

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:	Council
Date:	15 July 2026
Title:	Adoption of the Coulby Newham Neighbourhood Plan 2024 – 2039
Report for:	Decision
Status:	Public
Council Plan priority:	A successful and ambitious town
Key decision:	No
Why:	Not applicable
Subject to call in?	No
Why:	Council Decision

Proposed decision(s)
That the Council Adopts the Coulby Newham Neighbourhood Plan 2024 – 2039.

Executive summary
The Coulby Newham Neighbourhood Plan has been prepared by the Coulby Newham Neighbourhood Forum and, following the Independent Examination, as recently been subject to a referendum in accordance with the legislation. The referendum returned a 'Yes' vote which means the Council must now formally 'make' the Plan by adopting it as part of the statutory development plan for the area. The implications of the recommendation(s) have been considered by the appropriate officers of the Council and are set out in the main body of the report.

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

1.1 The Report seeks the adoption of the Coulby Newham Neighbourhood Plan.

Our ambitions	Summary of how this report will support delivery of these ambitions and the underpinning aims
A successful and ambitious town	The Coulby Newham Neighbourhood Plan and associated modifications, sets out policies for the delivery of sustainable development that supports new housing development and economic growth.
A healthy Place	The Coulby Newham Neighbourhood Plan includes policies that seek improvements to health facilities in the area.
Safe and resilient communities	The Coulby Newham Neighbourhood Plan includes policies that are focused on securing well-designed development that helps design out crime.
Delivering best value	The Coulby Newham Neighbourhood Plan has been prepared to positively secure new, high-quality development that will deliver new homes.

2. Recommendations

2.1 That the Council

- adopts the Coulby Newham Neighbourhood Plan 2024 – 2039 incorporating the recommendations of the Examiner's Report, including the modifications proposed by the Examiner.

3. Rationale for the recommended decision(s)

3.1 Following the outcome of the referendum, the Council is required to formally adopt the Plan. The Coulby Newham Neighbourhood Plan will form part of the statutory development plan for the area.

3.2 The decision to approve Neighbourhood Plans is a non-Executive function, and must be made by the Borough Council, in accordance with the Local Authorities (Functions and Responsibilities) (England) Regulations 2000, and the Council's constitution.

4. Background and relevant information

4.1 In January 2026, a report was brought to Council which approved the Coulby Newham Neighbourhood Plan 2024 – 2039. This decision allowed the plan to incorporate the recommendations of the Examiner's Report (including the modifications proposed by the Examiner) following the Independent Examination of the Plan. It also allowed the Plan to progress to Referendum in accordance with the legislation.

4.2 A copy of the Coulby Newham Neighbourhood Plan 2024 – 2039 is included as Appendix 2 of this report.

Referendum

4.3 On 19th March 2026, as part of the requirements of the Neighbourhood Planning process, a referendum took place in the Coulby Newham Neighbourhood Area (which aligns to the Coulby Newham Ward). Residents in this area were asked the following question:

Do you want us to use the Coulby Newham Neighbourhood Plan to help decide planning applications in the Coulby Newham area?

4.4 The results of the referendum were as follows:

- **Yes – 501 votes**
- No – 135 votes

- Electorate: 6,265 voters
- Ballot papers issued: 637
- Turnout: 10.17% of voters

4.5 If more than half of those voting in the referendum support the Plan, the legislation requires the Council to formally adopt (“make”) the Plan, after which it becomes part of the statutory development plan for the area.

4.6 Following a ‘Yes’ vote in the referendum, the Council must formally ‘make’ and formally adopt the neighbourhood plan within 8 weeks of the successful referendum.

4.7 The Council is already outside of this 8-week timeframe due to the timing of the referendum and the requirement for the final report to be considered by Full Council. The July meeting of Full Council is the first opportunity since the referendum took place for the Council to make this decision. This delay could expose the Council to intervention from the Secretary of State, reference to the Local Government Ombudsman and potentially also judicial review if sufficient weight isn’t given to the neighbourhood plan following the referendum.

5. Ward Member Engagement if relevant and appropriate

5.1 The Members for Coulby Newham Ward have been briefed on the Coulby Newham Neighbourhood Plan and the recommendations set out in this report.

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

6.1 Under the legislation, the Council is required to formally ‘make’ the plan through adopting it as part of the statutory development plan for the area. Therefore, there are no potential alternative options.

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

Topic	Impact
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Financial (including Social Value)	The are no financial implications associated with adopting the Coulby Newham Neighbourhood Plan.
Procurement	The are no procurement implications associated with adopting the Coulby Newham Neighbourhood Plan.
Legal	Following a 'Yes' vote in the referendum, the Council must formally 'make' and formally adopt the neighbourhood plan within 8 weeks of the successful referendum. The Council is already outside of this 8-week timeframe and this delay could potentially expose the Council to intervention from the Secretary of State, reference to the Local Government Ombudsman and potentially also judicial review if sufficient weight isn't given to the neighbourhood plan following the referendum in any relevant planning decisions. Once adopted the Coulby Newham Neighbourhood Plan will form part of the statutory development plan for the Coulby Newham Neighbourhood Area (which is coterminous with the Coulby Newham Ward). Until the neighbourhood plan is adopted it cannot be given full legal weight in planning decisions made by the Council. However, as the plan was approved following a referendum, material weight can and should be given to the plan in accordance with paragraph 49 of the National Planning Policy Framework.
Risk	O8-055 - If the Council doesn't respond effectively and efficiently to legislative changes it could be in breach of statutory duties in relation to service delivery and fail to make the most of opportunities. The Coulby Newham Neighbourhood Plan has been prepared in accordance with the legislation and latest Government guidance, so this will have a positive impact on this risk.
Human Rights, Public Sector Equality Duty and Community Cohesion	An impact assessment has been completed and is attached to this report at Appendix 1. This concluded that there will not be an adverse impact on individual human rights.
Reducing Poverty	The Coulby Newham Neighbourhood Plan does not impact on Reducing Poverty.
Climate Change / Environmental	The Coulby Newham Neighbourhood Plan sets out a policy framework to deliver sustainable development, including policies that will help mitigate the impact of climate change.
Children and Young People Cared for by the Authority and Care Leavers	The Coulby Newham Neighbourhood Plan does not impact on Children and Young People Cared for by the Authority and Care Leavers.

Data Protection	There are no Data Protection or GDPR issues regarding the Coulby Newham Neighbourhood Plan.
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Actions to be taken to implement the recommended decision(s)

Action	Responsible Officer	Deadline
Publish a Decision Statement on the Council's website and send copies to the Coulby Newham Neighbourhood Forum and other consultees who have requested to be notified of the decision.	Alex Conti Strategic Policy Manager	30 July 2026

Appendices

1	Initial Impact Assessment
2	Coulby Newham Neighbourhood Plan 2024 – 2039

Background papers

Body	Report title	Date
Middlesbrough Council	Coulby Newham Neighbourhood Plan – Approval of the Recommendations of the Examiner's Report and Referendum	14 January 2026

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