

**STAINTON AND THORNTON PARISH COUNCIL RESPONSE TO
MIDDLESBROUGH COUNCIL'S STATEMENT LETTER – DATED 01.09.21 AND
THE INDEPENDENT EXAMINER'S QUESTIONS – DATED 17.09.21**

Thank you for your letter dated 1st September relating to the Council Statement in respect of the submitted Stainton and Thornton Neighbourhood Plan.

Our Neighbourhood Plan Group met on the 15th September to discuss your comments raised.

We will wait for the examiners report before we alter our plan, but would make the following comments/replies to comments raised/asked:

Policy ST2 Local Green Space

We are happy to incorporate the suggested amendments, replacing "it" with "they". "New" buildings, and "volume" with "area".

We are happy that the 9 listed sites satisfy the conditions of paragraph 100 in the NPPF.

Policy ST3 Natural Environment.

Criterion 5 should read "for example the provision of net gain sites within the vicinity/borough.

Criterion 7 Happy to start the sentence with "They"

In reference to green buffer zones, it is very difficult to define these, but we would hope that any future developments would allow wildlife corridors/buffer zones to prevent coalescence of settlements, thus maintaining the village / rural /semi-rural character of the parish.

Policy ST4 Heritage Assets.

There are very few "in fill" plots within the Conservation Area of the parish, Stainton House being the most obvious, so the policy has been suggested to maintain the amenity/character of the conservation area. Any application will be judged on an individual basis with this criteria in mind.

Policy ST5 Community Assets

We are happy to number the last set of bullet points for ease of reference.

Policy ST6 Traffic etc.

We are happy to add/make reference to "where appropriate and viable" The new National Model Design Code, issued in July 2021, Coding Plan Part 2 M2, Active Travel, encourages walking and cycle routes and their "Manual for streets" sets out that in designing streets, pedestrians and cyclists should be considered first, then public transport, service and emergency vehicles and only then motor vehicles.

Policy ST7 Infrastructure and Rights of Way.

In this suggested policy, we are discussing any future potential "MAJOR " developments, Stainton Vale, Holme Farm etc which will all filter out onto either Low Lane or Stainton Way and feed onto the A174 and then on to the A19. The Tees Valley Combined Authority Draft Road Implementation Plan already sees the A174/A19 junction as a potential problem/pinch point and any future housing development that potentially adds extra traffic in

the area will exacerbate current problems. We appreciate that the A174/A19 junction and road system could be considered a strategic development and as such is the role of the Local Plan when it is developed, but we are more concerned with the access and egress points from potential new development sites onto our existing road system.

Regarding incorporating safe pedestrian and cycle routes, I refer to my comments relating to

Policy ST6 above and whilst we have no schools within the parish, there are both secondary and primary schools in the adjacent settlements that should be able to be safely accessed by pedestrians and cyclists.

Policy ST8

We are happy to amend the policy to read "that they should be required to help address the lack or deficiencies where it can be demonstrated that there is a clear deficiency and need for a given facility"

Policy ST9 Design Principles.

Criterion 5 We would be prepared to alter our Plan to read 2 storeys, three into the roof space. This falls in line with the new National Model Design Code Coding Plan 2B that shows "Villages have their own distinctive character often with 2 and 3 storey buildings in an informal layout"

Criterion 6, the views mentioned are indeed those mentioned and listed on page 22. They are also referenced in Policy ST3. Natural Environment 2) a. b. c. d. and e.

Policy ST10

Criterion 2 and 4. In our residents survey, some residents would like to "downsize" their current property as they get older and children have left home, but would not want to move from the parish and in line with current perceived demand nationwide for "smaller single occupancy dwellings" due to divorce and life expectancy, the policy is designed to provide a mix of housing, 1 and 2 bedroomed properties along with bungalows, alongside the current trend within the borough for the larger family homes, 3, 4 and 5 bedrooms. Recent major developments within the parish have focused almost entirely on the larger 3/4 bedroomed family homes, so we would like any future major development to include a percentage, we have suggested 30%, smaller 1 and 2 bedroomed properties to meet the needs of our local residents. Incorporating well designed 2 bedroomed bungalows into the overall mix, should not significantly increase the overall density on the site.

Criterion 7. All we are asking is that when designing a new development, they should link up with footpaths and cycleways already in existence in adjacent communities, but would be happy to alter the wording suggested by the examiner, if the current wording proves unacceptable?

Criterion 8. In the newly published National Model Design Code (July 2021) section N3 Biodiversity, 82, All new development needs to use, retain and improve existing habitats or create new habitats to achieve measurable gains for biodiversity. This includes landscaping and tree planting. It also suggests that "trees and hedgerows should be incorporated into public realm and other open spaces as well as private development where appropriate. Regarding farmsteads etc the site at Stainton Vale has a Grade two listed farmhouse, which we consider worthy of retention.

Criterion 10. We disagree with the statement made by MBC and feel that access and egress from any future major housing development should be discussed and agreed at the application stage. See our comments above relating to Policy ST7 Infrastructure and Rights of Way. The wording of this section will be agreed at the examination stage and any suggested alterations incorporated in the Plan.

Policy ST11 Planning Obligations.

106 monies rather than CIL are designed to improve the area most affected by any development and in our experience from past developments, there has been very little consultation with the affected community. All we are trying to ensure is that WE are consulted at the earliest opportunity in the project development. We would be happy to amend the wording in accordance with the examiners recommendations if the current wording proves insufficient.

Policy ST12

Realising how important renewable energy is to the future, should any LARGE SCALE energy development be considered within the parish, we feel it important that the community be consulted and are happy to amend the wording of "meaningful consultation" to read "in accordance with that incorporated in the National Model Design Code, Community Engagement" in the development proposals.

Appendix 8.

We agree entirely that this would benefit from a map, however, despite numerous requests to the MBC Footpaths and Rights of Way Officer to provide us with a pdf/map of the footpaths within the plan/parish, sadly we are still waiting. IF MBC could provide such a map, we would be happy to incorporate it in our plan.

I have copied the examiner in on this email as it was one of the questions he has asked, "Have we replied to the LPA" and Jim Holmes our Parish Clerk so he can make the documents available on our Parish Website as per the examiners request/suggestion.

On a separate but related issue, in light of the new National Model Design Code issued in July, I have attached our revised Basic Condition Statement, so it is more in line with current policy.

I trust this is satisfactory and await the examiners report/comments.

Kind regards,

Alan Liddle - Chair.

Stainton and Thornton Parish Council.