



**Submitted Marton West Modified Neighbourhood Plan –
Middlesbrough Council Consultation Statement**

November 2020

**Planning Policy
Planning Services
PO Box 504
Civic Centre
Middlesbrough
TS1 9FY**

T: 01642 729065

E: planningpolicy@middlesbrough.gov.uk

W: www.middlesbrough.gov.uk

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Appendix 1:

Copy of the letter sent to consultees listed on the planning policy database.

Appendix 2:

Copy of the response form.

Appendix 3:

Copy of the Public Notice and Press Release.

Appendix 4:

Letters, Emails, and 'Online' representations submitted during the public consultation period.

This Consultation Statement has been prepared:

In respect of public consultation undertaken from 14 September to 26 October 2020, by Middlesbrough Council following the submission of the modified Marton West Neighbourhood Plan, and accompanying supporting documentation, by the Marton West Neighbourhood Forum.

Consultation and engagement procedures

1. Under the Neighbourhood Planning Regulations 2012 (as amended), it is a requirement that as soon as practicable following submission of a Neighbourhood Plan, local authorities must undertake a (minimum) six week public consultation process, to enable residents and other local stakeholders to comment on the draft Plan, before an independent examination can take place.
2. As well as the above legal consultation requirements, the Council also has its own planning public engagement procedures, that it must undertake. These engagement procedures are set-out in its Statement of Community Involvement (SCI) consultation framework. The SCI details the methods of consultation that local residents and other stakeholders can expect, when we publicly consult on planning documents. Unfortunately, due to the COVID-19 pandemic, the Council, has had to modify some of these public engagement procedures, in order to comply with the Government's public health guidelines, and more recently Tier 2 restrictions.
3. This has meant that the most of the consultation, in this instance, has been undertaken 'online' by utilising the Council's social media and consultation platforms. Public health restrictions have also resulted in the temporary closure or restricted public access to some of the Council's buildings e.g. the Civic Centre and local branch libraries. Due to these temporary building closures and public access restrictions, it was not possible to provide 'hard copies' of the submitted documentation, for inspection purposes. In order not to disadvantage individuals from obtaining or inspecting the documentation, they could request copies of the modified Plan and response form to be posted out them, by writing to the Council or by contacting officers via a dedicated telephone number.
4. The consultation and engagement procedures included the following:

Availability of documentation:

- Throughout the consultation period, the submitted modified Neighbourhood Plan and supporting documentation were made available to view and download on the Council's website.
- Hard copies of the submitted modified Neighbourhood Plan and response forms, were made available upon request, and posted out to those who did not have access to a computer or online facilities, and/or could not inspect copies at main Council buildings and local branch libraries.

How people were invited to make representations:

- All contacts on the Council’s planning policy consultation database were contacted via letter or email (according to the individual’s preferences) informing them of the consultation event, how, where and when they could view documents, and on how they could respond (see Appendix 1). In addition, a notice was included in the Marton West Community Council Newsletter, informing local residents within Marton West about the consultation event, how, where and when they could view documents, and how they could make representations.

Method of Notification:	Total Number Sent:
Letters	821
Emails	629
Marton West Community Council Newsletter – Delivered to every household within Marton West Ward	2,500

- Information about the consultation event was advertised on the Council’s website, and social media platforms.
- A press release detailing the consultation event, dates and how to submit representations, was prepared and distributed to local media outlets (see Appendix 3).
- Public notices were attached to lamp-posts and main entry points within the Neighbourhood Area informing residents and other stakeholders about the consultation, event, how they can get involved, and where to send their representations (see Appendix 3).

Engagement processes:

- Access to a dedicated ‘online’ Marton West Neighbourhood Plan consultation page via the Council’s website was made available to consultees to view and download the various consultation documents, and to submit representations.
- A dedicated email address and contact telephone number provided an opportunity for main and other consultees, members of the public, and other stakeholders to contact the planning policy team with any queries regarding the consultation.

Responses received

5. At the end of the six-week consultation period the Council had received 40 responses (see Appendix 4). Additionally, following the close of the consultation event, two further responses have been received, along with a response from Natural England in respect of a Habitats Regulations Assessment (HRA) carried-out by the Council, on behalf of the Neighbourhood Forum. This brings the total number of responses to 42, however, after including ‘online’ and emails sent with joint names the total number of respondents is 47. The majority of these responses were made via the Council’s ‘online’ response form, and mainly from Marton West residents. Of the responses received, none objected to the modified Marton West Neighbourhood Plan.

6. In addition, to indicating their support for the modified Neighbourhood Plan, seven respondents (see Table 1: Representations received via email or the Council's 'online' response form – Appendix 4) took the opportunity to provide further commentary. These additional comments centred on: provision of open space and Local Green Space, heritage and historic sites, additional housing, highways and water management issues.
7. Included in the total number of received responses, are representations from statutory and non-statutory bodies i.e. the Environment Agency, Historic England, Natural England, Sport England, CPRE, and the National Grid (see Appendix 4). The Environment Agency made a number of specific references to various paragraphs within the modified Plan, Historic England referred to its previous comments at the pre-submission stage of the Neighbourhood Planning process (see Marton West Neighbourhood Forum's Pre-submission Consultation Statement), and Natural England did not wish to make any further specific comments.

Next Steps

8. In accordance with the above Regulations, the Council is required to send to the appointed Independent Examiner: the draft modified Neighbourhood Plan and submitted supporting documentation; a copy of the existing adopted Marton West Neighbourhood Plan; and, a copy of the representations received during the submission public consultation event. Once the Independent Examiner is satisfied that they have received all the relevant documentation, and that it meets the basic conditions and other legal requirements, they will then undertake the independent examination.

APPENDIX 1

COPY OF THE LETTER SENT TO CONSULTEES LISTED ON THE PLANNING POLICY CONSULTATION DATABASE



Planning Services

Tel: (01642) 729 377

Direct Line: [REDACTED]

Our Ref: Local Plan/MWNP/

Your Ref:

When telephoning please ask for :

Charlton Gibben

Dear Sir/Madame

Submitted Modified Marton West Neighbourhood Plan Consultation

Neighbourhood planning was introduced by the 2011 Localism Act. As part of the Act 'qualifying bodies', such as parish councils and Neighbourhood Forums, are able to prepare Neighbourhood Plans and Neighbourhood Development Orders. These area based plans and orders, once adopted, sit alongside a local authority's Local Plan, and can determine where new homes and shops should go, or what places should look like within the designated area.

In 2016, following an independent examination and successful referendum, the town's first Neighbourhood Plan, prepared by the Marton West Neighbourhood Forum, came into force. Since 2016, Marton West has undergone a number of changes, not least a Ward boundary change, which resulted in the De Brus Park area being incorporated into the Ward boundary. As a consequence of these changes, the Marton West Neighbourhood Forum has updated the adopted Neighbourhood Plan and reviewed a number of its planning policies.

The modified Marton West Neighbourhood Plan and supporting documentation have now been submitted to the Council for public examination. As required by the legislation the Council will be commencing a six-week public consultation event from **Monday 14 September to Monday 26 October 2020**, before undertaking an independent public examination into the modified Plan.

Copies of the modified Neighbourhood Plan and supporting documentation are now available to download from the Council's Neighbourhood Planning webpages relating to Marton West at <https://www.middlesbrough.gov.uk/planning-and-housing/planning/planning-policy/neighbourhood-planning/marton-west-neighbourhood-plan>

If you wish to comment on the modified Neighbourhood Plan, the easiest way to respond is to complete an online response form, which can be accessed from the above webpages. Responses can also be submitted by emailing your comments to planningpolicy@middlesbrough.gov.uk .

Growth and Place: Economic Development and Infrastructure

Middlesbrough Council, PO Box 504, Civic Centre, Middlesbrough, TS1 9FY

middlesbrough.gov.uk

Unfortunately, due to Covid-19, it will not be possible to place hard copies of the documentation in the Council's local libraries. Hard copies of the modified Neighbourhood Plan (excluding the accompanying documentation) and response forms will however, be made available upon request. Should you require copies of the submitted Plan, and/or the response forms, please telephone [REDACTED]

If you have any queries regarding this matter, please do not hesitate to contact me on the above telephone number, or via the above Planning Policy email address.

Yours faithfully,
Charlton Gibben
Senior Planning Policy Officer,
Planning Services.

APPENDIX 2

COPY OF THE 'HARD COPY' RESPONSE FORM



Office use only:
Ref No: _____
Date Received: / /
Date Acknowledged: / /

**Submitted Modified Marton West Neighbourhood Plan
Consultation Representation Form**

Marton West Neighbourhood Forum, has submitted its modified Neighbourhood Plan to the Council for public examination. In accordance with the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012 (as amended), the Council will be commencing a six-week public consultation event from **Monday 14 September to Monday 26 October 2020.**

Copies of the modified Marton West Neighbourhood Plan and supporting documentation are now available to download from the Council’s Neighbourhood Planning webpages relating to Marton West at <https://www.middlesbrough.gov.uk/planning-and-housing/planning/planning-policy/neighbourhood-planning/marton-west-neighbourhood-plan> .

Hard copies of the modified Neighbourhood Plan will be made available upon request by contacting Planning Policy on the below telephone number or email address. If you wish to comment on the modified Neighbourhood Plan please use this form and send your representations to the Council at the address on the reverse of this representation form. Alternatively, you can email your representations to planningpolicy@middlesbrough.gov.uk .

If you require any further assistance regarding completing this form please do not hesitate to contact Planning Policy on tel: 01642 729065.

1.	Your Contact Details	2.	Agent Details <i>(if applicable)</i>
	Title <input type="text"/>		Title <input type="text"/>
	First Name <input type="text"/>		First Name <input type="text"/>
	Surname <input type="text"/>		Surname <input type="text"/>
	Organisation <input type="text"/>		Organisation <input type="text"/>
	Address <input type="text"/>		Address <input type="text"/>
	Postcode <input type="text"/>		Postcode <input type="text"/>
	Tel. No. <input type="text"/>		Tel. No. <input type="text"/>
	E-mail <input type="text"/>		E-mail <input type="text"/>

Please tick one of the relevant boxes below if you support or do not support the modified Marton West Neighbourhood Plan.

Support:

Do not support:

If you wish to comment further on the contents of the modified Marton West Neighbourhood Plan, please use the space below and indicate which policy or paragraph number your comment refers to, e.g. Policy MW1: Parks & Green Space, or Paragraph 31.

Your comment is:

(please use a separate sheet, if required and attach it to this form before returning it)

Signature

Date

Declaration: I understand that all comments submitted will be considered in line with this consultation; that my comments will be made publicly available and my personal information will be processed in line with our privacy notice.*

Please ensure that responses are returned by 5:00pm Monday 26 October 2020 to:

**Planning Policy,
Planning Services,
Civic Centre – First Floor,
Middlesbrough Council,
PO Box 504,
Middlesbrough, TS1 9FY.**

Tel: 01642 729065

E-mail: planningpolicy@middlesbrough.gov.uk

**Please note, following recent changes to the General Data Protection Regulation (GDPR), Planning Policy's privacy notice has been updated. Should you wish to read this it can be downloaded via the Council's website www.middlesbrough.gov.uk*

APPENDIX 3

COPY OF THE PUBLIC NOTICE AND PRESS RELEASE



PUBLIC NOTICE

Marton West Modified Neighbourhood Plan Submission Public Consultation

Marton West Neighbourhood Forum, which is made-up of local residents and other stakeholders, recently submitted its modified Marton West Neighbourhood Plan to Middlesbrough Council for public examination.

As required by the 2011 Localism Act and the Neighbourhood Planning (General) Regulations 2012 (as amended) the Council will be commencing a six-week public consultation event from:

Monday 14 September to Monday 26 October 2020.

Copies of the modified Plan and supporting documentation will be available to download from the Council's Neighbourhood Planning webpages relating to Marton West at: <https://www.middlesbrough.gov.uk/planning-and-housing/planning/planning-policy/neighbourhood-planning/marton-west-neighbourhood-plan>

If you wish to comment on the modified Plan, the easiest way to respond is to complete an online response form, which can be accessed from the above webpages. Responses can also be submitted by emailing your comments to planningpolicy@middlesbrough.gov.uk.

Hard copies of the modified Plan (excluding the accompanying documentation) and response forms will be made available upon request, for those who do not have access to online facilities.

Should you require copies of the modified Plan, and/or the response forms or require further information regarding this consultation, please do not hesitate to contact Planning Policy by telephoning: 01642 729065 or writing to:

Planning Policy, Planning Services, Civic Centre – First Floor, Middlesbrough Council, PO BOX 504, Middlesbrough, TS1 9FY.

All representations are required to be with the Council before **5.00pm on Monday 26 October 2020.**

News Release



Media information from Middlesbrough Council
Press and Public Relations Office (01642) 729502/3

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PUBLIC'S VIEWS SOUGHT ON MARTON NEIGHBOURHOOD PLAN

LOCAL residents are being asked for their views on future development in a key Middlesbrough Community.

Over the next six weeks they'll have the chance to have their say on the Marton West Neighbourhood Plan.

Those views – which can be submitted until Monday, October 26 – will then be fed into an independent public examination.

Restrictions imposed by the ongoing Covid-19 pandemic mean that much of the consultation will be undertaken online, with hard copies of the Plan and response forms available to those without internet access.

The modified Neighbourhood Plan has been submitted to Middlesbrough Council by the Marton West Neighbourhood Forum, which is made-up of local residents and other stakeholders.

Neighbourhood Plans were introduced in the 2011 Localism Act, and work alongside the Council's Local Plan to help determine where new homes and shops should go, or what places should look like within the designated area.

The Marton West Neighbourhood Plan became the town's first when it came into force in 2016, but has been updated to reflect in part a ward boundary change, which resulted in the inclusion of the De Brus Park area.

Councillor Ashley Waters, Middlesbrough Council's Executive member for Regeneration, said: "It's vital that local residents play a central role in the future development of their neighbourhoods and communities.

"This extensive consultation exercise allows the people of Marton West the chance to do just that, and I hope as many as possible will take this opportunity to make their voices heard."

- Copies of the modified Plan and supporting documentation are now available to download from: <https://www.middlesbrough.gov.uk/planning-and-housing/planning/planning-policy/neighbourhood-planning/marton-west-neighbourhood-plan>

Anyone wishing to comment on the modified Plan can complete an online response form, or email comments to planningpolicy@middlesbrough.gov.uk

Hard copies of the modified Plan (excluding the accompanying documentation) and response forms will be made available upon request, for those who do not have access to online facilities.

For further information, contact Planning Policy on 01642 729065 or write to Planning Policy, Planning Services, Middlesbrough Council, First Floor, Civic Centre, PO BOX 504, Middlesbrough, TS1 9FY.

APPENDIX 4

LETTERS, EMAILS AND 'ONLINE' REPRESENTATIONS SUBMITTED DURING THE PUBLIC CONSULTATION PERIOD

Environment Agency letter response sent via email:

creating a better place



Respondent No: 01

Planning Policy Officer
Middlesbrough Borough Council
Planning Policy
PO Box 65
Middlesbrough
Cleveland
TS1 1QP

Our ref: NA/2009/104454/OR-06/PO1-L01

Your ref:

Date: 23 October 2020

Dear Sir/Madam

SUBMISSION CONSULTATION UNDER REGULATION 17, NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012 (AS AMENDED). MARTON WEST NEIGHBOURHOOD PLAN (MODIFIED).

Thank you for referring the above consultation to us which we received 14 September 2020. We previously responded to this proposed neighbourhood plan 27 February 2020.

We are a statutory consultee in the planning process providing advice to Local Authorities and developers on planning applications, appeals and strategic planning documents.

We aim to reduce flood risk, while protecting and enhancing the water environment. We have had to focus our detailed engagement to those areas where the environmental risks are greatest.

We previously provided comments for this neighbourhood plan on 25 February 2016. In respect to the amendments proposed, we have no detailed comments to make as, due to their aim and nature, they largely fall outside of our remit

Having reviewed the submission consultation plan, I would like to offer the following comments:

Sustainable Development Principles

Following out previous comments, we are pleased to see that addition of water quality and natural capital in paragraph 38.

Vision and Objectives

We are pleased to see that, in respect to the sub-area of Eagle Park, that aim of the protection and enhancement of wetland at land at west moor farm is included.

Proposed Policy MW1: Parks and Green Spaces

We are pleased to see that this policy clearly states that development would not be permitted which would have an adverse effect on the use, management, amenity or enjoyment of wetlands situated at Land at West Moor Farm.

We have noted commentary in paragraph 65 which states that any development that

creating a better place



would result in the loss, or the deterioration in the quality of an important natural features), including its water courses would only be supported where the public benefits of doing so would outweigh any potential harm to the satisfaction of the Local Planning Authority. Paragraph 170 of the National Planning Policy Framework (NPPF) states that planning policies should contribute to and enhance the natural and local environment by:

- Protecting and enhancing site of biodiversity or geological value and soils
- Recognising the wider benefits of natural capital and ecosystem services
- Minimising impacts on and providing net gains for biodiversity
- Preventing new development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil and water pollution. Development should, wherever possible, help to improve local environmental conditions such as water quality.

We do not find the above approach to be strictly aligned with the NPPF. It should be made clear, in accordance with paragraph 175, that where significant harm to biodiversity results from a development it would be expected that this would be avoided, adequately mitigated for, or as a last resort, compensated for. The test of weighing public benefit against potential harm to natural features is not found in national policy and guidance. We therefore advise that this is removed and reconsidered. If not, this should be made clearer that this would refer to the "presumption in favour of sustainable development" and furthermore, clarify that this would not apply where the project would likely have a significant effect on a habitats sites (either alone or in combination with other plans or projects) unless an appropriate assessment is submitted to demonstrate this is not the case. This is in accordance with paragraph 177 of the NPPF.

Proposed Policy MW4: Land at Ford Riding School – Brass Castle Lane

We are supportive of the inclusion of the wetlands at West Moor Farm in the body of this text. It is considered that the wording of this policy should state long-term maintenance as opposed to "upkeep" for clarity in respect Section 106 negotiations.

Should you require any further clarity in respect to this response, please don't hesitate to contact me.

Yours faithfully

Ms Caitlin Newby
Planning Adviser

Respondent No: 02 - Historic England letter response sent via email:

Middlesbrough Council
Planning Policy

Direct Dial:

Our ref: PL00020854
22 October 2020

Dear Ms Bell

Neighbourhood Planning (General) Regulations 2012: Regulation 16 Marton West Neighbourhood Plan: Publication Draft

Thank you for consulting Historic England on the publication draft of the above neighbourhood plan. As the public body that advises on England's historic environment, we are pleased to offer our comments.

Historic England made a number of comments in relation to the pre-submission draft plan. We are pleased that these have largely been taken into account and we have no further comments to make.

Thank you once again for the opportunity to comment. I hope our comments will be useful. Please contact me should you require any clarification.

Yours sincerely,

Jules Brown
Historic Places Adviser

Respondent No: 03 -National Grid letter response sent via email:



Central Square South
Orchard Street
Newcastle upon Tyne
NE1 3AZ

Our Ref: MV/ 15B901605

14 October 2020

Middlesbrough Council
planningpolicy@middlesbrough.gov.uk
via email only

Dear Sir / Madam
**Marton West Neighbourhood Plan Regulation 16 Consultation
September – October 2020
Representations on behalf of National Grid**

National Grid has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.

About National Grid

National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators across England, Wales and Scotland.

National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.

National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States.

Proposed development sites crossed or in close proximity to National Grid assets:

An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines.

National Grid has identified that it has no record of such assets within the Neighbourhood Plan area.

National Grid provides information in relation to its assets at the website below.

- www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/

Please also see attached information outlining guidance on development close to National Grid infrastructure.

Avison Young is the trading name of GVA Grimley Limited registered in England and Wales number 6382509. Registered office, 3 Brindleyplace, Birmingham B1 2JB

Regulated by RICS

National Grid
14 October 2020
Page 2

Distribution Networks

Information regarding the electricity distribution network is available at the website below:
www.energynetworks.org.uk

Information regarding the gas distribution network is available by contacting:
plantprotection@cadentgas.com

Further Advice

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets. We would be grateful if you could add our details shown below to your consultation database, if not already included:



Avison Young
Central Square South
Orchard Street
Newcastle upon Tyne
NE1 3AZ

National Grid
National Grid House
Warwick Technology Park
Gallows Hill
Warwick, CV34 6DA

If you require any further information in respect of this letter, then please contact us.

Yours faithfully,



Matt Verlander MRTPI
Director

Respondent No: 04 -Natural England letter response sent via email:

Date: 15 October 2020
Our ref: 327854
Your ref: Marton West Neighbourhood Plan Submission



Middlesbrough Council
planningpolicy@middlesbrough.gov.uk

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

BY EMAIL ONLY



Dear Sir or Madam,

Marton West Neighbourhood Plan Submission

Thank you for your consultation on the above dated 14 September 2020

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England does not have any specific comments on this modified neighbourhood plan.

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

Yours faithfully,

Ben Jones
Consultations Team

Date: 18 November 2020
Our ref: 334040
Your ref: Marton West Neighbourhood Plan HRA



[REDACTED]
Planning Policy
Planning Services
Middlesbrough Council
PO Box 504
Civic Centre 1st Floor
Middlesbrough
TS1 9FY

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

[REDACTED] 0

BY EMAIL ONLY

Dear Mr Gibben

Planning consultation: Marton West Neighbourhood Plan HRA Screening

Thank you for your consultation on the above dated 13 November 2020 which was received by Natural England on the same day

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on designated sites and has no objection.

Natural England's further advice on designated sites is set out below.

European sites – Teesmouth and Cleveland Coast Special Protection Area and Ramsar site

Natural England notes that your authority, as competent authority under the provisions of the Habitats Regulations, has screened the Neighbourhood Plan to check for the likelihood of significant effects.

Your assessment concludes that the proposal can be screened out from further stages of assessment because significant effects are unlikely to occur, either alone or in combination. On the basis of the information provided, Natural England concurs with this view.

Should the proposal change, please consult us again.

If you have any queries relating to the advice in this letter please contact me on [REDACTED] or [REDACTED]

Andrew Whitehead
Northumbria Area Team

Respondent No: 05 - CPRE letter response sent via email:



The countryside charity
North Yorkshire

PO Box 189
York
YO7 9BL
www.cprenorthyorkshire.co.uk

Branch President
The Lord Crathorne KCVO
Branch Chair
Mr S White

Authority: Middlesbrough Council

Type of consultation: Policy

Full details of application/consultation: Marton West Neighbourhood Plan

Type of response: Written Representation

Date of Submission: 30th September 2020

All responses or queries relating to this submission should be directed to the Secretary for the Trustees at the contact details shown above on this frontispiece.

Please note, CPRE has undergone a national rebrand and whilst the charity, ethos and motivation remains the same – CPRE will now be known as 'CPRE – The Countryside Charity'

All CPRE North Yorkshire comments are prepared by the charity using professional planners whose research and recommendations form the basis of this response in line with national CPRE policies.

Comment

CPRE North Yorkshire ('CPRENY') welcomes the opportunity to provide comment to the revised Marton West Neighbourhood Plan. Whilst the Neighbourhood Area is out of our administrative area, the designated area is adjacent to our boundary and as such we reserve the right to comment.

Having considered the documentation submitted in support of the Neighbourhood Plan ('NP') and the revised text within the draft NP, CPRENY are fully supportive of the proposals. We welcome the proposed allocation of Local Green Space which meets the policy tests as set out in the NPPF and support the recognition of the valuable role this area has in terms of local amenity space and historic value.

Respondent No: 06 - Sport England email response received 30.09.20:

Thank you for consulting Sport England on the above neighbourhood plan.

Government planning policy, within the **National Planning Policy Framework (NPPF)**, identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.

It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 96 and 97. It is also important to be aware of Sport England's statutory consultee role in **protecting playing fields** and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document.

https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy

Sport England provides guidance on **developing planning policy** for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.

https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications

Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 97 of the NPPF, this takes the form of **assessments of need and strategies for indoor and outdoor sports facilities**. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.

Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work.

<http://www.sportengland.org/planningtoolsandguidance>

If **new or improved sports facilities** are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes.

<http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

Any **new housing** developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.

In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how **any new development**, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.

Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.

NPPF Section 8: <https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities>

PPG Health and wellbeing section: <https://www.gov.uk/guidance/health-and-wellbeing>

Sport England's Active Design Guidance: <https://www.sportengland.org/activedesign>

(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)

If you need any further advice, please do not hesitate to contact Sport England using the contact details below.

Yours sincerely,

Planning Administration Team
Planning.north@sportengland.org

Respondent No: 07 - Virginmedia email response received 22.09.20 (Officers contacted Virginmedia to clarify the below email response).

RE: Middlesbrough Consultation: Marton West VM.1172786

Dear Sir/Madam,

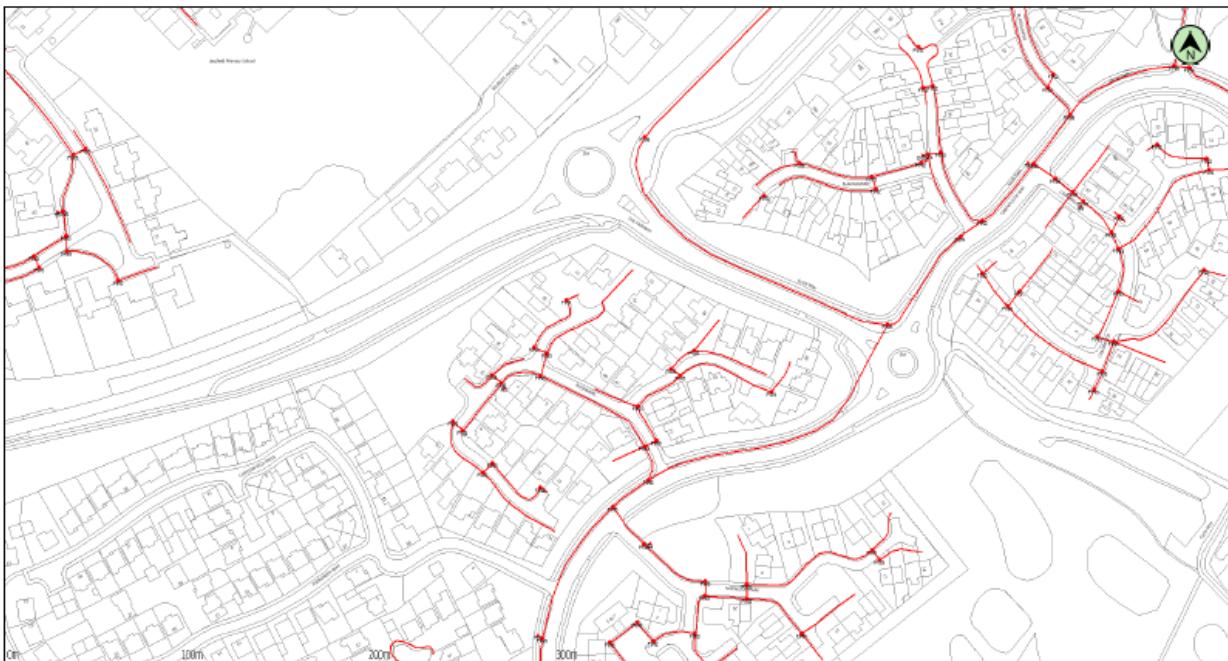
Thank you for your recent enquiry regarding the above location.

The Plant Enquiries Team has now completed your search, and the results are attached. Please note that we try to provide maps where ever available. On occasions where our records show the area is not affected, you may receive a map showing apparatus in the close proximity.

Should you require any further assistance in this matter, please email - plant.enquiries.team@virginmedia.co.uk or call: [REDACTED]

Stephy Jaison|Plant Enquiry Co-ordinator
Virgin Media Services | Mayfair Business Park, Broad Lane, Bradford, BD4 8PW

[Plant.enquiries.team@virginmedia.co.uk](mailto:plant.enquiries.team@virginmedia.co.uk)



(c) Crown copyright and database rights 2020 Ordnance Survey 100019209 Date: 22/09/20 Scale: 1:2557 Map Centre: 452186,514473 Data updated: 03/09/20 Telecoms Plan A4

Important information - please read. The purpose of this plan is to identify Virgin Media apparatus. We have tried to make it as accurate as possible but we cannot warrant its accuracy. In addition, we caution that within Virgin Media apparatus there may be instances where mains voltage power cables have been placed inside green, rather than black ducting. Further details can be found using the "Affected Postcodes.pdf", which can be downloaded from this website. Therefore, you must not rely solely on this plan if you are carrying out any excavation or other works in the vicinity of Virgin Media apparatus. The actual position of any underground service must be verified by cable detection equipment, etc. and established on site before any mechanical plant is used. Accordingly, unless it is due to the negligence of Virgin Media, its employees or agents, Virgin Media will not have any liability for any omissions or inaccuracies in the plan or for any loss or damage caused or arising from the use of or/and/or any reliance on this plan. This plan is produced by Virgin Media Limited (c) Crown copyright and database rights 2020 Ordnance Survey 100019209.



stephy.jaison@virginmedia.co.uk
VM.1172786



Table 1: Representations received via email or the Council’s ‘online’ response form.

Respondent No. & Name		Support/Object the modified Marton West Neighbourhood Plan	Identified Policy/Paragraph No.	Received Representation
08	J. Bowen	Support	-	-
09	J. Zigmond	Support	-	-
10	A. Lenaghan	Support	-	-
11	W. Hayes	Support	-	-
12	D. Streets	Support	-	-
13	P. Bainbridge	Support	-	-
14	L. Sutcliffe	Support	-	-
15	E. Chapman	Support	-	-
16	J. Roebuck (Mrs)	Support	Policy MW1 Parks and Green Space	<p>We should maintain our green spaces in light of climate change emergency. Open space also provides positive mental and physical benefits. This is particularly relevant given the current situation with Covid 19. The land south of Newham Hall should be protected to maintain these benefits to local people and the wider community.</p> <p>It is important that the parkland is recognised for its historical significance and is protected for the benefit of current and future generations.</p>
17	J. Roebuck (Mr)	Support	Policy MW1 Parks and Green Spaces	I support the Local Green Space designation of the parkland south of

				<p>Newham Hall. It is important to retain the green space for its historical associations, value to the local community to support positive health and well being and access to open countryside via the footpaths crossing the parkland.</p> <p>Likewise the locally valued landscape and ancient trees add to the character, tranquility and historic significance of the parkland and wider area</p>
18	J. Moses	-	Policies MW1-MW11 & paragraph 48	<p>My comments refer to Marton West draft Neighbourhood Plan - submission July 2020 (PDF) MW1 - MW11 and are fairly general to the Middlesbrough and Marton West area.</p> <p>It is a great shame that the land that belonged to Newham Hall has already been encroached on and that Newham Hall cannot have full protected listed status from English Heritage.</p> <p>All the historic and heritage sites in this area of Middlesbrough are more important for Middlesbrough than ever. It should not just be 'desirable' that they are not developed upon but they should be protected by law and not altered: Middlesbrough has lost a lot of its</p>

			<p>heritage over the last fifty years to re-development and shouldn't lose anymore.</p> <p>The area north of Gunnergate lane seems not to have a Doctor's surgery or any shops but looks quite crowded just looking at the pdf map. This seems to need addressing for sustainability I would imagine.</p> <p>Surely the Ford Horse riding school is good, strong and appropriate amenity which should be kept. Horse riding is a healthy countryside activity healthy for all concerned and useful to help disabled people live better lives. The availability of the nearby countryside for riding suggests the riding school is in the right place near to both housing and countryside.</p> <p>If development at Ford takes place, there will be more problems with travel into Middlesbrough centre both along Marton Road and Brass Castle Lane and along the B1356 and into Acklam Road.</p> <p>In fact the nature of Brass Castle lane would then be expected to change if Ford Riding School is developed. Someone will</p>
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			<p>want to widen Brass Castle Lane, which probably should not be allowed given its historic context and location next to historic sites. Some of the Golf club and Newham Hall lands would most likely be lost if this road were widened. Given the commitment to historic area preservation sites in this area, road widening should not be allowed. Hence, my comment about legal protection for Newham Hall land and the other heritage sites.</p> <p>Backland development should be managed as suggested, if allowed, to prevent shambolic development of structures altering the character of the area. Such development is now happening throughout the Borough due to relaxation of planning law by the government (I think).</p> <p>Again the problem of parking on pathways and grass verges addressed here is common throughout the town and needs proper action to stop it. Making parking space may just reduce pavement space for pedestrians.</p> <p>Some of the built areas look quite well developed if not over-crowded, from the pdf map, with the exception of Eagle Park</p>
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				<p>and De Brus park. Both these sites plus Fairy Dell seem great assets to the lungs of Middlesbrough, not just the West Marton area, for outdoor activities for all groups walkers cyclist etc. and clearly need protecting.</p> <p>However, my major concern about the plan is the use of the word 'desirable' rather than the words 'must be protected at all costs' for historic and heritage sites in paragraph 48 of the MARTON WEST MODIFIED NEIGHBOURHOOD PLAN document.</p>
19	R. Hill	Support	-	-
20	S. Jones Bureau of Analysed Samples	Support	-	-
21	B. Dawson	Support	-	-
22	C. Pearson	Support	-	-
23	L. Dowson	Support	-	I fully support the contents of the Marton West Neighbourhood Plan.
24	I. Jones	Support	-	I fully support the contents of the Marton West Neighbourhood plan
25	R. Meeres	Support	-	-
26	J. Penketh	Support	-	-

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27	P. Wood-Woolley	Support	-	-
28	A. Walker	Support	-	-
29	M. Walker	Support	-	-
30	C. Flintoft Ridsdale & Co Ltd	Support	-	-
31	D & C. Moore	Support	-	-
32	J. O'Neill	Support	-	-
33	K. Eve	Support	-	Council comment: In the original draft version of this table of respondents, K. Eve was listed as a respondent, however, due to an oversight, the support/objective column did not indicate their preference. We apologise for this omission, and are happy to show their support for the modified Plan.
34	F. Bainbridge	Support	-	Council comment: In the original draft version of this table of respondents, F. Bainbridge was listed as a respondent, however, due to an oversight, the support/objective column did not indicate their preference. We apologise for this omission, and are happy to show their support for the modified Plan.
35	J. Fothergill	Support	-	Council comment:

				<p>In the original draft version of this table of respondents, J. Fothergill was listed as a respondent, along with their below comments, however, due to an oversight, the support/objective column did not indicate their preference. We apologise for this omission, and are happy to show their support for the modified Plan.</p> <p>Respondent comments (as shown in the draft version of this table of respondents):</p> <p>My comments refer to the Eagle Park estate, with a focus on Brass Castle Lane.</p> <p>In terms of highway safety and in terms of encouraging walking rather than car use, I believe Brass Castle Lane would benefit from a pedestrian footpath.</p> <p>The development of De Brus Park and Brass Castle Lane Executive homes have resulted in small housing developments which provide no pedestrian footpaths from their estate to access bus stops or amenities. The net result in this is that elderly, children and people without a</p>
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				<p>motor vehicle cannot walk safely to school, bus stops or shops.</p> <p>The area has a chronic lack of amenities. However, the Private Golf Club does have the potential to offer function suites and facilities for people to hire and Brass Castle House has recently emerged, with a small refurb, as at least somewhere to access a coffee.</p> <p>However, these facilities are cut off from Marton West residents unless you travel by car. You can walk safely through Eagle Park, however, when you reach Brass Castle Lane it becomes a death trap for walkers due to the lack of pedestrian infrastructure.</p> <p>In recent months, partly due to the pandemic, many residents are walking around Marton West and Nunthorpe. This mixture of public footpaths and housing developments provides excellent and safe walking routes. The only anomaly is Brass Castle Lane.</p> <p>Ultimately, with large scale housing estates around Brass Castle Lane, developments being built on Brass Castle</p>
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				Lane, the only facilities in the area on Brass Castle Lane, there is a duty of care into making this road more pedestrian friendly.
36	C. Taylor Northumbrian Water		Policy MW8	<p>Generally we support the modifications to the Marton West Neighbourhood Plan.</p> <p>We are pleased to note Policy MW8 specifically aims to reduce surface water run-off from new development sites. We believe it is critical to ensure that development proposals separate, minimise and control surface water run-off, with SUDS being the preferred option. Northumbrian Water actively promotes sustainable surface water management across the region, and we welcome the use of the Hierarchy of Preference contained within Revised Part H of the Building Regulations 2010 when creating a surface water drainage solution.</p>
37	Mr & Mrs Bull	Support	-	In favour and support the modified Plan.
38	Mr & Mrs Southerton	Support		We fully support the principles of the Plan and particularly the alignment of the Plan and Ward boundaries.

				<p>While the Plan area is already primarily developed we fully support proposals to safeguard areas of public or amenity open space.</p> <p>In this regard it is surprising there is no reference to the importance of the Brass Castle Golf Course. While there is no public access to the site and limited views of the course externally it does contribute significantly to the openness of the southern part of the Plan area. It also provides an important part of the backdrop to the linear public open space along Marton West Beck which has particular amenity value and provides connections between housing areas and connectivity to footpaths accessing land to the south of the Borough. The open area along the beck should be coloured as open space on the plan at page 21. The reference to 'continued' maintenance in the text to policy MW 1 rather stretches a point as this area receives very little attention and proposals to establish a local group to assist and promote maintenance have never come to fruition. It should be given the same status in plan terms as the other areas of open space.</p>
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				<p>As a minor point renaming the former Sudbury pond as 'Wetlands at West Moor farm' seems clumsy and hardly likely to be adopted by the local community.</p> <p>We believe the main deficiency of the plan is the lack of any significant comments about traffic movements generated by the increased level of housing but also the use of certain highways as 'rat runs' to avoid the peripheral highway network. The two key, interrelated, issues are the use of Brass Castle Lane as a short cut and its junction with the A172/Dixons Bank. The lack of signs on this route prohibiting HGVs (except for access) and the 60mph speed limit make the lane heavily used by speeding traffic. All of this traffic exiting the area at Brass Castle Lane, together with the large volume of vehicles from the housing estates, have to enter Dixons Bank without any signal control. The right turn out of Brass castle Lane requires negotiating two lanes of fast moving north and south bound traffic trying to 'beat the lights' and vehicles in the filter lane on Dixons Bank wishing to turn right. It had originally been proposed to realign Brass Castle Lane to</p>
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				meet Dixons Bank in a signal controlled cross roads. This option has been lost because of the permission allowing housing on the proposed alignment. A signal controlled staggered junction would still be possible and should be a stated aspiration of this plan.
39	S. Wood	Support		I wish to support our Neighbourhood Plan.
40	J. Harrison	Support		I am writing to say that I support the plan.
41	B. Dinsdale	Support	-	<p>Below response submitted 23.11.20:</p> <p>I confirm my support for the modified plan as submitted.</p> <p>I thought that I had responded via the on line system to give my support during the consultation period but am unable to give the precise date of my response. I was surprised when my name was omitted from the consultation statement.</p> <p>Council comment: Once we were notified of the respondent's omission from the list of respondents, an immediate search of our 'online' consultation and email systems, was undertaken, however we could not locate the respondent's original response or that the respondent had received a</p>

				confirmation message stating that the 'online' response had been successfully submitted. We are however, happy to include the respondent's support for the modified Plan.
42	Cllrs. C. & J Hobson Marton West Ward Councillors	Support	-	<p>Below response submitted 23.11.20.</p> <p>We definitely support this Neighbourhood Plan.</p> <p>Council comment: Once we were notified of the respondents omission from the list of respondents, an immediate search of our 'online' consultation and email systems, was undertaken, however we could not locate the respondents original response. No further information has been received from the respondents, i.e. method of submission or when the response was sent. We are however, happy to include the respondents support for the modified Plan.</p>

Received total number of online responses, emails and letters: 42.

Total number of respondents (including responses sent jointly): 47