

# MARTON WEST

## MODIFIED NEIGHBOURHOOD PLAN

PREPARED BY THE MARTON WEST NEIGHBOURHOOD FORUM ON BEHALF OF THE  
MARTON WEST COMMUNITY

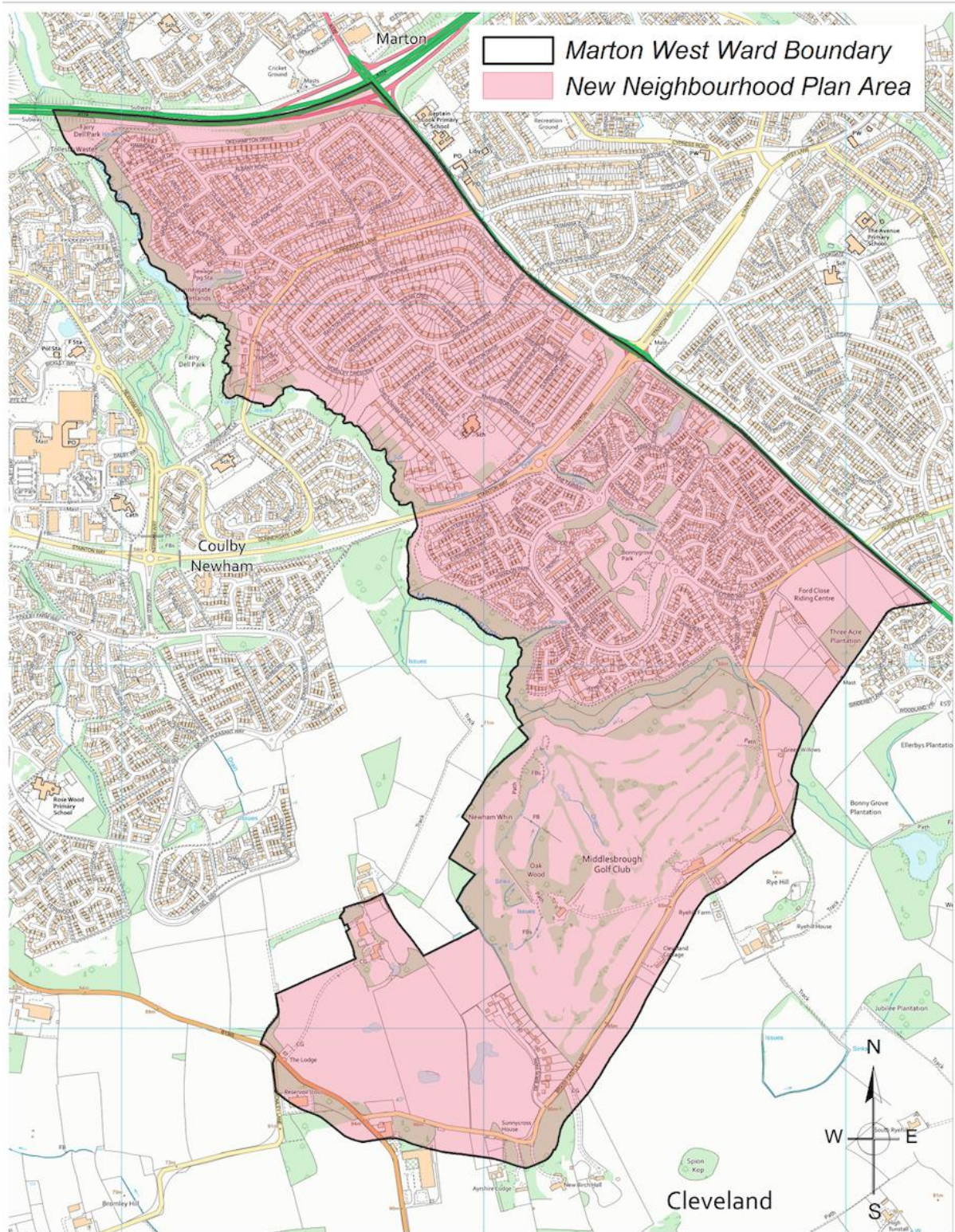


**2021 - 2029**



## **Contents:**

Marton West Ward & Designated Neighbourhood Area Map	3
Introduction	4
Background	5
Marton West Neighbourhood Plan Area	6
Historical Context - Marton West	7
The Historical Development of Marton West	11
Marton West Ward Profile	12
Ethos & Character of Marton West	13
Sustainable Development Principles	16
Vision and Objectives	17
Marton West – Policies Map	19
 Marton West Neighbourhood Plan	 20
Policy MW1 Parks & Green Spaces	
Policy MW2 Housing Allocations	
Policy MW3 Small Unallocated Sites	
Policy MW4 Land at the Ford Riding School – Brass Castle Lane	
Policy MW5 Built Environment	
Policy MW6 Design	
Policy MW7 Backland Development	
Policy MW8 Design to reduce Surface Water Run-Off	
Policy MW9 Public Transport	
Policy MW10 Parking	
Policy MW11 Lingfield Primary School Parking	
 References	 32
Acknowledgements	33





## Introduction

1. Welcome to the draft Marton West Modified Neighbourhood Plan (MWMNP). The initial plan was adopted on 30<sup>th</sup> November 2016. As a result of a boundary change and the decision of Middlesbrough Council not to establish the Marton in Cleveland Neighbourhood Forum and Area, it has been agreed to expand the Marton West Neighbourhood Forum to cover the entirety of the Marton West ward i.e.

“The Council<sup>1</sup> will now:

- i. Use its powers of designation, under Section 61(G)(5) and (6) of the Town and Country Planning Act 1990, to designate the proposed area as part of the Marton West Neighbourhood Area; and
  - ii. Recommend that an early review is undertaken, by the Marton West Neighbourhood Forum, of the Marton West Neighbourhood Plan, in order to take account of the modified Marton West Neighbourhood Area.”
2. As such, the Neighbourhood Plan is being updated and modified to take account of the characteristics of the enhanced De Brus Park area and reflect the views of its residents, businesses and local councillors

## What is a Neighbourhood Plan?

3. The 2011 Localism Act introduced Neighbourhood Plans and Neighbourhood Development Orders. Neighbourhood Plans allow local communities to have a say in developing how their community will grow over a 15-year period. The plan allows the community to choose where it wants new homes to be built, to have their say on what these new buildings should look like whilst at the same time protecting the landscape and character of the area.
4. The Neighbourhood Plan must be in general compliance with Middlesbrough Council Local Plan Policies, The National Planning Policy Framework, (NPPF) EU Obligations and Human Rights requirements. The Neighbourhood Plan, once adopted, forms part of the Middlesbrough Council Development Plan. Its Policies work alongside the Middlesbrough Council Development Plan.
5. The draft MWMNP continues to cover the period from 2016 – 2029, and will be reviewed every 5 years to ensure compliance with National and Local Planning requirements and to reflect the changing needs of the Local Community.

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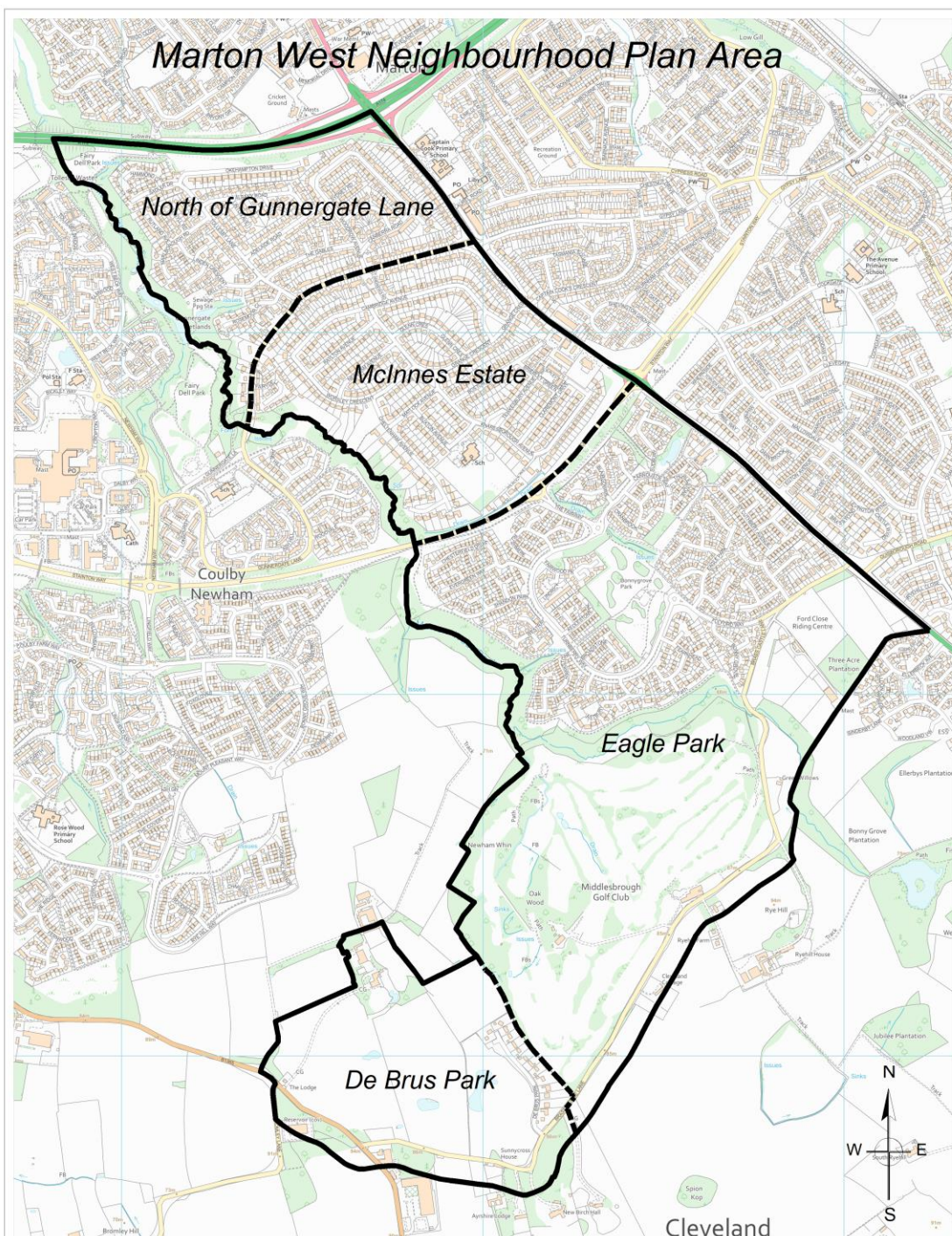
<sup>1</sup> Middlesbrough Council, 7<sup>th</sup> January 2019

## **Background**

6. The Council's Executive initially approved the Marton West Neighbourhood Area designation on the 18<sup>th</sup> June 2013. It was amended on 7<sup>th</sup> January 2019 to incorporate the Newham Hall / Brass Castle Lane / De Brus Park area, herein after referred to as the De Brus Park area. This is shown on the Neighbourhood Plan Area map on the following page.
7. The Council's Executive initially approved the Marton West Neighbourhood Plan Forum on the 18<sup>th</sup> June 2013. A revised Neighbourhood Forum incorporating residents and businesses living and working in the De Brus park area, was established by local ward councillors, in January 2019, for the purpose of updating the Neighbourhood Plan, to take account of the characteristics of the enhanced area and reflect the views of the De Brus Park area residents, businesses and local councillors
8. The draft MWMNP has been compiled by the Neighbourhood Forum and supported by the Marton West Community Council and Middlesbrough Council planning officers.

## **Aims of the Forum**

9. The primary aim of the Marton West Neighbourhood Forum is to:
  - Promote the economic, social, health and environmental well-being of the Community within Marton West;
  - Provide an opportunity for local people to influence local decision making;
  - Encourage openness and transparency amongst statutory agencies and provide opportunities for local people to influence the priorities and services of these agencies;
  - Improve community leadership and democratic participation by local people; within Marton West; and,
  - Develop area plans to benefit the local community and Marton West as a whole.



Head of Service: Paul Clarke  
Service Area: Planning  
Created by: John Manders

Ref: UP/J/CG/MWNPA  
Scale: N.T.S.  
Date: 4th July 2019

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## Historical Context - Marton West

10. The most southerly road in the area of Marton West has the name of Brass Castle Lane. It is puzzling that there is no Castle in the vicinity and why does Brass feature in the name. The answer is historical and dates back to 1066 A.D. when William the Conqueror defeated King Harold of England at the Battle of Hastings. Following the battle, William divided North East Yorkshire amongst his noblemen, who consolidated their positions by building castles. Robert De Brus built two castles, one at Castleton (North Yorkshire) and another one at Castle Levington near the River Leven.
11. The word Brass has derived from the family name of De Brus over the intervening 1000 years. Historians and archaeologists think that there was a connecting pathway route which linked the De Brus-owned Castles of Levington and Castleton. The present Brass Castle Lane would have been part of this route but as the family's power and existence diminished the De Brus Castle Lane was changed over a period of time to become Brass Castle Lane.
12. The north-west end of the area called Fairy Dell, partly falls within the Marton West Ward boundary. This is a natural woodland which now sits within an urban area totally surrounded by housing and attached to a new town development. However it is also a rare example of a remnant of open countryside including ancient meadows, a 300 year old oak tree and sections of sunken medieval lanes which once criss-crossed the area linking the small hamlets.
13. By 1850 it had become a landscaped Victorian Estate, which included Gunnergate Hall, the home of wealthy iron masters and ship owners. The boating lake and waterfall remain near the site of the now demolished hall. Two of the original Gate Houses are still in existence and are occupied by residents. Gunnergate Lane is an old Scandinavian name, which, according to the Oxford Dictionary of English Place Names, could be derived from 'the road of a woman called Gunavor'. Gunnergate Lane went from Gunners in the Newton Parish, to the Upsall area and then on to Guisborough

## Heritage Assets in Marton West

14. There are seven Grade II <sup>2</sup> designated heritage assets within Marton West, which contribute to the development of the area from a rural to an urban setting.
  - Bonny Grove Farmhouse, Brass Castle Lane, Marton (now known as 8a & 8b Farmside Mews)

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<sup>2</sup> Middlesbrough Council, 2019

- Barn, Horse-Mill, Stable and Cartshed, circa 10m North West of Bonny Grove Farmhouse, Brass Castle Lane, Marton (now known as nos. 8, 8c & 9 Farmside Mews)
- Gunnergate Farmhouse and Farm Cottage, nos. 80 & 82 Gunnergate Lane, Marton (now known as nos. 23 & 24 Rosemoor Close)
- Barn and Stable, 15m East of Gunnergate Farmhouse, Gunnergate Lane, Marton (now known as nos. 20 & 22 Rosemoor Close)
- Newham Hall, Brass Castle Lane, Marton
- Newham Hall Lodge, Brass Castle Lane, Marton
- Gate, Gatepiers and Walls at Entrance to Newham Hall, Brass Castle Lane, Marton

15. Gunnergate Farmhouse (Gunnergate Lane, North Side) is a Grade II listed building originally listed as farmhouse and cottage alongside Gunnergate barn and stable. The character of this group of listed buildings has since been affected by conversion to residential development and by residential development within the vicinity. The special interest of the building is as a range of outbuildings complementing the original historic farmhouse and reflecting the rural origins of the buildings.

16. The farm buildings and barn at Bonnygrove Farm are listed as Grade II. These buildings have also been brought back into beneficial use through refurbishment and conversion to residential use.

17. Other heritage assets are located at Brass Castle Lane and Newham Hall.

18. Newham is recorded in the Domesday Book as Nieweham. The presence of medieval ridge and furrow and a medieval moat supported by documentary evidence, suggests that Newham Hall is on the site of an earlier dwelling of some status.

19. Ironmaster John Mills bought the land in the 1870's and Newham Hall construction was completed in 1880. The parkland associated with the Hall, lies south of the Hall and forms an inherent part of the Hall's significance. A map provided by Historic England details the parkland, on page 10.

20. The significance of Newham Hall and its parkland setting have largely been conserved, surrounded by parkland, agricultural fields and a golf course. The parkland setting is extremely important to the significance of Newham Hall and the open character of the area is fundamental.<sup>3</sup>

21. In 1997, Middlesbrough Council was refused planning permission to build on the parkland setting, following a Public Inquiry in August 1996<sup>4</sup>. The Inspector

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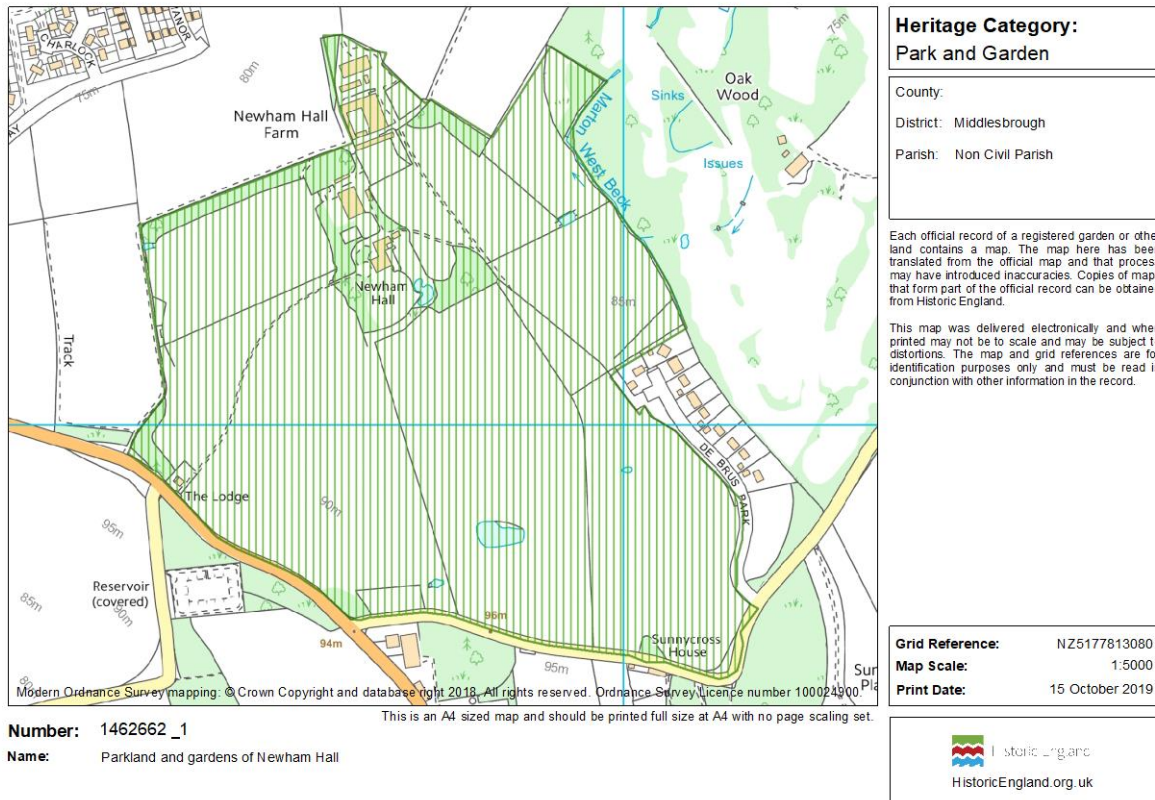
<sup>3</sup> Newham Hall Statement of Significance, Middlesbrough Council, 2014

<sup>4</sup> Secretary of State for the Environment decision letter, 24<sup>th</sup> February 1997



did not consider the benefits would outweigh the harm the proposal would cause to the character, appearance and amenity of the surrounding area and the setting of the listed buildings

#### i) De Brus Park area – Parkland and gardens of Newham Hall



22. In 2013, a study commissioned by the owners of Newham Hall, indicated that the Hall and Parkland was assessed as being of considerable regional significance, with the parkland being identified as an integral part of the principal historical significance<sup>5</sup>

23. A further study, in 2016, for Middlesbrough Council, stated that:  
...Map regression analysis indicates that the 19<sup>th</sup> century landscape structure, developed in parallel with the house, home farm and lodge is virtually intact – meaning that the grade II-listed Hall sits within its original setting. Given that the two assets were designed in parallel, the parkland is indivisible from the hall itself. The significance of the asset group as a whole could be argued to be more than regional, given the rarity of survival of Ironmasters' houses in the region and more generally and the intactness of the house and landscape<sup>6</sup>

<sup>5</sup> Landscape and heritage appraisal, May 2013, Durham University Archaeological Services

<sup>6</sup> Landscape and Heritage Assessment, LUC, Dec 2016

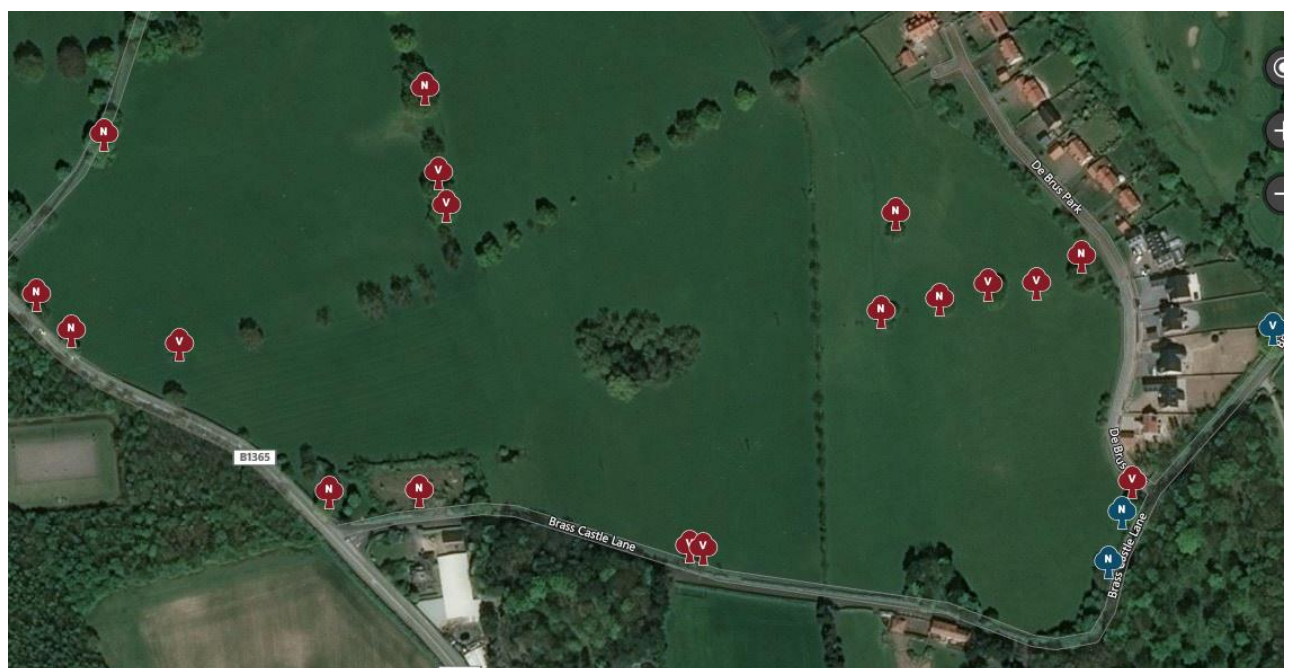
24. A number of the trees on the parkland have been designated, on the Ancient Tree Register, as “Veteran” or “Notable” trees. The Ordnance Survey plan and satellite image, supplied by the Ancient Tree Registry, below, highlights the preponderance of these trees and their location in the parkland

**Location of Veteran and Notable Trees on De Brus Area parkland**

**ii) Ordnance Survey map – De Brus Park Area**

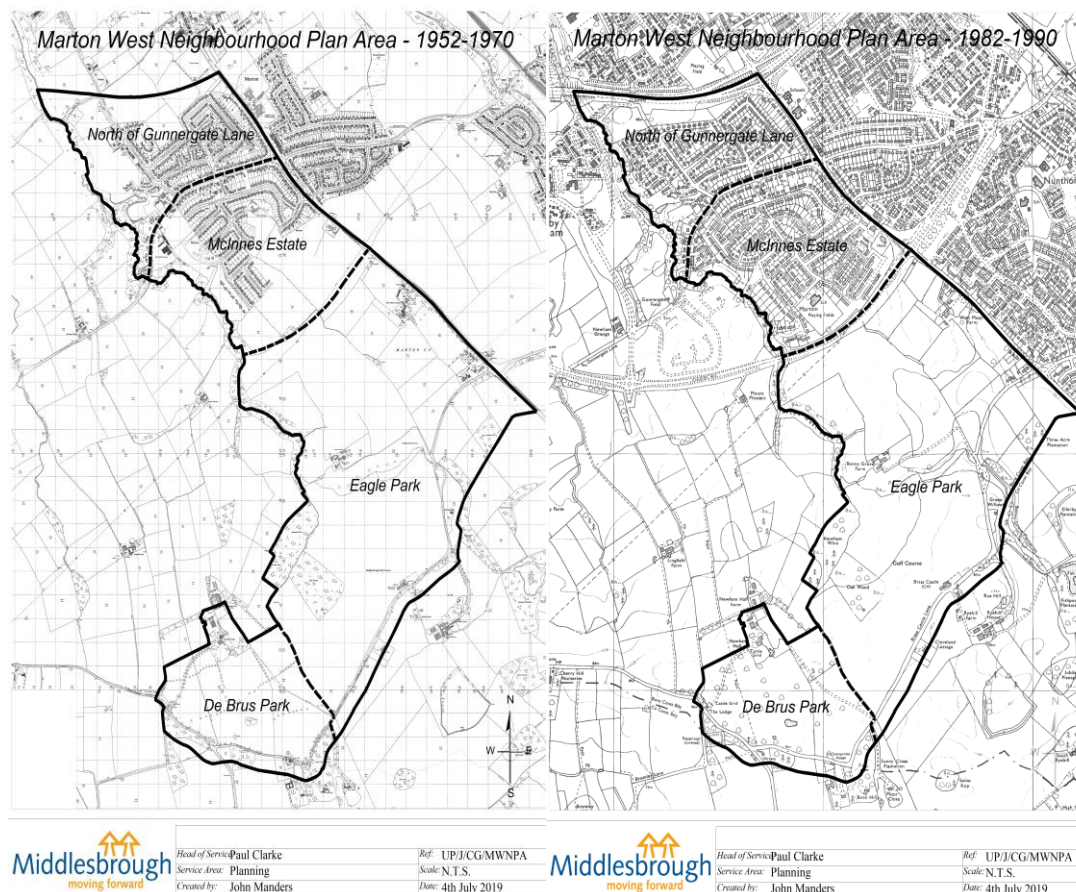
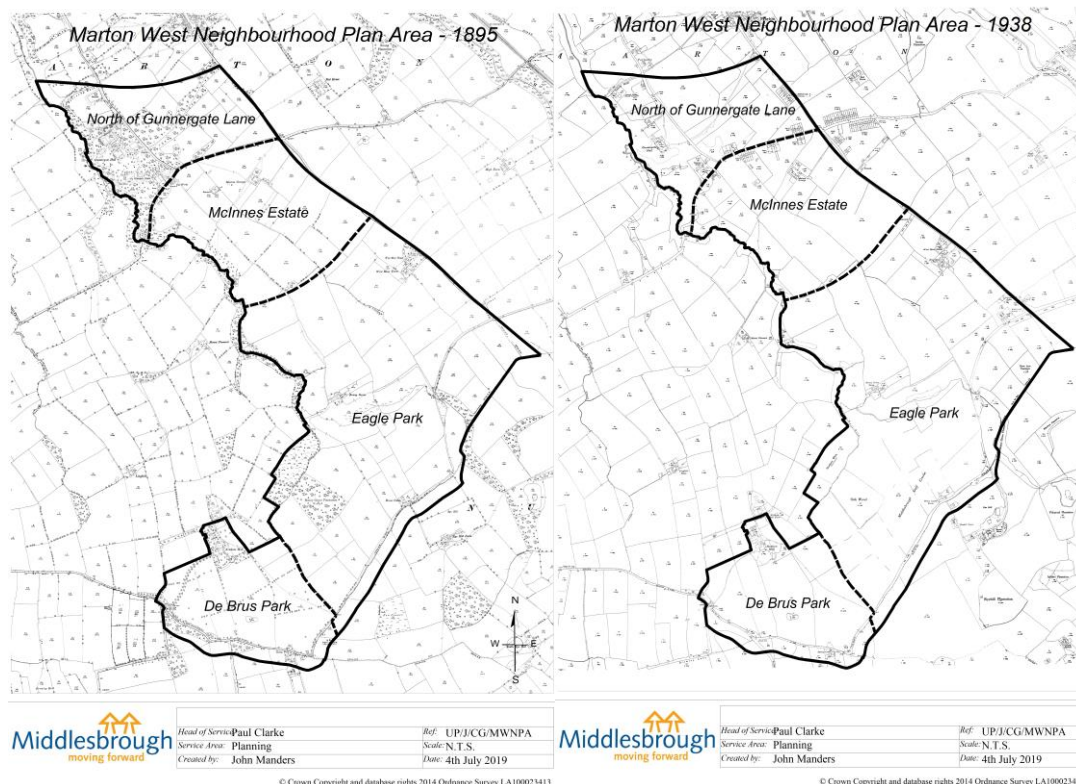


**iii) Satellite image – De Brus Park Area**





# The Historical Development of Marton West



## Marton West Ward Profile<sup>7</sup>

25. Marton West is one of 20 electoral Wards of Middlesbrough, following boundary changes, which took effect in 2015. It has:

- An area of 239 hectares, which represents 4.44% of the total area of Middlesbrough.
- A resident population of 5,235 (51.3% female; 48.7% male) which represents 3.75% of the total Middlesbrough population of 139,505.
- The third highest number of people over both 65 and 85 years of age, across the 20 wards in Middlesbrough, with only Kader and Nunthorpe having higher numbers

### Population breakdown

Population 0-15 year olds	833
Population 16-64 year olds	3,168
Population 65 years and over	1,234
This includes 152 people who are 85 years and over	
<b>Total Population</b>	<b>5235</b>
Ethnic Origin % Non-white	4.1%

### Housing

<b>Total Occupied Households</b>	<b>2,205</b>
Tenure % Owner-occupied	88.7
Tenure % Rent Social Housing	3.4
Tenure % Rent Private	7.9

### Economic Activity

% Employed	71.8
% Unemployed	2.2
% Economically Inactive	26.1

### Health:

2011	% with limiting long term illness	16.2
2011	General Health: Very Bad/Bad	4.0
2006-10	Standard Mortality Rate	86.6

### Poverty:

<b>Index Multiple Deprivation (IMD) 1 equals most deprived</b>		
2015	IMD Ward Rank (out of 20)	19
2015	Overall National IMD Rank (out of 7932)	6310
2012	% Pupils Eligible for Free School Meals	5.4

<sup>7</sup> Source: Middlesbrough Council Ward Profile 2015 Data, ONS Mid 2015 population estimates, Index of Multiple Deprivation 2015



## **Ethos & Character of Marton West**

26. For the purposes of the Neighbourhood Plan, the area of Marton West Ward has been broken down into four distinct sections.

- **North of Gunnergate Lane (Egerton Price Estate)**

- i. This the oldest section in the area consisting mainly of bungalows on the west side and houses to the east. Its southern boundary is Gunnergate Lane with the A174 (Parkway) at the north, Stokesley Road as its eastern and Marton West Beck as the western boundaries.
- ii. This section has four retail outlets, two hairdressers, a newsagent and a general dealer. This section has no doctor's surgery and no church.
- iii. There is a small private community area belonging to Normanby Court, blocks of flats built for ex service personnel as retirement homes.
- iv. Bus Services are on Stokesley Road and Gunnergate Lane.
- v. This section also incorporates two of the Gate Houses built in the 1850's, which were the entrances to the old Gunnergate Hall which is now demolished. The Gate Houses are occupied residentially.

- **McInnes Estate**

- i. This section was built approximately 40 years ago and although there are a few large houses it consists primarily of very distinctive bungalows.
- ii. Its southern boundary starts at Stainton Way and stretches northerly to Gunnergate Lane, with Stokesley Road as the east and Marton West Beck as the western boundaries.
- iii. This section does have a public house (Southern Cross) and a Tesco Express (petrol filling station with shop). Otherwise there are no other retail premises, nor a doctor's surgery, church or community centre.
- iv. Bus services are restricted to Stokesley Road and Gunnergate Lane. This section houses a primary school.

- **Eagle Park**

- i. This area is to the south of the Ward. Its boundaries are Brass Castle Lane, Stokesley Road, Marton West Beck and Stainton Way.
- ii. It is the newest part of the ward where development is still ongoing. The small estates that make up this section were designed and developed by many different builders. The result of this is that houses are slightly different from each other. Mostly they are houses, with very few bungalows.
- iii. The area has Bonny Grove Park in its centre which houses a children's play area, (built with lottery money) goal posts and grassed areas for differing types of recreation.

- iv. Towards the north east of this section, there is a natural wetland situated at Land at West Moor Farm, (previously identified as Sudbury Pond). This is a natural haven for wildlife and birds.
- v. This section is without any school, shops, public house, doctor's surgery, church or community centre and has a very poor bus service. The southernmost section does however feature a premier private members golf course and clubhouse.

- **De Brus Park**

- i. This part of the ward was added in October 2014 following boundary changes between Coulby Newham and Marton West<sup>8</sup>.
- ii. Its boundaries run along the B1365 at Newham Hall, to the northern part of Brass Castle Lane, and to the south of Brass Castle Lane. Newham Hall Farm, located in Coulby Newham, forms the boundary with Newham Hall, as does the Middlesbrough Golf Club to the east
- iii. Newham Hall, Newham Hall Lodge and the former stables and outbuildings are now used as offices, laboratories, workshops and residential accommodation for the staff of a firm of metallurgical analysts and consultants (Ridsdale and Co.)
- iv. Brass Castle Lane is a narrow country lane that is mainly bordered by grass verges and hedgerows or woodland. There are several large detached houses, some of which are screened by dense woodland
- v. The small housing development of De Brus Park runs along the boundary to Middlesbrough Golf Course on its east side and has the boundary of the Newham Hall parkland setting to the west, separated by the access road. Five new Executive houses have been added to De Brus Park since the approval of the current adopted Housing Local Plan. These houses sit on land adjunct to the existing line of ten houses on De Brus Park.
- vi. This part of the ward is the furthest from schools (1.8 miles), shops (2.9miles) and doctors' surgeries (2.9 miles). The nearest bus stop is 1.2 miles away.
- vii. There are no footpaths or street lighting on either Brass Castle Lane, which has a 60mph speed limit, or the B1365, which is a busy link road between Stokesley and Middlesbrough
- viii. Consequently, the only means of accessing work, education, health services, leisure facilities or even to post a letter, is by car.

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<sup>8</sup> The Middlesbrough (Electoral Changes) Order 2014

## Ethos & Character of Marton West - Continued



## **Sustainable Development Principles**

27. The draft MWMNP will contribute to achieving the economic, social and environmental aspects of sustainable development by:

- i. Contributing to a strong and competitive economy by supporting the incremental changes that will sustain and enhance Marton West as a place to live, and maintain its economic viability and vitality;
- ii. Planning positively for housing growth to meet the needs of present and future generations and to ensure that any development in and around Marton West is supported by additional infrastructure, where necessary, in order to make it more sustainable;
- iii. Supporting the provision of a mix of housing types and sizes that can meet the needs of a wide range of people, especially older households and thereby promoting a healthy and inclusive community;
- iv. Supporting new development where it relates well to the local area and which helps provide good connectivity with the rest of the town and encourages the use of sustainable transport;
- v. Promoting policies to protect and enhance our culturally important assets, including landscapes and green infrastructure
- vi. Promoting policies to protect and enhance open space, water quality and biodiversity, which contribute to the natural capital, sense of community and quality of life in the area; and
- vii. Promoting policies, which encourage the use of sustainable transport, for the health and well being of the community.



## Vision and Objectives

28. A vision statement was established by the local community as part of the preparation of the original Marton West Neighbourhood Plan i.e.

*“To maintain Marton West with the same Ethos and Character that currently exists, but to welcome incremental changes that will sustain and enhance its facilities and contribute to a greater sense of community and neighbourliness.”*

*This continues to be our vision statement for the modified Neighbourhood Plan*

Specific aims for the four sub-areas in the Plan were defined by residents of Marton West and are set out below:

### **North of Gunnergate Lane (Egerton Price Estate)**

- Maintain and protect the existing characteristics of the Egerton Price Estate.
- Encourage any new housing to be of a density similar to the density of the existing nearby housing.
- Promote a safe highway network, within the area.

### **McInnes Estate:**

- Maintain and protect the existing characteristics of the McInnes Estate.
- Encourage any new housing to reflect the character of the estate by being of a density similar to the density of the existing nearby housing and primarily of bungalows.
- Promote a safe highway network, within the area.

### **Eagle Park:**

- Maintain and protect the existing characteristics of Eagle Park.
- Protection and enhancement of Bonny Grove Park and wetland situated at Land at West Moor Farm (previously identified as Sudbury Pond).
- Encourage any new housing to be of a density similar to the density of the existing nearby housing.
- Promote a safe highway network, within the area.

### **De Brus Park**

- Sustain the character and appearance of the parkland setting of the Grade II listed structures of Newham Hall, Newham Hall Lodge and Newham Hall Gate
- Designate the parkland setting as Local Green Space, due to its historic significance, intrinsic beauty and value to, and access by, the local community
- Promote a safe highway network within the area
- Promote the upgrade and provision of superfast broadband to commercial and residential properties across the De Brus area, to match that across the rest of the ward

## Objectives

29. A set of objectives was established in the original plan, for the plan period 2016 – 2029. These objectives have been reviewed and updated to define the plan policies.

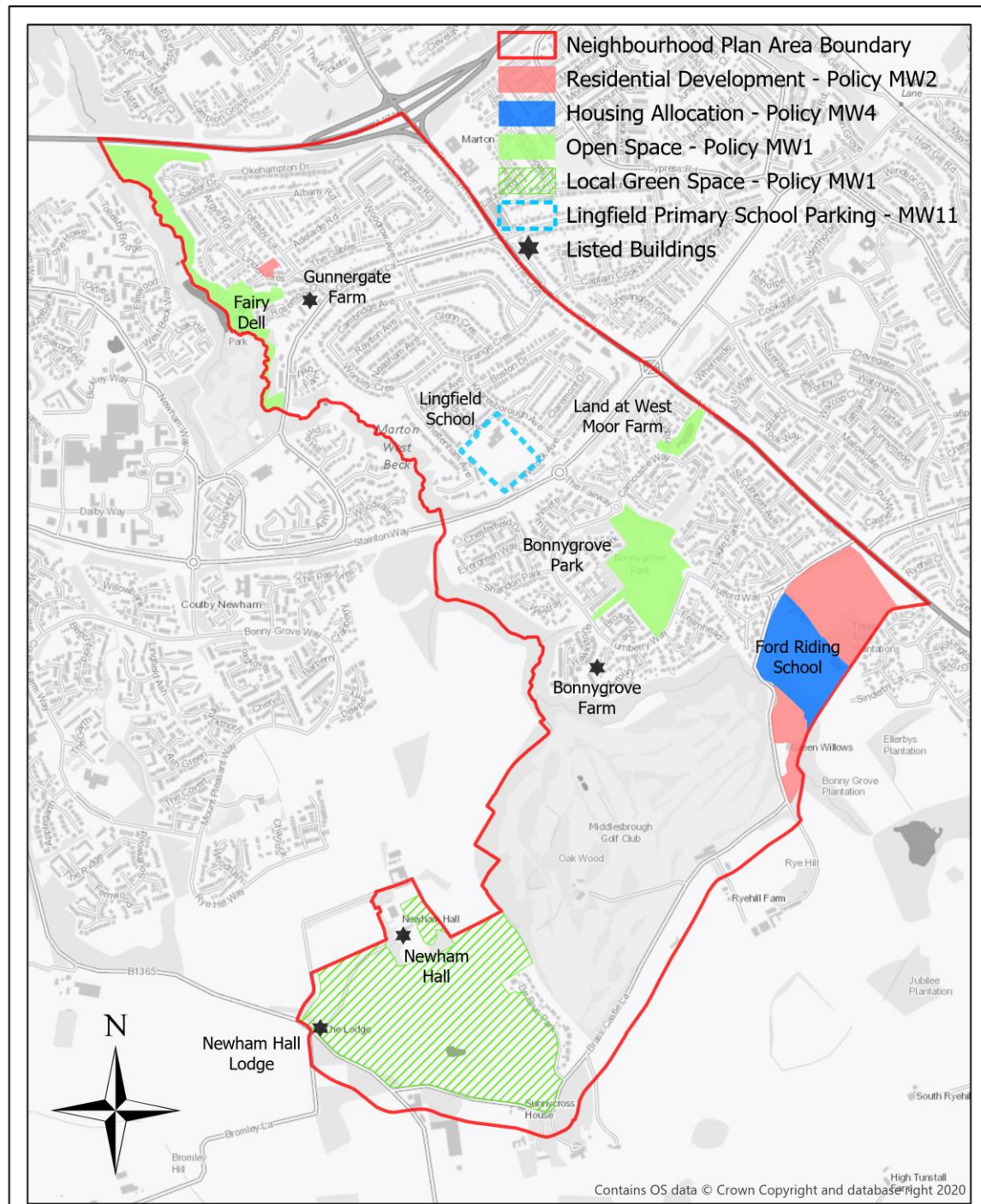
30. The objectives are as follows:

- To promote sustainable housing development through limited and controlled growth on the allocated sites (Ford Riding School and part of the Grey Towers Farm development) in accordance with the Middlesbrough Council Housing Local Plan and the National Planning Policy Framework.
- To ensure that the housing on the allocated site (Ford Riding School) provides an integrated mixture of executive housing and includes bungalows
- To protect and enhance the water quality, landscape, green infrastructure and character of the area
- To ensure that any new housing and/or housing extensions reflect the established vernacular of the area in terms of building styles and materials as defined in this document.
- To ensure that any new housing can demonstrate safe and easy access to public transport, thereby encouraging a reduction in car dependency
- To ensure that the effectiveness of the surface water and sewage provisions are fit for purpose and are up-graded commensurate with any increase in demand.
- To promote superfast broadband for all properties, and to ensure any further development does not downgrade broadband speed for existing properties

Our Policies map, on page 21, helps to illustrate our objectives, which are reflected in the updated Policies contained in the draft MWMNP



# Marton West - Policies Map



# **Marton West Neighbourhood Plan**

## **Equality Impact Assessment**

31. In accordance with the themes of sustainability, one of the aims of this Neighbourhood Plan is to ensure that all residents of Marton West can live work and play in a community without any prejudice in terms of race, gender, sexual orientation, age, disability, ethnic origin or religion. To achieve and maintain this objective the Neighbourhood Plan will support those Plans and Policies that ensure that there is no adverse impact on equality for the residents of Marton West.

## **Habitats Regulations Assessment**

32. This Neighbourhood Plan will encourage sympathetic management of the countryside and natural outdoor environment in and around Marton West to enhance the quality of the landscape, improve local biodiversity and provide other benefits to the community and quality of life. This encompasses all the small green areas within Marton West, which encourage health and wellbeing of the inhabitants of this area.

## **Historic Environment**

33. The Neighbourhood Forum supports the Landscape and Heritage Assessment<sup>9</sup> assertion, in its summary and conclusions, that “the further erosion of the remaining historic environment across Middlesbrough should be resisted”.
34. With seven Grade II listed buildings, together with local listings, it is desirable that these locally valued heritage assets are sustained and enhanced for the benefit of current and future generations. As such, great weight should be given to the conservation of these assets
35. Proposed developments within the neighbourhood area should, where possible, avoid harm to the significance of both designated and undesignated heritage assets, including effects upon their setting (including the landscape).
36. A clear and convincing justification should be provided in order to allow a balanced judgement to be taken on the level of harm against public benefit, as required by the NPPF (paragraphs 192-197).
37. It is desirable that any designated or non designated heritage asset, including its setting, within the neighbourhood area, will be sustained and enhanced for its significance and their contribution to local distinctiveness, character and sense of place.
38. Proposals for development that affect designated or non-designated historic assets should take account of the scale of any harm or loss and the significance of the heritage assets in accordance with Council’s existing policy, (the 2014 Middlesbrough Housing Local Plan and other adopted development plan documents) and any superseding documents thereafter, the NPPF

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<sup>9</sup> Landscape and Heritage Assessment, LUC, Dec 2016, (Section 5.15)



requirements and the Planning (Listed Buildings and Conservation Areas) Act 1990.

### **Parks & Green Spaces**

39. In the Eagle Park section of the ward there are two small green spaces.
- (1) Bonny Grove Park which incorporates an excellent children's play area, a kick-about area and open space, made possible with funding from the Big Lottery Fund, the Play Builders Scheme and the Healthy Town Initiative.
- (2) Wetlands situated at Land at West Moor Farm (previously identified as Sudbury Pond).
40. The Neighbourhood Plan will rigorously defend any attempt to develop these two areas, which are Oases in the middle of housing estates.
41. North of Gunnergate Lane (Egerton Price Estate) Marton West incorporates a small area of Victorian landscaping including a lake, waterfall and woodland called Fairy Dell. Its own Friends group manages it. This area is known for its medieval history, natural habitat and beauty and has won many awards from Northumbria in Bloom and the Green Flag. Once again this must be exempt from any development.
42. Middlesbrough Council has stipulated in its adopted housing policy for Coulby Newham, H26(e), that it requires the development to "deliver a high-quality scheme that preserves the character and appearance of the setting of the Grade II listed structures Newham Hall, Newham Hall Lodge and Newham Hall Gate";
43. In its adopted Proposals Map, the Council identifies the vast majority of the parkland south of Newham Hall as Primary Open Space
44. The Landscape and Heritage Assessment, undertaken on behalf of the Council, has identified that, as a historic environment asset, the significance of the Newham Hall asset group as a whole, including its designed landscape could be argued to be of more than regional importance, given the rarity of survival of Ironmasters' houses in the region and more generally and the intactness of the house and landscape. Likewise, it is recognised that the parkland setting is indivisible from the significance of Newham Hall and the wider Newham Estate, which contains the Grade II Listed Lodge and Gates and, as such the landscape setting goes beyond the plan boundary into the neighbouring ward of Coulby Newham.
45. Subsequently, Historic England<sup>10</sup>, in declining a request from the owners of Newham Hall and local residents for listing of the parkland, indicated that:
- The phenomenal industrial growth of Teesside in the late C19 - for the years around 1880, Middlesbrough was the centre of the world's iron and steel trade - saw a number of industrialists establishing country house estates across the region. The Newham Hall landscape is thought to be the most complete and best surviving example in the area.*

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<sup>10</sup> Historic England Decision Summary, Parkland and Gardens of Newham Hall, Oct 2019

*The loss of some of this parkland to housing (De Brus Park) is unfortunate and this loss has undermined the special interest of the landscape, in terms of registration*

46. However, despite the lack of registration, in terms of the contribution the parkland makes, to the setting of Newham Hall as a Listed Building, Historic England stated in the same response:
- *The strongest claim to special interest is the association between the landscape and the Grade II-listed hall (...) The gardens around the hall thus very significantly contribute to the special interest of the Grade II-listed building. The wider parkland is also a key aspect to the setting of the hall and also significantly contributes to the interest of the listed building...*
47. The Ancient Tree Registry has identified and recorded a significant number of veteran and notable trees on this parkland setting. Tees Valley Wildlife Trust has confirmed that veteran trees are a rarity in Middlesbrough and, as such should be preserved and enhanced
48. The parkland is of great community value. It is in very good condition and accessible to the public, through the use of public rights of way, which link to other footpaths to Marton Beck and beyond into North Yorkshire towards Newby
49. It was identified at community engagement events and through newsletter responses as being of value to the community for walking and providing opportunities for positive mental health, having a tranquil setting, with the grazing sheep, lambs and cattle that have adorned the parkland for many years. It provides easy and safe access to the countryside for the residents of Marton West, adjacent to the largely urban form of Middlesbrough
50. Views towards the town give a unique sense of place to Newham Hall, whilst the panoramic vista from various vantage points serves to highlight the distinct landmarks of Roseberry Topping and the Cleveland and Eston Hills, allowing the visitor to feel “within” the countryside without having to travel in the private vehicle far beyond the large urban area to access it
51. The distinctive character described above is unique in Middlesbrough and considered rare in the north of England. The desire to both preserve and where possible, enhance the distinctive character of Newham Hall and its surrounding parkland by the local community has been evident throughout all community engagement exercises and events.
52. As such, in order to protect and enhance our historic open spaces, designed landscape and veteran trees, the entirety of the parkland setting to the south of Newham Hall is:
- Designated Local Green Space, in accordance with the National Planning Policy Framework (NPPF) paragraphs 99-101,
  - Regarded as a valued landscape, NPPF, paragraph 170(a) and
  - Provided with relevant protection of veteran trees, NPPF, para 175(c)
53. Due to the way in which it has historically evolved, Marton West has limited amounts of green space. The existing areas of green space, which add to the

character of the area and contribute to local public amenity, are as important to its residents, as the buildings that surround it.

54. Development proposals should contribute to and enhance the natural and local environment in accordance with NPPF paragraph 170.

#### **MW1: Parks & Green Spaces**

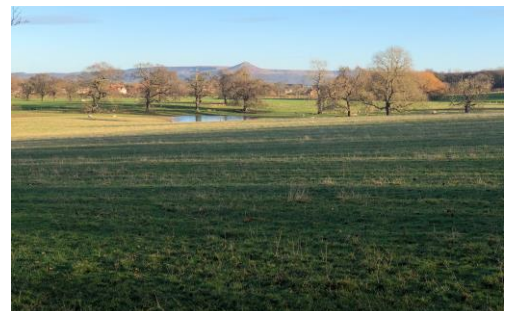
Development proposals should not have an adverse effect on the use, management, amenity or enjoyment of Bonny Grove Park, Wetlands situated at Land at West Moor Farm (previously identified as Sudbury Pond) and that part of Fairy Dell, which falls within Marton West. Opportunities to enhance their public accessibility and continued maintenance as valued local facilities will be supported.

Parkland to the south of, and indivisible from, Newham Hall is designated as **Local Green Space** due to its historic and considerable regional significance; important value to the health and well being of local communities: the need to protect veteran and notable trees and tranquil local landscape.

Inappropriate development that would be harmful to the Local Green Space should not be approved except in very special circumstances. The valued parkland setting of the Grade II listed Newham Hall, Newham Hall Lodge and Newham Hall Gate should be preserved and enhanced, where appropriate, in a manner compatible with its historic landscape design.

Development should not result in the loss of green space, veteran, notable and mature trees, and local valued landscapes which make a positive contribution to the character of the area and local amenity.

Local Green Space photographs show the public right of way across the parkland, together with views to Roseberry Topping from Newham Lodge



#### **Housing Requirement and Allocation**

55. The adopted Housing Local Plan sets out a minimum housing requirement of 410 dwellings per year for Middlesbrough, between 2014 and 2029. The

Council's five-year housing land supply assessment<sup>11</sup> identifies that after taking account of dwellings delivered to date, there is a remaining minimum housing requirement of 301 dwellings per year needed between 2019 and 2024. The five-year land supply demonstrates that approximately 2280 dwellings are expected to be delivered between 2019 and 2024, giving a deliverable supply of 7.59 years

56. Likewise, the introduction of a standard method to determine Housing Need indicates that the Council now has a minimum housing need of 259 dwellings per annum, based on 2014 household projections.
57. As a result, it is evident, at this point in time, that there is no requirement for additional housing allocations in the Marton West ward, up to 2024, over and above those already allocated in the adopted 2014 Housing Local Plan, whilst providing sufficient flexibility as required to do so by the NPPF.
58. A Housing site is allocated at Ford Riding School for a maximum of 50 high quality executive homes
59. A small part of the Grey Towers Farm site lies within the plan area (originally 60 dwellings); development has commenced on this site. The developer has subsequently obtained an amended planning permission to reduce the number of 5-bedroom homes and replace them with 3- and 4-bedroom properties including semi-detached properties. This has resulted in the original approval for 60 dwellings being increased to 102 dwellings (19/0458/FUL December 2019)
60. The change in the mix and type of houses is welcomed, as it better reflects the needs of the local population
61. Two windfall sites delivering 10 high quality bespoke executive houses have been approved, with 5 executive homes at De Brus Park, being delivered in 2017. Development of 5 executive homes at Green Willows has commenced with initial completions anticipated in 2020-21
62. It is recognised that Marton West should support sustainable growth in order to remain vibrant and to meet local needs for housing and community facilities, providing that the growth is sustainable in accordance with the NPPF and that the Ethos and Character of the area is maintained.

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<sup>11</sup> Middlesbrough Council 5-year Housing Land Supply Assessment 2019-24, Dec 2019



63. Any new development will lead to increased surface water run-off and therefore all new developments are encouraged to incorporate surface water mitigation techniques into their design.

64. All development should avoid putting any additional pollution pressures on Marton West Beck.

#### **MW2: Housing Allocations**

To support the sustainable growth of Marton West, housing development shall be carried out on sites allocated in the Middlesbrough Housing Local Plan in policies H30 and H31 and on small unallocated windfall sites.



#### **MW3: Small Unallocated Sites**

Development proposals on small unallocated sites for residential use will be supported if they are judged appropriate in relation to the following criteria:

1. That the location, scale, density and pattern of the development is appropriate to the existing design characteristics within Marton West and the street scene;
2. The capacity of the existing infrastructure, including broadband capacity, and the potential to improve it, to meet the increased demands likely to result from the development;
3. The development should not result in the loss of existing amenity open space unless it is replaced by open space of a similar or improved area and quality within the development;
4. Have high standards of quality and design, access, parking and amenity space; and,
5. The development would not have an unacceptable adverse impact on the local highway network.

#### **Site Assessment and Allocation of Site Policy**

65. The individual site (Ford Riding School) assessment was based on local knowledge and the Middlesbrough Borough Council Strategic Land Housing Availability Assessment (SHLAA).

66. Marton West residents recognise the need for more housing but would suggest that this site has at least 40% of the development built as bungalows

as a way of partly meeting the shortfall of this type of housing in South Middlesbrough.

67. It is acknowledged that the figure of 40% is an aspiration and that the proportion of bungalows on the site will be a matter to be considered in the context of the overall deliverability of the development.

68. As Section 106 Agreements are negotiable a proportion of the developer contribution should go towards local traffic calming measures within the vicinity and a donation made for the upkeep of Bonny Grove Park, wetlands at land at West Moor Farm (previously identified as Sudbury Pond) and Fairy Dell.

#### **MW4: Land at the Ford Riding School – Brass Castle Lane**

Proposals for a high-quality residential development at Ford Riding School will be supported where an element of the dwellings provided should be bungalows. Subject to negotiation, a proportion of the developer contributions should be made towards traffic calming measures within the vicinity and a donation made for the long term maintenance of Bonny Grove Park, wetlands at land at West Moor Farm (previously identified as Sudbury Pond) and Fairy Dell.



### **Built Environment**

69. The Neighbourhood Plan will ensure that all new houses built in Marton West reflect the general theme expressed in building styles and materials used over many years.

70. Where possible house heights should be restricted to 2-2½ storeys and the number of dormer windows should be kept to minimum to ensure they do not over dominate or overtake the roofscape.

71. All development should be enhanced by landscaping and planting and where appropriate and feasible to do so existing trees and hedges should be incorporated into development schemes.

72. The Neighbourhood Plan seeks to ensure that all extensions or modifications (subject to permitted development rights) to existing premises whether to

increase their accommodation, provide extra facilities from out buildings, or add extra luxury to their living space, will continue to reflect the building style and materials that have presided over many years.

73. It will ensure that additions to premises will reflect the style and vernacular of the original building and temper the proportional increase in the bulk of the building. The combined building of the original and the extension should not significantly change the form bulk and general design of the original building or harm its landscape character or setting.

74. The permitted increase in ground footprint of any extension should be not more than 50% of the original building and should be sympathetic to the original building. It is also important that any changes do not detract from surrounding properties in style and materials.

#### **MW5: Built Environment**

Alterations and extensions to residential property should reflect the scale, detailing and materials of the parent building. Proposals should also:

- Not detract from the character of the property itself, or with neighbouring properties;
- Not cause significant harm to the amenities of nearby properties through overlooking, and/or overshadowing;
- Respect the existing building, both in detailing and character in the design of conservatories or sunrooms;
- Stagger or set back the extension to avoid lineation or a terracing effect so that it sits sub-servient to the host property;
- Avoid flat roofs for extensions and consider hipped roofs to soften the effect on the skyline and minimise the effect of visual terracing and loss of light;
- Use matching bricks, render or appropriate materials for extensions; and,
- In the case of dormers, be set below the ridge line, do not dominate or overtake the roofscape, be pitched, and be set back from the eaves line by an appropriate dimension sufficient to achieve a subordinate appearance, the number of dormer windows per dwelling should be kept to a minimum. Velux or similar type windows should be used as a preference.

#### **Public realm improvements and advertisement boards:**

- Improvements to the public realm should ensure that street furniture is of a high standard; and,
- Advertising boards should not be located on footways where this will cause an obstruction for partially sighted and disabled residents and also for parents with prams/buggies and they should be displayed in accordance with the Middlesbrough Urban Design Supplementary Planning Guidance.



## Design

75. The design of new buildings and their location, scale, massing and materials in relation their surroundings are of vital importance in maintaining the character and image of an area. It is therefore important to establish a policy framework, which seeks to achieve the objective of maintaining a high-quality environment within Marton West.

76. There may also be opportunities to further enhance the character and local distinctiveness of the natural environment and encourage biodiversity, through the incorporation of bat roosts or bird boxes in new developments.

### MW6: Design

New development in Marton West should be designed to:

- Reflect and enhance the character of the area in terms of its scale, massing, proportion, form and materials;
- Be similar in scale and proportion to existing buildings and will have a garden that is similar in size and sits comfortably with the gardens of adjacent properties;
- If it faces a street or is visible from a street reflect the rhythm, scale and proportion of the street scene;
- Not have an overbearing or a detrimental impact on the privacy and amenity of proposed or existing properties; and,
- Provide opportunities to enhance wildlife within and around the development.

In the case of design aspects, reference should be made to Middlesbrough Council's adopted Core Strategy Design Policy CS5 and the Middlesbrough Urban Design Supplementary Planning Document (SPD).

## Backland Development

77. Backland development comprises development to the rear of existing houses, usually in large back gardens or open space used, for example, as vegetable plots or for vehicle parking.



78. It is however, considered that through successive developments the character of an area, like Marton West, can be radically altered and may eventually result in cramped forms of development which greatly reduce the outlook and landscape amenity currently afforded to existing dwellings.

79. The insertion of narrow or awkward access drives to serve land to the rear can greatly disrupt a street scene or affect adjoining properties through noise or visual intrusion of traffic movements.

80. Where there is sufficient land to provide development to the rear of properties care should be taken in the design and layout to avoid any overlooking of existing properties or their gardens. 'Tandem' development, involving the placing of one dwelling immediately behind another and sharing the same drive, will not be acceptable.

#### **MW7: Backland Development**

Backland or tandem development should:

- Incorporate separate and satisfactory access and parking provision;
- Provide an acceptable standard of residential amenity for the new dwelling and its development would not have an unacceptable adverse impact on the amenity of adjacent dwellings;
- Provide an adequate open area within the curtilage of the new and existing dwellings commensurate with the size of each dwelling and the character of the area; and,
- Reflect the scale and character of the surrounding area.

#### **Surface Water Drainage**

81. Marton West does not currently have a significant problem with flooding. In order not to exacerbate any potential impacts from new development, proposals should aim to reduce the overall level of flood risk in the area and beyond through the layout and form of the development, and the appropriate application of sustainable drainage techniques, which also make a contribution towards nature recovery networks and help to mitigate against climate change

#### **MW8: Design to Reduce Surface Water Run-Off**

New development within Marton West should be designed to maximise the retention of surface water on the development site and to minimise run-off. Sustainable Drainage Systems (SuDS) should be implemented wherever possible.

## Public Transport

82. Most journeys by residents of Marton West area are made by either private car or public transport, mainly buses. As there is a need to encourage more journeys by sustainable public transport, it is important that a reliable and regular service is provided. This is especially important for those older residents of Marton West who rely on public transport who do not drive or have a car.

83. Opportunities should be taken within the planning process to make cycling, walking and public transport the modes of choice. These modes should be made more convenient for the majority of journeys than car usage, in order to promote sustainable transport. This is supported by the Council's existing transport policies, i.e. CS 18 – Demand Management and CS 19 – Road Safety

84. Any new housing development should demonstrate safe and easy access to public transport, thereby encouraging a reduction in car dependency

### MW9: Public Transport

To support, where appropriate, initiatives by relevant public transport operators that are brought forward to maintain and enhance existing public transport provision, within the area, together with other forms of sustainable transport, i.e. cycling, walking



## Parking

85. Cars littering residential areas can have a negative impact on the local environment, and create problems for residents accessing or egressing their drives. In addition, inconsiderate and sometimes dangerous parking blights those residents living adjacent to Lingfield Primary School and other sensitive areas within Marton West.

86. Grass verge and pavement parking is becoming increasingly frustrating for residents within the area. Inconsiderate parking on footways and grass verges causes obstructions to pedestrians particularly to those with special needs and mobility problems. It can also damage the utility piping under the ground and damages the grass making it look unsightly and costs money to make repairs, which can be recouped from those causing the damage.

<b>MW10: Parking</b>
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Adequate off-road parking provision shall be provided within new developments in accordance with the Council's parking standards. Particular attention should be given to extensions to dwellings that entail modifications to driveways or the loss of garage space.
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## **Education**

87. Marton West has only one school, i.e. Lingfield Primary School. This school has always had a very good reputation and its pupil intake is at capacity. There is however, an issue of on street parking particularly when parents drop-off and pick-up their children to and from school. This has a major impact on adjacent residents due to the level of traffic. At times residents cannot enter and exit drives because of this inconsiderate parking. The road infrastructure surrounding the school cannot accommodate any further traffic at school times.

<b>MW11: Lingfield Primary School Parking</b>
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To support through developer contributions, traffic calming and parking measures, which seek to ease traffic congestion around Lingfield Primary School.
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## **References:**

The following documentation has been used to provide background and/or helped to formulate the policies within this Neighbourhood Plan:

- National Planning Policy Framework (NPPF), Department for Communities and Local Government, March 2012 / July 2018
- Strategic Housing Market Assessment (SHMA), 2012.
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- Middlesbrough Sustainable Community Strategy 2008 – 2023, Middlesbrough partnership, 2008.
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- Listed Buildings and Local List Index, Middlesbrough Council 2011 / 2019
- Newham Hall Landscape and Heritage Appraisal Reports 2013 – Ridsdale and Co.
  - Heritage Assessment Archaeological Services, Durham University, 2013
  - Appraisal of the designed landscape at Newham Hall, Fiona Green, Garden Historian, 2013
  - Landscape and visual appraisal of housing proposals for land adjacent to Newham hall Southern Green Chartered Landscape Architects, 2013
- Landscape and Heritage Assessment, LUC, December 2016
- Newham Hall Statement of Significance, Middlesbrough Council, 2014
- Inspector's Report - Town and Country Planning Act 1990 – Section 77 – Application by Middlesbrough Council for permission to develop land to the north and west of Brass Castle
- Middlesbrough Council 5-year Housing Land Supply Assessment 2019-24, December 2019
- Middlesbrough Council – Historic Environment Record – Newham Hall, Conservation and Development Control reports for the enlarged area
- Middlesbrough Council - Planning policy evidence base
- Tees Valley Wildlife Trust - Local Wildlife Sites and Local Nature Reserves in Middlesbrough December 2018



- Tees Valley Wildlife Trust - Ecological Assessment of Housing Sites – September 2018
- The Ancient Tree Registry - working with local residents, has identified a number of Ancient Trees, both veteran and notable, on land at Newham Hall
- Ridsdale and Co, owners of Newham Hall – provision of detailed historical information associated with their listed buildings and associated parkland setting.
- Historic England - Parkland and gardens of Newham Hall: Notification of Designation Decision [WH-WH. FID2539865]

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