

February 2023

**YOUR
Nunthorpe –
YOUR Say**

Welcome – Your Voice Matters

Welcome to the Nunthorpe Neighbourhood Plan community consultation – giving you a say on how Nunthorpe should be developed and protected.

Nunthorpe has been given permission to draft its own Neighbourhood Plan by both Middlesbrough Council and Redcar & Cleveland Borough Council, enabling residents to have a real and tangible influence on planning decisions.

The plan will enable the community to play a key role in determining what new housing developments look like, ensuring they are sympathetic to the area and respond to local need.

As a first step, a draft Vision Statement for Nunthorpe, which will provide the parameters for all developments going forward, is presented here



View over Nunthorpe, with Nunthorpe Grange in the foreground

Your views on the Vision Statement are important

Please complete the short survey at the end today, or complete the survey online at nunthorpepc.org.uk/neighbourhood-plan/ or scan the QR code



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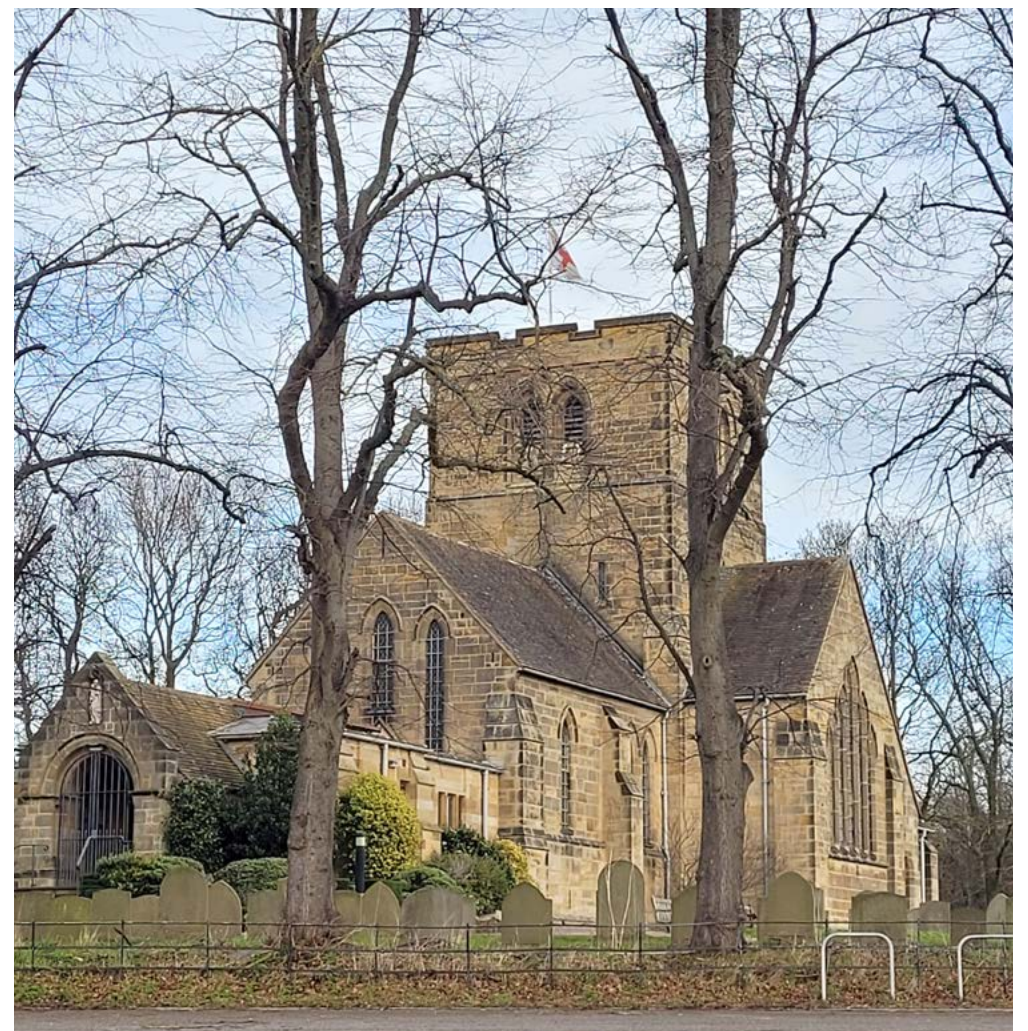
Draft Nunthorpe Vision Statement

By 2037, Nunthorpe will continue to be a unique place to live, work and enjoy with a strong sense of community, excellent facilities, and ready access to valued local green spaces and the open countryside beyond.

New housing developments will be of an appropriate scale and mix to meet the needs of the community, while high quality and energy efficient designs will be delivered as standard, ensuring a beautiful and sustainable neighbourhood.



Stokesley Road in Nunthorpe



St Mary the Virgin Church in Nunthorpe

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Making a difference

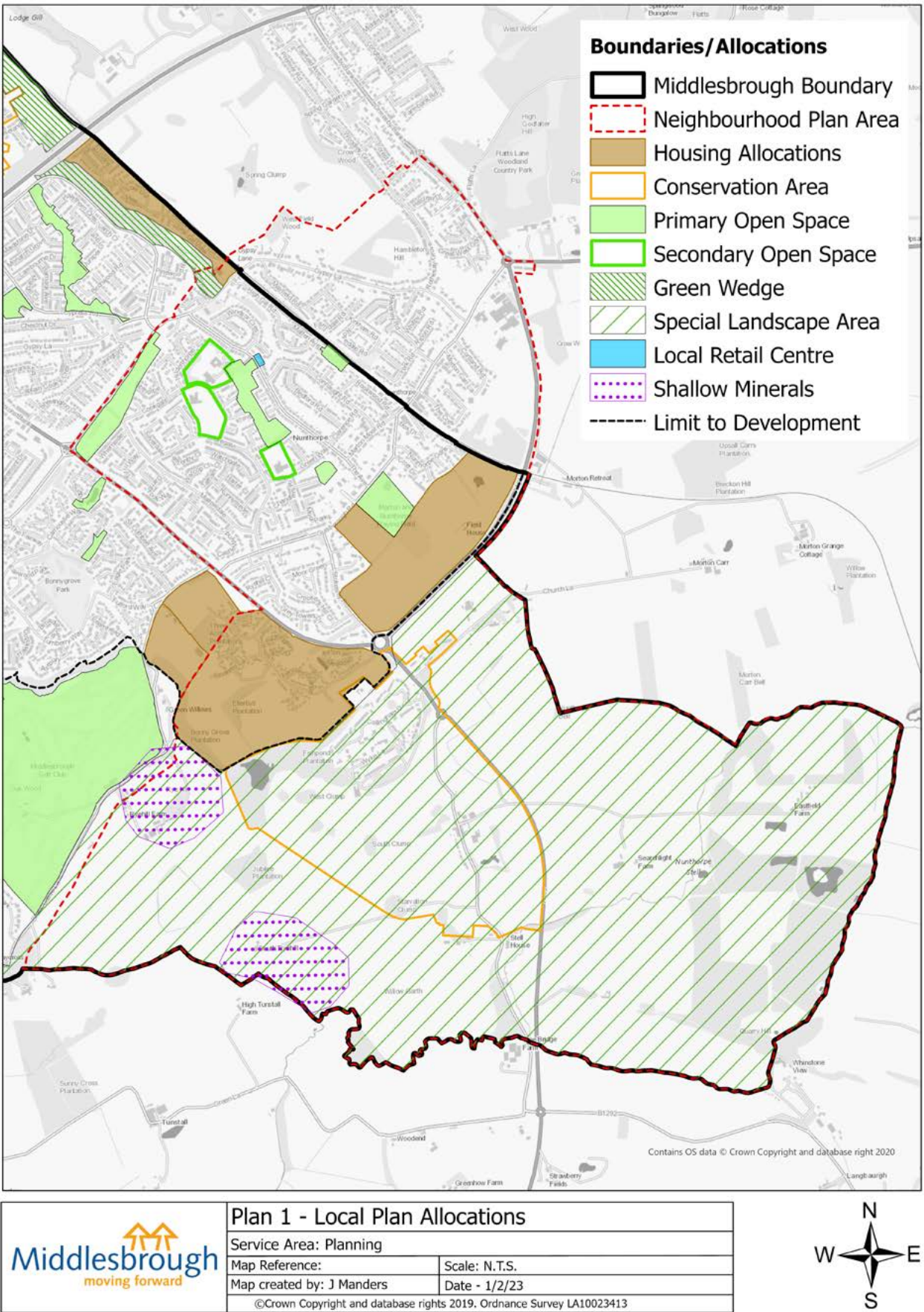
Middlesbrough Council is considering its next Local Plan, which will be published in 2023 and will set out its development aspirations for the borough for the next 15 years.

Redcar & Cleveland Borough Council’s Local Plan is in place until 2032.

The Nunthorpe Neighbourhood Plan must align with both Local Plans. It will not have the power to override the wider planning ambitions of the councils. However, while it cannot prevent future housing from taking place that has already been committed, it can determine their scale, mix of house-types and look.

Once adopted, the Nunthorpe Neighbourhood Plan will become an official part of both Local Plans.

Developers will have to meet the two sets of Council Local Plan policies. However, they could be refused permission if they also fail to meet the policies in the proposed Nunthorpe Neighbourhood Plan.



Map of Nunthorpe, showing the Neighbourhood Plan area

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Giving the community a voice

While the Neighbourhood Plan cannot prevent new housing, it can be a valuable tool that allows the community to shape developments.

Through the plan, the community can specify a range of elements, including:

- Type of properties
- Nunthorpe amenities, eg community buildings
- Prioritised pedestrian and cycle ways
- Look and feel of the buildings
- Inclusion of trees, communal gardens, parking, playgrounds, benches
- Designated local green spaces



The new David Wilson development at Grey Towers Village

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What is important to you?

In recent years, a number of consultations have been carried out to gain an understanding of what is important to the community.

Residents have raised the following points:

- Protection of green spaces
- Concern about over-development
- Size and type of new houses
- Lack of available housing for older residents
- Amenities, such as shops, pubs, Community Centre, allotments
- Impact on roads and schools
- Parking
- Communal spaces and parks



Nunthorpe Railway
Station

Before the
Neighbourhood Plan
is drafted, further
consultation will be
carried out to ensure
the interests of the area,
and its residents, are
represented



The new doctors' surgery, off Stokesley Road

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Nunthorpe Grange plans

A number of new developments have taken place in Nunthorpe during the past ten years.

A proposal for up to 250 homes at Nunthorpe Grange, between the A1043 Nunthorpe by-pass and Guisborough Road, is also in the Middlesbrough Local Plan.

The proposal has met with concerns from residents about over-development and loss of green space. As a result, Mayor Andy Preston has committed to the 'Nunthorpe Nineteen' – a list of pledges to help safeguard Nunthorpe.

Taylor Wimpey has an interest in part of the site but has not yet submitted an application. An application by Persimmon for 69 homes was deferred in late 2022. The access road from Nunthorpe bypass was approved in Spring of 2022.



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The impact we can have

To illustrate the role the Neighbourhood Plan could play, here is an example design for how land at Nunthorpe Grange, close to the new doctors' surgery, could be developed.

This design is **only** for illustrative purposes and is **not** a planning proposal, but it demonstrates how the community can help to shape developments through the Neighbourhood Plan in the future. The features included in this illustration are based on feedback and suggestions from previous consultations.

The purpose of the artist's impression is purely to stimulate debate. **What do you think?**



Example illustrations demonstrating how the Neighbourhood Plan could influence the shape and look of new developments in Nunthorpe. These designs are purely for illustrative purposes and are not part of a planning application

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Thank you

Nunthorpe Parish Council applied for permission for the area to have its own Neighbourhood Plan and organised this consultation event on behalf of Nunthorpe Vision, which is a community initiative launched to enable all groups, residents, and councillors to speak with one voice in the best interests of the area.

The consultation is just the first step in the creation of the Nunthorpe Neighbourhood Plan, and feedback from people of all ages is appreciated.

Further consultations will follow in the coming months to gather views on the detail.

Please complete the survey today asking if you support the Vision Statement for Nunthorpe. You can also complete it online at nunthorpepc.org.uk/neighbourhood-plan/ or scan the QR code.



Nunthorpe, with Roseberry Topping in the background

Thank you for coming today

