

14, Church Close,  
Stainton,  
Middlesbrough.  
TS8 9AF  
30/09/2021

Ref; 01/PW/STNP

Dear Mr. Whitehead,

Stainton and Thornton Neighbourhood Plan Examination.

Thank you for your letter dated 17<sup>th</sup> September 2021 relating to our Neighbourhood Plan.

The following are our responses to the questions you have raised:

a. The new National Model Design Code(NMDC) issued by the governments Ministry of Housing in July 2021 came out after our draft plan was finalised/submitted to the LPA. We have however, read the document and feel that no modifications are necessary to our plan as a result of its publication. If anything, certain aspects of the National Model Design Code (NMDC), emphasise and support some of the policies in our plan. These include, but are not limited to, Section N.1 Green Infrastructure and M.2 Active Travel.

b. The parish council has written to the Borough Council answering the questions/comments raised and I will make sure you receive a copy of that particular correspondence for your records. You will be included in the list of recipients in the email to the council.

c. The parish council believes that it has prepared the plan in accordance with Regulation 16 of the NPPF.

With regard to the comments from The Pegasus Group relating to Stainton Vale Farm, I would suggest that the 2014 adopted Housing Local Plan that runs up to 2029 and the proposed Neighbourhood Plan would never completely align, but each will be influenced by the other. As our Neighbourhood Plan will be reviewed every five years to monitor the cumulative effects of the policies and, if necessary, make changes to keep them up to date and relevant, we feel this comment has been addressed.

The LPA have yet to consult/develop a new local plan,which could take up to two years to produce and therefore the 2014 plan is the only current document on which to base our plan. Current estimate for population growth and therefore new housing sites have yet to be established. The LPA have carried out in April 2021 a Five Year Housing Land Assessment 2021-2026 and have concluded that they have sufficient allocation for the next11.40 years which is more than sufficient to meet the 5 year planning obligation and as such no new sites for development need to be allocated.

The other comments raised by The Pegasus Group, we feel have been addressed elsewhere in the documentation submitted, with the exception of the comments relating to CIL Regulations 2010(as amended). The LPA do not subscribe to CIL, but rather rely on 106 contributions, something of which everyone should be made aware.

d. We would be happy to add the following to the basic conditions statement and a full revised Basic Conditions Statement will be forwarded with this letter:

Policy ST1 Green Spaces and Infrastructure also conforms with Policy CS20 Green infrastructure and CS17 Transport Strategy i “contains an integrated and safe system of cycle and pedestrian routes” as detailed in the Middlesbrough LDF Core Strategy adopted 2008.

Policy ST3 Natural Environment also conforms with Policy CS20 Green Infrastructure as detailed in the Middlesbrough LDF Core Strategy adopted 2008.

Policy ST6 Traffic/Parking/Public Transport and Roads also conforms with Policy CS17 Transport Strategy of the adopted Middlesbrough LDF Core Strategy.

Policy ST7 Infrastructure and Rights of Way. Also conforms with Policy CS17 Transport Strategy and CS19 Road Safety of the adopted Middlesbrough LDF Core Strategy 2008.

Policy ST9 Design Principles, also conforms with Policy CS5 of the adopted Middlesbrough LDF Core Strategy 2008.

Policy ST10 also conforms with Policy CS20 of the adopted Middlesbrough LDF Core Strategy 2008.

Policy ST11 Planning Obligations, as outlined in Policy CS6 Developer Contributions of the adopted Middlesbrough LDF Core Strategy, the community would like to be involved in discussions at the earliest opportunity in project development.

e. With the help of MBC, we will try and ensure that a map referring to “key views” is provided, or at least provide some photos to illustrate the views in question, if you feel it is required?

f. As there are no additional sites being allocated in the Plan, the Parish Council has considered paragraph 102 of the NPPF and consider Policy ST7 is in accordance with the guidance issued therein.

g. The Parish Council's experience in dealing with MBC and Planning Obligations and Developer contributions is somewhat tainted/coloured. We feel that even though Policy CS6 Developer Contributions is included in the Middlesbrough LDF Core Strategy, little or no consultation has been given to the needs of the local community, so Policy ST11 has been worded such that the community can influence the discussions in the ultimate decision making process. Appendix 9 of the Plan lists some of the identified priorities that the Parish Council would like to see come to fruition as a result of negotiations for Developer Contributions with the LPA and any future development.

h. all landowners of the 9 listed LGS's are aware of the Neighbourhood Plan and the intention to have them listed as a Local Green Space(LGS)

I. The Landscape and Heritage Assessment prepared by the LPA as part of the evidence base for the 2016 Local Plan Review, has been reproduced on page 37 of the Neighbourhood Plan and is available on the Middlesbrough Borough Council website in the Evidence Library under Planning Policy. The sites referred to, Parcel 21 Stainton Vale, Parcel 22 West

of Thornton and Parcel 23 Thornton to Coulby Newham were included in the documentation for the 2019 Local Plan which has since been withdrawn and we have included references to these sites to highlight their relevance to Policy ST4 Heritage Assets. MBC does not have a current specific Heritage Policy, but instead relies upon the NPPF 16 Conserving and enhancing the historic environment.

Should you require any further information, do not hesitate to contact me?

Yours sincerely,

Alan Liddle.

Chair. Stainton and Thornton Parish Council.

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