south. There are plans to eventually build an extra 1000 houses in the area to the south of the ward, in the vicinity of Newham Hall.
7. The housing development is bisected by Stainton Way which runs west to east with approximately 50 % of the population on each side of the road. North of the road is located the Parkway Centre, the largest shopping area in Middlesbrough outside of the town centre, which draws customers from the south of the town and some of the rural area beyond.
8. The area is provided with an excellent network of paths and cycle paths, most of which avoid the road network. This helps to avoid interaction with vehicular traffic but can mean some paths go through wooded areas which are dark at night. In addition, some areas are difficult to reach without crossing and re-crossing a road, such as going from Barberry Estate to Foxgloves.

Retail and Leisure Facilities



9. The Parkway Centre is a large retail centre located at the heart of Coulby Newham, with a large supermarket and a variety of retail outlets. There is also the Rainbow Leisure Centre, operated by a

private organization called Everyone Active, which has a swimming pool and a variety of leisure facilities. In addition, St Mary's Catholic Cathedral is located adjacent to the shopping centre along with two medical practices, a dental surgery, veterinary practice and other related services. There is a small community hub, also run by Everyone Active which can be used for community events. This has been used to run a regular youth club operated by the Linx Organisation, but recently the club has relocated to the Beacon Centre next to Langdon Square.

10. Outside of the Parkway Centre there are only two other retail grocery outlets, these being a shop in Thistle Rise and another on Coulby Farm Way. These are small general retail premises, which serve local areas either distant from the Parkway Centre or separated from it by Stainton Way. There is also a hairdresser and children's nursery at Hollowfield Square. In addition, there is the Newham Grange Leisure Farm, which is located to the north of the ward, and offers a variety of leisure facilities mainly orientated around the farm animals.



Langdon Square Community Centre

11. There is one large Community Centre at Langdon Square, which is used by a variety of local societies and organisations including the Community Council. In addition, there is a former Countryside Centre at Lingfield that is

presently used for educational purposes but is available for renting at weekends and in the evenings. There are also smaller local community centres on the housing association sites at The Coppice, Sunnyside, Crossfields and Lingfield Ash.

Parks and Green Spaces



Fairy Dell Park

12. There is one park in the area, which is Fairy Dell Park located at the east of the ward. This leads onto the Fairy Dell nature reserve which is a wooded valley and large pond. These are the gardens of the now demolished Gunnergate Hall. They are connected to the park, which is a large area of green space, with some limited sport equipment and grassed area available for community use. The area is maintained with the help of the Friends of Fairy Dell.



13. In the north of the ward is Newham Grange Leisure Farm which has a large

area of land but is only open to paying customers. There is a small Community Garden at the entrance to the farm, which is open to all residents and has a few communal allotments. Adjacent to the site is a wooded valley which leads to a Multi-Use Games Area (MUGA) where the land meets Newham Way. A children's play area has just been erected next to the MUGA and it is intended to enhance the provision of facilities for younger people in the near future.

14. At the south of the ward there is a large area of open fields, off Mount Pleasant Way at Lingfield. There is also a children's play area, some allotments and a building previously used as a Countryside Centre, which is now being used for educational purposes.
15. In addition, there are many green spaces, such as the Marton West Beck, next to which runs the Timberland Trail. In addition, there are a number of smaller becks, especially in the north of the ward, which provide wooded areas and meadows.

Schools

16. There is one secondary school at The Kings Academy, on Stainton Way. Also, there are three primary schools, St Augustine's and Sunnyside in the north of the ward, and Rosewood Academy in the south. There is also the Lingfield Learning Centre (Choosing Pathways),

a local authority educational facility for post 16 learners based at the former Countryside Centre.

Heritage Assets

17. Most of the buildings in Coulby Newham are of recent construction but there are a few older buildings of note, although only one is listed. In the north of the ward there are the offices of the Middlesbrough District Motor Club, based in the Coulby Manor House off Coulby Manor Way. In addition, there are the farm buildings at Newham Grange Farm, and Newham Hall Farm which are locally listed and the farm at Lingfield, which was the former Countryside Centre.

Public Transport

18. The ward is served by several Stagecoach bus services which call at the Parkway Centre. At present these are the number 10, 13 and 13a. These connect Coulby Newham with Hemlington, Stainton and the town centre. There have been attempts to run a service connecting Coulby Newham with Marton and Nunthorpe, and a service was projected to start in March 2020, but this was dropped following the onset of the covid pandemic.

Character of the Ward

19. The ward can be broken down into three main areas which have slightly different characteristics (see appendix 2 for map of the ward)

a) Northern Area

These are the estates north of the Parkway Centre, either side of Newham Way. This is a mix of private housing and social housing, with some estates specifically designed for older residents, such as Sunnyside and The Coppice. The housing stock here is older, and there is a problem particularly with lack of parking in some of the social housing. Also, tree cover is more established and there are greater problems with access to light. Play facilities involve an underused MUGA off Newham Way, but recently a children play area has been provided next to it.



St Marys R C Cathedral

b) Central Area

The central area consists of the Parkway Centre and Rainbow Centre, along with the Cathedral and a number of care homes located on Dalby Way and Bickley Way. This is a low-density population area and consists essentially of leisure and retail facilities.



Green Area to the south of

c) Southern Area

The area to the south of Stainton Way is all residential, with one shop and a primary school. There is a mix of private and social housing, but towards the south of the area it is predominantly private. The far south of the area has substantial open space at Lingfield by the former Countryside Centre, and a large area of arable land beyond, some of which is

allocated for future housing development.

Coulby Newham Ward Profile (2021 Statistics)

20. Coulby Newham is one of the electoral wards of Middlesbrough Council situated in the south of the borough (see Appendix 2 for map of ward). The ward has an area of 411 hectares and a resident population of 8340, which is about 6.5% of the total population of Middlesbrough (2021 statistics). Nearly 60% of the population is within the 18 to 64 age group, and of this, 98% describe themselves as white ethnic, compared to 88% in the borough as a whole.
21. There are 3827 households in the ward (2015 statistics), of which 1222 (32%) are in social housing and 254 (6%) are privately rented. Most of the properties in private ownership are presently mortgaged, but about 24% are fully owned. The number of households with dependent children is 1144 or 30% of the total.
22. The educational abilities of the residents is slightly below the national level with 18% of residents obtaining Level 4 qualifications or above, whilst 21% of the residents have no qualifications. Employment is varied but the main employment group is Socio-Economic classification 2, which is lower managerial, administrative and professional.
23. The ward has a mix of income levels, which is indicated by the government indices of Multiple Deprivation that splits England into 33,000 Lower Layer Super Output Areas (LSOAs). Whilst one LSOA in the ward (covering Tollesby Bridge, Oak Hill, Ash Hill, Lingfield Ash, The Meadows and The Garth) is one of the 5% most deprived area in England, two other areas in the ward are in the top 30% least deprived

areas. The health of the residents is generally good with 78% of residents deemed to be in very good or good health.

Sustainable Development Principles

24. The Coulby Newham Neighbourhood Plan will contribute to achieving the following economic, social, health and environmental aspects of sustainable development by means of the following;

- a. Contributing to a strong and competitive economy, by enhancing the ward as a place to live and work.
- b. Planning positively for housing growth to meet the needs of local people, whilst ensuring the provision of adequate infrastructure.
- c. Supporting the provision of a mix of housing types and sizes, to meet the needs of a wide range of individuals.
- d. Supporting new development where it relates well to the local area and help to provide good connectivity to the rest of the town through the provision of sustainable transport.
- e. Promoting policies to protect and enhance culturally important assets including green spaces.
- f. Promoting policies which protect and enhance open spaces, water quality and biodiversity.

Main Issues Raised by Residents

25. Northern Area

- We would like to see an improvement in the provision of play areas and outdoor leisure facilities for young people

- We would seek to ensure that existing housing provision is maintained in good condition
- We would like to ensure that Newham Way remains safe for both vehicular traffic and pedestrians by limiting the number of HGVs using the road and maintaining effective speed controls
- We would support the maintenance of the provision of local retail outlets at Hollowfield Square and Thistle Rise
- We would want to ensure that all paths in the area are well lit and safe and that some paths are provided along main access roads such as Coulby Manor Way

26. Central Area

- We would support proposals to ensure the Parkway Centre retains a wide range of retail outlets and leisure facilities
- We would seek to improve the provision of car parking facilities to deal with the increasing number of people using the centre
- We would like to see an improvement in the road layout at Stainton Way and the access roads to the centre, so as to prevent traffic congestion

27. Southern Area

- We would support the provision of alternative access and egress to the southern area estates, so that residents are not totally dependent on the availability of the access at Lingfield Way
- We would like to see a new Community Centre in the south of the ward, to deal with the increased demand from extra residents
- We would seek to ensure that school places are available for residents in the area to cope with the expected increased demand and would like to see a new primary school in the area
- We would look to ensure the maintenance and enhancement of green areas as far as possible within the proposed housing development.

- We would want to ensure that any new housing is of a density similar to that of the existing housing areas nearby and that adequate green spaces are provided including the expansion of wooded areas
- We would look to ensure that pathways provide are well lit and safe to use and that if some paths are provided at the side of the main access roads such as on Bonny Grove Way

Housing Development



Housing development in the south of the ward

28. It is clear that many residents are concerned about the proposed additional housing planned for the south of the ward. However, this area is one of the few remaining areas of Middlesbrough where extra housing could be built, and the present local plan provides for 1000 extra houses to be built in the area.

29. Given the need for new housing, it is necessary to ensure that any development is sustainable and does not destroy the nature of the area in the south of the ward. In order to ensure this, there needs to be an improvement in the road system including the provision of an extra means of access and egress from the estates in the southern area. In addition, improved public transport facilities are required to enable residents to travel without having to rely on private vehicles.

30. In addition to improving roads and public transport, there is a need for other facilities to be provided. This would include the construction of an additional primary school in the area and the provision of another community centre. A further play area should be constructed in the Newham Hall development in the south of the ward. Ideally, it would help if further retail facilities could be provided at the southern end of the ward, with electric vehicle charging facilities attached.
31. The housing development needs to be split into various estates, with green spaces and wooded area dividing them. The housing should include properties designed for older residents such as bungalows, low rise flats or assisted living accommodation, as there is a clear demand for such properties from local residents. Other than this, a mix of housing should be provided, including affordable housing. All housing should be provided with parking spaces to accommodate up to two vehicles.
32. The location, scale, density and design of such housing should be in accordance with existing housing in the area. As such, it is preferable that there is little in the way of flats or three storey housing, although Newham Hall Farm could be used for low rise flats.
33. It is suggested that a proportion of the development contribution under any Section 106 agreement should go towards the provision of leisure facilities in the south of the ward, including the provision of playing fields and playgrounds, or the building of a community centre.

Policy CN1 Housing Development

Any substantial new housing development proposals should have regard to the provisions of the Newham Hall Farm Masterplan and to the following:

- a. The need for improvements to highways and public transport links;
- b. The desirability of improvements to social facilities within the Newham Hall allocation (potentially a new primary school and community centre);
- c. The inclusion of green spaces and wooded areas separating the different areas of housing;
- d. The need for a wide variety of housing types including housing for older people. This could involve bungalows, low rise flats and assisted living accommodation;
- e. The inclusion of 15% affordable housing in line with the Local Plan.

Where appropriate, necessary to make a proposed development acceptable in planning terms, and directly related to the proposal, developer contributions will be sought towards the improvement of community and leisure facilities.

Design Issues

34. The design of housing in Coulby Newham is essentially quite modern as nearly all of the housing was built post 1980. There is a variety of styles depending on the nature of the housing with different social housing associations using different styles. Some estates for elderly

residents are designed to be quite enclosed, such as Raincliff Court and The Coppice, whilst others such as The Ridge and the Garth use a courtyard design. Some estates such as Oak Hill have a village like feel as a result of facing houses onto pathways.

35. Most of the private housing development is of a standard design with small grassed areas to the front of the property and large gardens. However, nearly all houses are located on a cul-de-sac with very few houses facing onto a through road.
36. Housing estates are served by a network of pathways and cycleways which run separately from the road network. This allows for a segregation of pedestrians from vehicular traffic as far as possible. In addition, many estates have public amenity areas included in the design such as a green area, as at Oak Hill or Applegarth. However, some footpaths are not very safe to use at night and the provision of pathways by feeder roads should be considered.

Policy CN2 Design issues for housing

All new development should be built to a high standard of design. Developers should take into account the residential development guidance contained in the Middlesbrough Urban Design Supplementary Planning Document, and have particular regard to the following:

- a. A preference for culs-de-sac or courtyard developments located off through roads;
- b. Adequate space between facing houses;
- c. Development of no more than two storeys, unless specific justification can be provided;
- d. Materials should complement those characteristics of the locality;

- e. Parking areas and public amenity space should form an integral part of the design;
- f. All pathways should provide a safe route for pedestrians, including at night.

Green Spaces and Environment



Green spaces at Lingfield

37. It will also be necessary to protect as much of the green spaces as possible. This could be done by extending the wooded areas at Marton West Beck and at Southwood, and if possible at Newham Whin. In addition, the area would benefit from a pond acting as a part of the flood protection system. It would be useful to integrate the wooded areas into a country park to ensure their long-term protection.

38. There are a number of green spaces, but they are mainly in the south of the ward around the Lingfield play area. These need to be maintained, and further provision made at the southern end of the proposed housing development. In addition, Fairy Dell Park, located at the east of the ward, is a valuable resource, which could be enhanced with the provision of a small play area adjacent to St. Augustine's school. In addition, a designated dog walking area could be provided in the land adjacent to the Newham Way play area.

39. There are several wooded areas in the ward, especially in the south of the ward. In addition, there is a pond and nature reserve at Fairy Dell, adjacent to the park. The wooded areas could be better used by providing clear access routes. It is also possible that a footbridge could be provided across Marton West Beck near the golf club, to enable easier access to the Timberland Trail. Existing wooded areas need to be effectively maintained, especially where they are in close proximity to residential properties.

Policy CN3 Green Spaces and Environmental Issues

Development at Newham Hall should allow for the expansion of wooded areas within the allocation, including those at Marton West Beck and Southwood in accordance with the Masterplan, and for the protection of existing green spaces.

An effective and sustainable long term maintenance programme for proposed green space and woodland should be included with any development proposals.

Transport Infrastructure

40. Most residents in Coulby Newham use private vehicles for transport. It is therefore essential to improve the transport infrastructure, to cope with any further housebuilding as outlined above. In addition, consideration should be given to the provision of a traffic-light controlled crossing at the junction of Newham Way and Viewley Hill

Avenue with the B1365, including a traffic-light operated pedestrian crossing.

41. It is also important to encourage walking and cycling as modes of transport. As such, the system of cycle paths and pathways should be extended throughout the new housing development. Such cycle paths and footpaths need to be provided with adequate signage to help people find their way around the area. In addition, extra footpaths should be provided where pedestrians need to access the area by foot, such as between Barberry and Foxgloves or from Newham Way to the Motor Club. A pedestrian crossing will also be needed with traffic-light controls, where a new southern access road meets the B1365.
42. The enhancement of public transport services is essential in order to prevent too great a dependence on private vehicles. A bus service should be provided running from the south of the new housing development to link up with the Parkway Centre. Ideally, this should be part of an east-west service connecting Hemlington and Hemlington Grange with Coulby Newham and Marton. Proper pull in areas should be provided on the feeder roads so as to prevent traffic congestion, such as on Coulby Farm Way.
43. Consideration should be given to the installation of adequate electric vehicle charging points in the ward. They are of particular importance next to developments such as low-rise flats or assisted living accommodation, where access from a vehicle to that residential property is problematic.

Policy CN4 Transport Infrastructure

The following improvements to the transport infrastructure would be supported:

- a. An additional access and egress from the Newham Hall development and improved pedestrian access over the B1365;
- b. The use of S106 agreements to launch a bus service linking the development to the Parkway centre and other areas in south Middlesbrough;
- c. The extension of the existing cycle path and pathway to serve the new housing development;
- d. The provision of adequate publicly available vehicle charging points.

Parks and Leisure Facilities



Lingfield Play Area

44. There are two play areas in the ward; one has just been installed on Newham Way next to the existing MUGA, whilst the other is at Lingfield. The Lingfield play area is in need of revamping, both to replace the fencing and improve the play equipment on the site.

45. There are a number of small fields which can be used as sports pitches. The main one is at Lingfield, but there are two smaller fields either side of Lingfield Ash, which could be improved by the provision

of goal posts and pitch markings. In the north of the ward there is very limited provision, except some disused land between Manor Wood Estate and the Coulby Manor House. This could be upgraded to provide a playing field.

46. There is presently one MUGA on Newham Way, adjacent to the planned new play area. The MUGA is screened from the road by trees and the facility has suffered from vandalism. The MUGA needs to be repaired and revamped and the trees thinned out so that the area is visible from the road. It would also be good to have a similar facility installed in the south of the ward by the Lingfield play area.
47. Indoor leisure facilities are provided at the Rainbow Centre and most residents are happy with these, although the swimming pool and the leisure facilities need updating. In addition, the Newham Grange Leisure Farm provides a very popular leisure attraction, although some residents are concerned at the price of entry, and consideration could be given for providing a discount for local residents.
48. Newham Hall Farm could be converted into a community centre for the area if the former Countryside Centre at Lingfield is not available. This would help to maintain the building and ensure its effective use. If not, it may be possible to convert it into residential accommodation.
49. There is presently one Community Garden at Newham Grange Leisure Farm, and another about to be completed next to the former Countryside Centre in Lingfield. It might be possible to provide a similar facility close to Marton West Beck in the future. Community Gardens provide a useful free-access facility where residents can sit down and have refreshments. However, they need to be properly signposted so that residents are aware of their location. If successful, it

is possible that retail refreshment facilities may develop to meet demand.



Allotments at Lingfield

50. The allotments at Lingfield are an asset for the area and should be protected. In addition, given the large demand for allotments, the provision of extra allotments in the south of the ward should be considered. However, it is important that the allotments are properly managed so that they do not become an eyesore, a point raise by various residents. It would also be possible to consider the provision of small, raised bed planting areas to be provided at the Community Garden in Lingfield, matching the provision at the Community Garden at Newham Grange Leisure Farm

Policy CN5 Parks and Leisure Facilities

The following improvement to the existing parks and leisure facilities would be supported:

- a. Improvements to the play area at Lingfield, along with the provision of an extra MUGA at this location;
- b. The protection and enhancement of the playing fields in the Ward;

- c. Improvements to the leisure facilities provided at the Rainbow Centre subject to S106 funding being available from the Newham Hall development;
- d. Further development an improvement of the Community Gardens at Lingfield;
- e. The provision of extra allotments in the south of the Ward, subject to demand being established.

Education

- 51. Coulby Newham has one secondary school (King's Academy) and three primary schools (Rosewood Academy, Sunnyside Academy and St Augustine's Academy), as well as the Lingfield Learning Centre based at the former Countryside Centre. Education provision is now provided by Academies independent of the local authority, although the council still has a responsibility to ensure all children in the town have an adequate education.
- 52. The increase in housebuilding at Hemlington Grange and Nunthorpe has already put pressure on existing school provision. Places at Rosewood Academy are already in short supply. There is a clear need for an additional primary school in the area.
- 53. A major issue with some schools is car parking when parents drop off or pick up their children. In the case of the King's Academy, this involves parking at the small private car park next to Pets At Home or outside B&M. In the case of Rosewood Academy this has led to problems with cars being parked on the grass verge at Applegarth and

all along Coulby Farm Way. There is a need to improve car parking facilities for both of the schools, otherwise this will lead to traffic congestion blocking through-traffic, as well as creating problems with residents on adjacent estates.

Policy CN6 Education Issues

Extra primary school facilities in the area, to meet additional demands of new developments, will be supported.

Support will also be given to proposals for improved car parking provision at existing local schools within the Ward including specific proposals for Rosewood Primary school.

Retail Provision

54. The main retail provision is at the Parkway Centre, and as such, it is very popular with residents. However, the Parkway Centre has also become the key shopping centre for the south of Middlesbrough, with the result that parking facilities are now very stretched. There are plans to revamp the two south side carparks, removing the ageing planters to increase parking provision, but this will be funded by the provision of a new large retail outlet, which in itself will further increase footfall.
55. Consideration should therefore be given to increasing the parking provision at the Parkway Centre to deal with the increase in demand. Moreover, the provision of a second entrance to the Tesco car park would help to improve traffic flow in this area.

56. There are regular bus services to the centre, but evidence from residents is that these are inadequate, as they are infrequent and do not serve the east of the ward. As a result, the Parkway Centre has run its own bus for shoppers to help residents access the centre, one day a week. If public transport was improved this could reduce the need for a significant increase in car parking provision.
57. Retail facilities outside of the Parkway Centre are very limited, partly due to competition from Tesco Supermarket and the discount shops at the Parkway Centre. As a result, many residents without access to a car have to use the centre and carry goods back some distance. Often such residents will use a shopping trolley to take goods home, some of whom then leave the trolley abandoned on the pathways in the ward.
58. The provision of more retail outlets outside of the centre would certainly help to alleviate the problem, as would better public transport. Certainly it would be good to see retail provision at the southern end of the new housing development as residents there will be a considerable distance away from the Parkway Centre.

Policy CN7 Retail development in Coulby Newham

Any proposals for additional car parking facilities at the Parkway Centre and a second entrance to the Tesco car park would be supported.

The provision of a new local shopping centre within the Masterplan for the Newham Hall development would be supported.

Health Services

59. There are two doctors' surgeries next to the Parkway Centre in addition to a dental practice and a veterinary practice. In addition, there are three pharmacies, one of which is located in Tesco Supermarket.
60. Although many residents are happy with the present provision, some residents are concerned about the lack of available doctors and dentists. Access to NHS dentistry was a major worry, and it was felt that the extra demand from the new housing development would put too much strain on the existing health service provision. There is a need to provide an extra doctors' surgery, based in either Coulby Newham or Hemlington, whilst an extra dental surgery is also needed. A 'walk-in' clinic was also a facility, which several residents said they would like to see in the area.
61. The lack of parking facilities is also an issue with the present doctors' surgeries. The land adjacent to the surgeries could possibly be used to provide extra parking. If an extra doctor's surgery is provided, it would be best if it could be located elsewhere in the ward, possibly in the proposed new housing development or in the Hemlington Grange area.

Policy CN8 Health services in Coulby Newham

The improvement of health services within the Ward would be supported, including:

- a. Proposals for additional health facilities located at the local centre proposed for the Newham Hall development, if the need can be demonstrated;
- b. Additional car parking provision at the existing doctors' surgeries at the Parkway Centre.

Key Buildings and Assets

62. There are only a few buildings of historical interest in the ward, as most of the buildings were constructed after 1980. The Coulby Manor House off Coulby Manor Way is a Grade 2 listed building presently used by the Middlesbrough District Motor Club. Newham Hall Farm is locally listed as an asset of architectural or historic interest. Apart from these, there is Newham Grange Farm, which is the location of the leisure farm. Other assets include the former Countryside Centre at Lingfield, Fairy Dell Park, the adjacent nature reserve and the allotments at Lingfield.

63. The Coulby Manor House is presently in good condition. However, it would possibly be an advantage if the frontage of the Coulby Manor Hall was more visible. Newham Hall Farm should be re-used either as the location for a new Community Centre for the south of the ward, or as residential accommodation.

Policy CN9 Key buildings of historic interest and community assets

Key buildings of historic interest within the Ward include Coulby Manor, a Grade II listed building and the walls enclosing the car park which is a Grade II listed structure. Additional Newham Grange Farm and Newham Hall Farm are included as locally listed heritage assets.

Any development affecting these buildings, structures or within their settings will be subject to the following considerations:

- a. In the case of listed buildings or structures and their settings, any loss or substantial harm should be exceptional and should be outweighed by substantial public benefits;
- b. In the case of non-designated assets a balanced judgment will be required having regard to the scale of any harm and the significance of the asset.

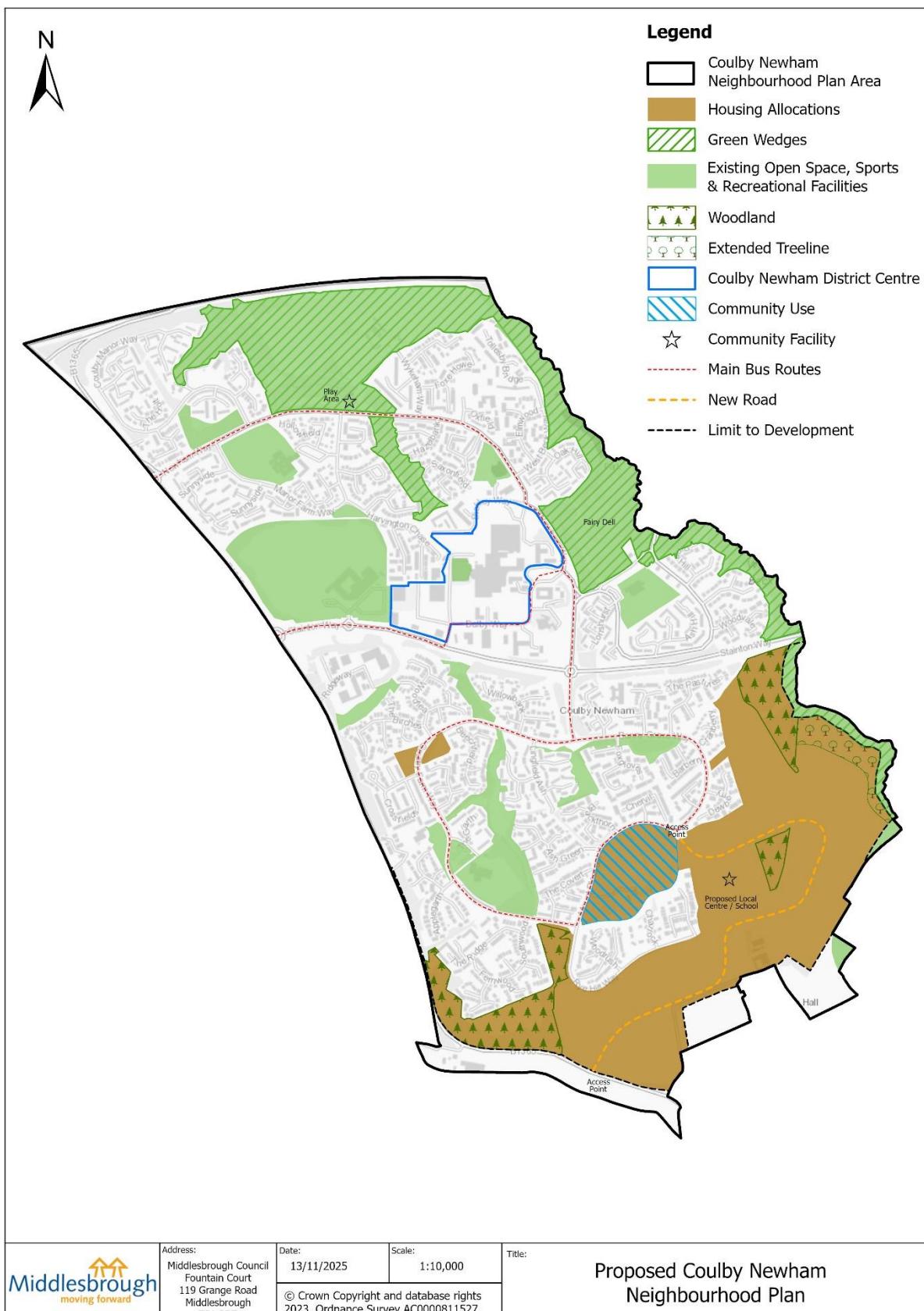
Conclusion

64. Coulby Newham is a key growth-area for the development of Middlesbrough, and as such, the provision of a Neighbourhood Plan is essential to ensure that future development corresponds to the wishes of local residents as far as possible. However, this also provides opportunities for new facilities and services which could enhance the quality of life of residents.

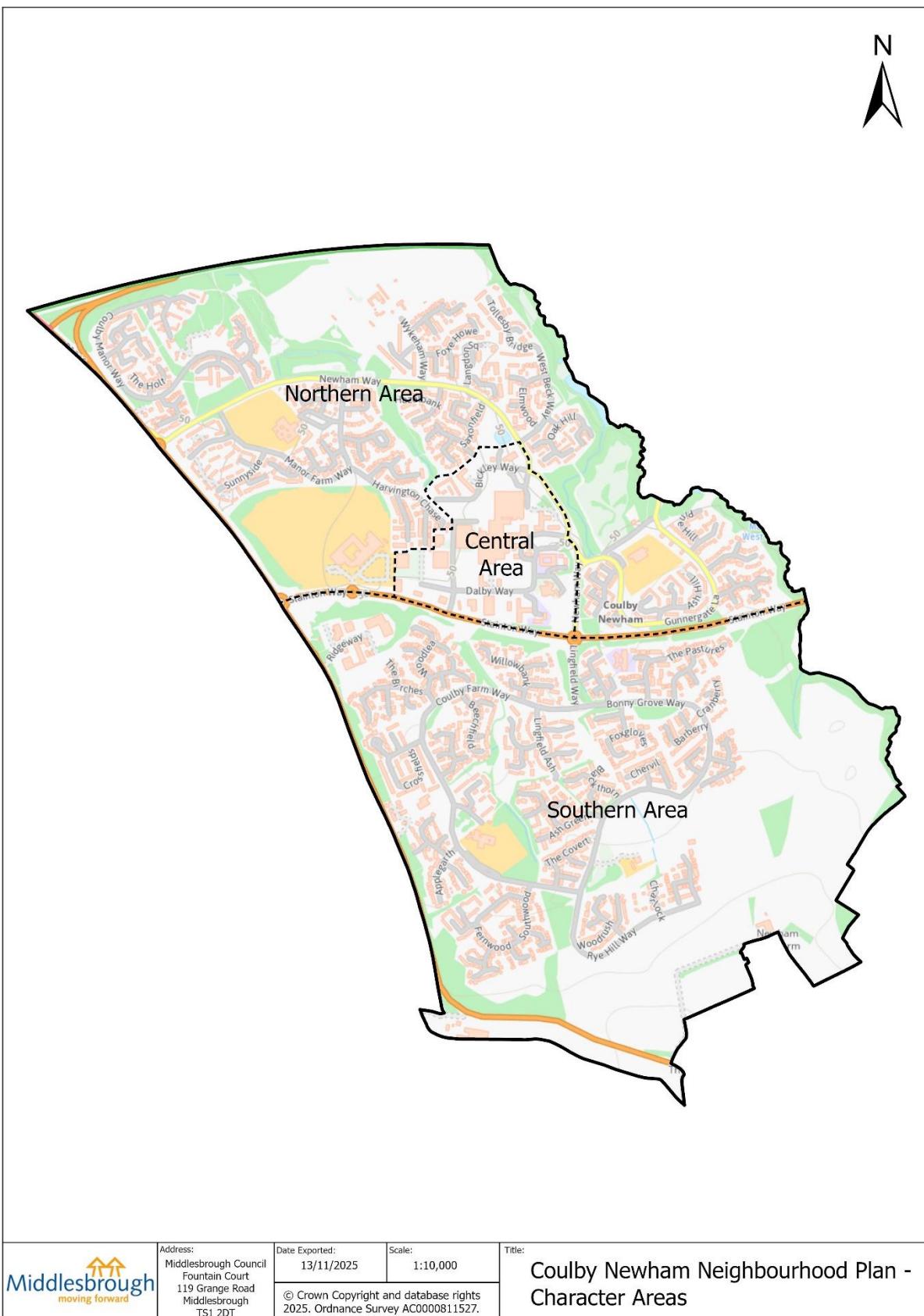
65. The key concern of residents is that increasing housing development will not only overstretch the existing service infrastructure, but also that it will destroy some of the key qualities of the area, such as its green aspect and sense of community.

66. The development of new housing and infrastructure needs to be carried out with tact and the involvement of local residents. The creation of this Neighbourhood Plan is one of the first steps in enabling that to happen.

Appendix 1: MAP OF THE NEIGHBOUHOOD PLAN



Appendix 2: OUTLINE OF COULBY NEWHAM WARD



Appendix 3 Community Aspirations

Community Aspiration 1

Newhall Hall Farm, on Middlesbrough's Local List, is vacant and would benefit from a sustainable use that sustains or enhances its significance, which could include community use. Alternatively, the former Countryside Centre at Lingfield, which is presently being used as an education facility, could be used by the community in the future if no longer required for education purposes.