

# **NUNTHORPE INFRASTRUCTURE GROUP REVIEW OF THE NUNTHORPE BASELINE STUDY**

Nunthorpe Infrastructure is a sub group of the wider Nunthorpe Vision Group. The partnership was created to oversee the creation and implementation of the Nunthorpe Infrastructure Plan as per the Nunthorpe Nineteen Commitments.

Before developing a new Infrastructure Plan, the group looked to establish a baseline for Nunthorpe and funded a “Baseline Study”.

Baseline Study can be found using the following link: [www.middlesbrough.gov.uk/nunthorpe](http://www.middlesbrough.gov.uk/nunthorpe).

The group have reviewed each section of the Baseline Study and the finding from these meetings are outlined below.

## **SECTION 3.0 DEMOGRAPHIC PROFILE & SECTION 4.0 HOUSING**

### **Baseline Study Summary**

- Income data is not available at the study area level.
- Age profile data for the study area suggests a considerably higher proportion of older people in the 65+ age category than the rest of Middlesbrough, Tees Valley and the North East. The opposite is true of the youngest age group, 0 – 12 years.
- Household composition figures demonstrate Nunthorpe has fewer younger family households compared to Middlesbrough, Tees Valley and the North East
- Data shows Nunthorpe has a significantly greater proportion of owner-occupied residential properties, compared to Middlesbrough, Tees Valley and the North East. The opposite is true of social and privately rented properties.
- Nunthorpe has a significantly greater proportion of detached properties, compared to Middlesbrough, Tees Valley and the North East. The opposite is true of terraced houses and flats. Semi-detached housing is proportionately similar across all geographies; and
- The median house prices in Nunthorpe in 2020 was £220,000, an increase of 5% over 5 years.

### **Meeting Discussion Points**

- Age profile looks to be accepted.
- Indicates the Social Economic make up of Nunthorpe.
- Aging population with an environment of Prestige and Country Living.
- Suggestion that figure show little pressure on school places in Nunthorpe.
- Nunthorpe has a lower proportion of single person households compared to Middlesbrough.
- Nunthorpe lacks housing for first time buyers and the older population looking to downsize.
- It was suggested because of the difference in Terrace properties in Nunthorpe with the figures for Middlesbrough, that Nunthorpe is out of sync. Actually, it would suggest the opposite and that Middlesbrough has a high proportion of not for purpose stock and Nunthorpe offers is more balanced.
- A unit cap at Nunthorpe Grange may reduce the opportunity for new affordable or older persons housing. For example, one unit can be classed as a large detached development offering housing for a family of 4-5. The same size property could also be designed to offer housing to 3-4 individual (elderly housing), but will be classed as 3-4 individual units.

### Groups Conclusion/Summary

- The group accepts the findings within the Baseline Study.
- The development of the Neighbourhood Plan and the Masterplan will assist with meeting some of the issues identified within the study and help meet the long term sustainability of Nunthorpe.
- The group believe there is a clear requirement for older people housing in Nunthorpe. By developing new housing of this kind, it will allow the demographic to downsize from large family homes to more suitable accommodation within the Nunthorpe area.

## **SECTION 5.0 ENVIRONMENT**

### Baseline Study Summary

- The south sub-area has above average quality and value of open space, although some deficiencies are noted in Nunthorpe for allotments and youth activity areas
- There are no statutory designations for biodiversity within study area, although part of it does fall within the 'impact risk zone' for a SSSI.

### Meeting Discussion Points

- Level of quality and value of the open space in Nunthorpe is above average.
- Some deficiencies in allotments and youth spaces offerings.
- Wherever we have space Biodiversity can be increased.
- A desire for a community garden, managed woodland area and allotments.
- Need to consider walking and cycling.

### Groups Conclusion/Summary

- Baseline Study reflects the current position within Nunthorpe.
- New Masterplan for Nunthorpe Grange to be developed and the work within this section of the study will feed into this process. Nunthorpe Vision will be involved in the development of the masterplan.
- Considerations for wider Nunthorpe can be picked up through the development of a Neighbourhood Plan and a new Infrastructure Plan.

## **SECTION 6.0 TRANSPORT (ACCESSIBILITY), SECTION 7.0 TRANSPORT (HIGHWAY) & ADDENDUM REPORT**

### Baseline Study Summary

- Nunthorpe is accessible to two train stations and several bus stops providing connections to surrounding areas. Large parts of Nunthorpe are accessible to these services based on IHT preferred commuting distances.
- The strategic road network provides access to the north-south A19 and east-west A66.
- The level of daily flow is predicted to increase on most future assessment year scenarios.
- Since there are a number of committed development sites within vicinity of Nunthorpe and the A172, traffic growth in the area is likely to be greater than in other areas of Middlesbrough.

- This increase in flow is predicted to affect the operation of some links and junctions across the study area. However, this generally occurs at locations which already have a reasonably low LoS (for example between D and E).
- The majority of roads within the study area have a LoS of either A or B across the base year and both future year scenarios, which suggests that traffic flows are either at or above the speed limit or that traffic flows are reasonably free flowing.

#### Meeting Discussion Points

- Overall the report suggests that there is no issue with regards to Public Transport.
- Figure on page 30 show large and small green circles. Clarification indicates the small circles show the stops outside the study area. Large circles are within the boundary of the study area.
- Highway section of the study was criticised by the Parish Council. The report largely sets out the current highways position in regards to policy and strategy.
- Addendum report looks to assess the network in terms of capacity and strategy.
- Addendum provides what was expected from the community.
- Road are busy in Nunthorpe but currently can cope, but addendum report does go on to say that in future problems may occur. This is based currently on all committed development.

#### Groups Conclusion/Summary

- Section clearly identifies issues that need to be addressed in the coming years.
- MBC are looking to pull together an Infrastructure Plan in terms of Highways for the whole of Middlesbrough. This will feed into an Infrastructure Plan for Nunthorpe.
- Nunthorpe Infrastructure Plan to be developed that will help identify what is currently planned to rectify some of the issues identified and what else is needed.

### **SECTION 8.0 EDUCATION**

#### Baseline Study Summary

- At the current base date, there are two primary schools and one secondary school with no capacity to accommodate additional children
- Funding is committed to deliver increases in capacity across a number of primary and secondary schools, with the funding expected to deliver a surplus capacity in all schools identified.
- Birth rates will need to continue to be monitored to understand what this could mean for future roll calls, with indications suggesting there could be a reduction in birth rates and, consequently, future school enrolments.

#### Meeting Discussion Points

- MBC feedback to first addition indicated amendments were required to Education Section. Parish asked what changes were included in final version
- Data in original draft was not up-to-date, and additional information was provided to show more accurate picture.
- Number of developments not reflected in original report.
- Further increased capacity even since final draft was published.
  - agreement for use of S106 funding from Grey Towers Farm for Primary Education.

- additional capacity following funding agreement with Kings Academy from 1,300 to 1,530.
- The Avenue School proceeded with works and MBC are to reimburse the school for the works with the S106 funding from Grey Towers Farm. Three Primary schools have equally benefitted from the S106 funding.
- Catchment areas was raised. Inclusion of Ormesby Primary and Outwood Academy Ormesby distorts the statistics. Included due to statutory/legal obligations of a walking distance of 2 miles.
- Kings Academy have now extended their catchment area to include all of Middlesbrough area of Nunthorpe. Kings Academy is popular for residents of Nunthorpe.
- Birth rates in relation to Primary, Middlesbrough has seen a fall for 4-5 years. It is predicted that across the town, the next 10 years will see a surplus of 20%. Secondary sees a few years of increased intakes for year 7, and then will level off and schools will remain relatively full. New school at Middlehaven which is expected to elevate some of the capacity issues in the South of the town. Lower birth rates expected to also filter through to secondary education in coming years.

#### Groups Conclusion/Summary

- Group agreed that in summary the Baseline Study show a positive situation for Education in Nunthorpe.
  - Currently sufficient places in both Primary and Secondary Education.
  - Plenty of choice for parents in Nunthorpe.
  - The negative growth/reduction in birth rate is taken into account.
  - Future house building numbers taken into account for future year scenarios.

### **SECTION 9.0 EMERGENCY SERVICES**

#### Baseline Study Summary

- The study area is served by existing fire and rescue, police and ambulance services, with James Cook University Hospital being within 3 miles of Nunthorpe Grange.

#### Meeting Discussion Points

Group invited to provide comments by email for this section.

#### Groups Conclusion/Summary

- Group are disappointed in the depth of the analysis.
- How far to walk to get to a police station is much less important than how long it takes for the police to answer and respond to a telephone alert.
- Data on PCSOs, Street Wardens and Neighbourhood Safety are not mentioned.

### **SECTION 10.0 HEALTH & SOCIAL CARE**

#### Baseline Study Summary

- The Study Area is served by a number of GP practices, all of which have patient numbers below the Department of Health benchmark and other areas of Middlesbrough.

- There are 4 dentist practices within 3 miles of Nunthorpe Grange, although there is limited data available on capacity to accept additional NHS patients.
- There are 35 NHS residential care homes within 3 miles of Nunthorpe Grange, and further private residential care facilities. Capacity data is not readily available for these facilities.

#### Meeting Discussion Points

Group invited to provide comments by email for this section.

#### Groups Conclusion/Summary

- The group felt that the Chapter on Health and Social Care does make a useful contribution by providing comparative data on the ratios of GPs and dentists to population.
- Group felt that an opportunity to link this section to the earlier chapter on demographic data about Nunthorpe was missed but this can be picked up and rectified within the development of a Nunthorpe Infrastructure Plan.

### **SECTION 11.0 COMMUNITY FACILITIES**

#### Baseline Study Summary

- There are numerous public and private community facilities located within the Study Area, including parks, athletics tracks, libraries, and a golf course, amongst other facilities

#### Meeting Discussion Points

Meeting yet to take place

#### Groups Conclusion/Summary

Meeting yet to take place

### **SECTION 12.0 HISTORIC ENVIRONMENT**

#### Baseline Study Summary

- Whilst there are numerous listed buildings within the Study Area, there are none that are likely to impact on the development potential of the allocated housing sites. Applications will need to consider the potential for below ground heritage to exist on a site-by-site basis.
- There are also a number of non-designated heritage assets, reflecting the significance of some parts of the local history.

#### Meeting Discussion Points

Meeting yet to take place

#### Groups Conclusion/Summary

Meeting yet to take place