

## Middlesbrough Council Draft Local Plan 2024

### NUNTHORPE PARISH COUNCIL RESPONSE

Nunthorpe Parish Council wishes to put forward the following comments on the Middlesbrough Draft local plan.

The Council's approach to its housing strategy and projected housing numbers appears to be based on its financial requirements rather than development to meet housing needs.

The Council has used data based on the 2020 Local Housing Needs Assessment (LNHA) and makes no reference to the progress achieved to meet the housing needs in the adopted 2014 Housing Local Plan.

The current up to date performance against housing need as set out in the Council's 5-year housing land supply updated in April 2023 shows that the Council has at least 7 years housing supply and is achieving 257% Housing Delivery Test (HDT) performance. Therefore building more houses per annum than housing need stated in the adopted Local Plan.

**Policy HO2 Housing Development** The Parish Council should be consulted at the pre planning stage on Planning applications submitted by developers requesting amendment/increase in dwelling numbers to already approved applications. Example being the recent application for Grey Towers Village site on Grey Towers Farm area.

**Policy HO4d Nunthorpe Grange** therefore should have no requirement to exceed the proposed 250 in the draft Local Plan.

Concern was expressed by residents at the delay in commencing the review of the Nunthorpe Grange Master plan. There is urgent need for agreement on precisely where housing, roads, community facilities, and green spaces will be located, and on the nature of the various green spaces. The brown colouring in the draft Local Plan is alarming, because the impression is given that the green spaces have been removed. The absence of an updated and agreed Master Plan facilitates piecemeal decision-making, such as the addition of a Church for the Plymouth Brethren.

Middlesbrough Council is commended for the recognition of the increasing importance of bungalows in any development, and is particularly asked to acknowledge the need for a large proportion of bungalows at Nunthorpe Grange - at least 40%, as in the Marton West Neighbourhood Plan. Along with the significant provision of affordable housing schemes to enable young people to be able to continue to reside in the Nunthorpe area. Such as those within the Avant Development at Gypsy Lane Marton area.

The Planners are urged to engage in dialogue with the Nunthorpe community on the outstanding issues relating to the boundary between Persimmon and Nunthorpe Gardens.

Attention was drawn to the acknowledgment in the Local Plan (section 3.9) of the mitigation role of Section 106 contributions in directly compensating the local community for the impact of development. Residents ask for prior consultation with the local community about local mitigation needs - i.e. before the stage of a planning application.

In the new draft Local Plan, Policy **GR 2 Green Wedges**, states the council will protect and enhance green wedges and development will only be allowed where:

- a. it would not result in physical or visual coalescence of built-up areas;
- b. it would not adversely impact on local character or the separate identity of communities;
- c. it would not adversely impact on recreational opportunities;
- d. it would have a positive impact on biodiversity; and e. proposals are in accordance with Policy GR3.

We request that particular consideration be undertaken to protect Green Spaces in:

### **Church Lane**

The Nunthorpe community asks Middlesbrough Council to acknowledge the creative development of Triangle Wood by zoning the adjacent field as a Local Green Space in addition to its designation relating to nutrient neutrality.

### **Muirfield Park.**

The Nunthorpe community welcomes that Muirfield Park has not been zoned for housing, but requests that the space be positively zoned as a Local Green Space.

### **Conservation Area.**

The preservation of the entire Conservation Zone is welcome, including the area South West of Grey Towers Farm which has recently been the subject of a planning application.

### **Policy IN2 Integrated Transport Strategy**

Public Transport, notably bus links serving Nunthorpe, particularly Nunthorpe Village have been tentative. Therefore we request a more robust inclusion of this area within the Transport Strategy as transport links are important to residents in this area. The nearest District Centre being some distance from the village.

The council has been unable to deliver the road infrastructure of the adopted 2014 HLP that were deemed necessary to support the housing allocations identified for South Middlesbrough of that Local Plan, in particular the Stainton Way S W extension, Ladgate Lane Link Road OR the Nunthorpe Park and Ride. With the inclusion of sites Policy HO4j Ford Close Riding Centre, HO4d Nunthorpe Grange NO reference is made to improve road infrastructure around Brass Castle Lane Junction with Dixons Bank to accommodate these additional developments.

### **Policy IN4 Community Facilities**

Nunthorpe residents will welcome the planned addition of a long awaited Community Centre on the Nunthorpe Grange site. However the population of Nunthorpe has grown significantly since the 2014 Plan. Therefore we request that provision to further extend the Community Centre is incorporated into the Middlesbrough Council Local Plan 2024

We hope these comments will be considered in line with the consultation and taken into consideration when preparing the final Local Plan for submission.

For and on behalf of:

Nunthorpe Parish Council.

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