

# Stainton and Thornton Draft Neighbourhood Plan – Submission Document (June 2021)

## Response on behalf of Taylor Wimpey UK Ltd

### Introduction

These representations have been prepared on behalf of Taylor Wimpey UK Ltd who have interests in Land at Grange Farm and Hemlington Grange and have recently completed the Rose Cottage Farm development, all of which fall within the Stainton & Thornton Neighbourhood Plan area.

Firstly, Taylor Wimpey UK Ltd do not object to and support the principle of Stainton & Thornton Parish Council preparing a Neighbourhood Plan and as previously advised, would welcome the opportunity to work with the Parish Council as the plan progresses. Notwithstanding the above, Taylor Wimpey remain of the view that the inclusion of the land to the east of Stainton Beck within the proposed Neighbourhood Plan area is not necessary and it is clear from the way the majority of the draft policies within the Neighbourhood Plan are formulated that the main areas of interest are the settlements of Stainton and Thornton themselves. The land to the east, whilst within the parish boundary for Stainton and Thornton, is not physically or functionally part of the settlements of Stainton or Thornton and is better related to the south edge of the main Middlesbrough urban area.

### Strategic Matters

It is noted that Middlesbrough Council are in the process of preparing a new Local Plan which will replace the current development plan, including the Housing Local Plan (2014). It is however understood that the draft Neighbourhood Plan has been prepared to be in general conformity with Housing Local Plan (2014) and remaining parts of the Middlesbrough Local Development Framework.

Whilst Taylor Wimpey acknowledge the Neighbourhood Plan Group's desire to protect and enhance the parish to ensure that what makes the parish special is the same for future generations, it must be recognised that the ability of Middlesbrough to meet its own strategic development needs cannot be constrained by the proposed Neighbourhood Plan. It is clear from a geographical perspective that, the only opportunity for Middlesbrough to grow and meet its future housing needs, is along its southern periphery and any future strategic and non-strategic housing allocations will need to be located in this area.

As such, Taylor Wimpey welcome the acknowledgement in the supporting justification to policy ST10,

*“that there may be a need for further development of the parish on green field sites in the future. This would be in line with the justification of any future approved Middlesbrough Local Plan”.*

The proposed approach is correct and in line with the requirements of NPPF.

## Land at Grange Farm

Taylor Wimpey have promoted Land at Grange Farm for residential development through the local plan process and will continue to do so as the new Middlesbrough Local Plan emerges. A copy of the Development Statement previously submitted is appended to this letter which includes two development options for the Land at Grange Farm.

Taylor Wimpey are of the view that the Land at Grange Farm represents the most suitable and sustainable option for future development on the southern edge of Middlesbrough, and that it will have the least impact on Stainton and Thornton when compared to other options previously set out by the Council in the Publication Draft Local Plan in 2018. In particular, the Land off Low Lane.

With regards to Grange Farm, the Development Statement demonstrates that:

- The site is a suitable location for future housing development
- The development of the site would deliver a range of benefits including the provision of high-quality housing with a significant amount of green infrastructure
- There are no technical or environmental constraints that would preclude the development of the site; and
- There would be no adverse impacts that would significantly or demonstrably outweigh the benefits of allocating the site for residential development.

Following discussions with Planning Officers and since the preparation of the Development Statement, Taylor Wimpey would also be happy to incorporate a playing pitch within the scheme and both development options presented in the Development Statement include substantial amounts of open space where playing fields could readily be incorporated.

It is clear from the previous Publication Draft Local Plan that there is likely to be further housing allocations along the southern edge of Middlesbrough including within the Stainton & Thornton Neighbourhood Plan area. Taylor Wimpey would therefore welcome the opportunity to discuss the Grange Farm site further with the Neighbourhood Plan group to see if there is anything that could be incorporated within the scheme which would align with the Neighbourhood Plan Group's aspirations for the area and the draft Neighbourhood Plan itself.

## Draft Policies

In terms of the draft policies within the Neighbourhood Plan, Taylor Wimpey would make the following comments.

### Policy ST1 – Green Infrastructure, Green Spaces and Natural Environment

As set out in our previous representations, Taylor Wimpey object to private farmland being included in the definition of Green Infrastructure as this would not conform with the adopted Development Plan or NPPF, which do not include any such restrictions. Farmland is not Green Infrastructure and the reference in the Consultation Statement to paragraph 170 of NPPF is misplaced and there is no blanket protection for such land provided for by the NPPF.

### Policy ST3 – Natural Environment

Taylor Wimpey have concerns over policy ST3 and whether there has been appropriate regard given to the requirements of the NPPF in the formulation of the policy. Indeed, the policy proposes several tests for development proposals which are considerably more onerous than what is required by the adopted Development Plan and NPPF, particularly in relation to landscape impacts, protection of views and protection of verges/hedgerows/trees. Taylor Wimpey therefore consider that the policy as currently worded does not meet the basic conditions as it is not in general conformity with the Development Plan.

Moreover, the various suggested requirements set out in the policy should be shown spatially on a plan to assist the reader in understanding where it is intended they apply. This would ensure that the policy is effective.

As outlined in previous representations, Taylor Wimpey expressed concerns over the reference to 'green buffer zones' and there being no guidance on where these are located. Although it suggests in the Consultation Statement that a plan of the 'green buffer zones' is now provided, this is not within the Draft Neighbourhood Plan nor is there a separate proposal maps setting out the spatial extent of the suggested policy requirements. It is therefore not possible at this stage to provide comments on the implications of the suggested green buffer zones and it cannot be demonstrated that the basic conditions have been met in this regard.

Moreover, any requirements set out in this policy must also be fully justified by an appropriate evidence base which does not seem to be available.

### Policy ST6 – Traffic/Parking/Public Transport and Roads

Taylor Wimpey would suggest that criteria 4 and the final part of Policy ST6 are strategic issues and should be dealt with by the emerging Middlesbrough Local Plan. It is clear in paragraph 20 of the NPPF that it is the place of strategic policies to plan for highways infrastructure.

### Policy ST7 - Infrastructure and Rights of Way

As above, any issues relating to strategic highways infrastructure is a strategic matter which should be dealt with in the Middlesbrough Local Plan.

Moreover, it is not the role of a Neighbourhood Plan to determine when infrastructure needs are to come forward as part of any future development proposals. This must be set out in the strategic plan which in this instance will be the existing or emerging Middlesbrough Local Plan or be considered as part of a planning application.

### Policy ST9 – Design Principles

Taylor Wimpey have concerns over this policy as it does not appear to be based on robust evidence and justification. As such, we have provided a comment below each criteria from the policy below:

New development should: -

1. *Reflect and enhance the character of the villages or rural area, respecting the scale, density, proportion, form and materials. This should safeguard and enhance heritage assets, landscapes and biodiversity.*

The requirements of criteria 1 of Policy ST9 go beyond what is required by the Development Plan and NPPF. Indeed, paragraph 130 part C of NPPF advises that,

*“Planning policies and decisions should ensure that developments; are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)”.*

The requirement for developments to enhance the character of villages or rural areas, heritage assets and landscapes is proposing to set a significantly higher policy test than the NPPF and, as such, the policy should be amended to be in line with NPPF.

2. *Should include a mix of housing options to meet the needs of residents, including flexible lifetime homes and must include at least 10% bungalows to meet the needs of an ageing population.*

Taylor Wimpey support the development of mixed communities and look to provide an appropriate housing mix responsive to local needs and market requirements on their developments. Indeed, the Rose Cottage Farm development includes bungalows and Taylor Wimpey would be happy to consider including bungalows on any scheme at Grange Farm subject to demonstration of need.

However, there does not appear to be any robust evidence provided to justify how a 10% requirement has been arrived at and there is currently no policy requirement in the adopted Development Plan requiring a specific level of bungalow provision on sites.

3. *Include affordable housing provision to meet the identified need, these should be indistinguishable and of the same high-quality as the market housing and in line with local plan policy requirements*

No comments.

4. *Demonstrate Building for Life principles have been considered through the design process.*

No comment – Taylor Wimpey usually do this as part of the design process.

5. *Be a maximum two-storey, unless there is a clear design justification reflective of the surrounding vernacular*

Taylor Wimpey welcome the changes to this criteria but remain of the opinion that there isn't any justification for the restriction. Each site/planning application should be considered on its own merits and in particular the use of 2.5 storey dwellings can provide added visual interest to the streetscene, particularly on larger developments.

6. *Preserve and enhance significant views and vistas.*

This is not consistent with the requirements of the adopted Development Plan or NPPF.

7. *Make adequate provision to provide green open space and enhance the integrity of green corridors in accordance with the most up to date standards in the latest evidence and/or the local plan, thus allowing residents easy access for play and a sense of wellbeing. Proposals which would result in the further coalescence of Stainton and Thornton with other areas of greater Middlesbrough and surrounding urban areas, should be resisted in order to maintain the rural village feel.*

Taylor Wimpey have no comments on the first part of this criteria and always provide an appropriate amount of open space as part of their development proposals.

However, Taylor Wimpey have significant concerns over the second part of the criteria. As previously outlined, the ability of Middlesbrough to meet its own strategic development needs must not be constrained by the proposed Neighbourhood Plan. It is clear from a geographical perspective that, the only opportunity for Middlesbrough to grow and meet its future housing needs, is along its southern periphery and any future strategic housing allocations will need to be located in this area.

8. *Be accessed safely from the highway and incorporate appropriate pathways, cycle ways and sufficient parking spaces*

No comments.

9. *Include green space within the development site for use of residents.*

No comments.

10. *Consider sustainable surface water management solutions in new developments to reduce all water disposal in public sewers and manage the release of surface water into fluvial water.*

These are strategic matters and should be dealt with in the Middlesbrough Local Plan and any policy requirements must be consistent across the Borough in line with national requirements.

11. *Ensure that homes are designed to be flexible to meet the changing needs of their occupants.*

No comments.

Policy ST10 - New Developments on Green Field Sites (Rate of New Builds / Density / Landscaping / Green Corridors)

As above, Taylor Wimpey have concerns over this policy as it does not appear to be based on robust evidence and justification. As such, we have provided a comment below each criteria from the policy below:

1. *Create distinct new communities designed to instill a sense of place, containing a community centre, shops and other local services on a scale that meets the needs of the new community*

Taylor Wimpey do not consider this part of the policy to be effective as it is unclear how it is intended to be applied to development proposals. If the intention of the criteria is that all new residential developments on greenfield sites should provide a community centre, shops, and other local services, then this is clearly unjustified.

General support for the development of such facilities in the Parish is already included in text later in Policy ST10 (second to last paragraph) and, as such, it is considered that this is sufficient to ensure the delivery of such facilities is supported by the Neighbourhood Plan.

2. *Incorporate a diverse housing mix with a variety of house types, sizes and tenures; including flexible lifetime homes and bungalows; that reflect the current and projected age structure and health limitations of the Tees Valley Population i.e. 30% of build to be smaller homes for pensioners, single occupiers and those with health issues and disabilities.*

As above in relation to criteria 2 on Policy ST9.

3. *Include affordable housing in line with local plan policy requirements*

No comments.

4. *Provide an open and attractively landscaped development of low-density housing on the built areas within the development*

Taylor Wimpey welcome the alteration to this policy to remove the reference to a specific density. However, in terms of appropriate densities for individual developments, this must be considered on a site by site basis taking into account the surrounding context as well as market demands.

5. *Include a strong landscape buffer where the development adjoins the countryside to reduce the visual impact of the development and create a continuous habitat for wildlife linked into existing natural areas and wildlife habitats*

No comments. Indeed, the scheme prepared for the Land at Grange Farm would achieve these requirements.

6. *Include landscaped open spaces, roads and footpaths, incorporating children's play areas, throughout the development linked to the peripheral landscape buffer to provide green routes through the housing areas that enhance the quality of the development and provide wildlife habitats*

Indeed, the scheme prepared for the Land at Grange Farm would achieve these requirements.

7. *Link new footpath and cycle way routes through the development to routes in the countryside, to existing adjacent communities, to schools, community facilities and the town centre*

No comments.

8. *Retain existing farmsteads, trees, hedgerows, ditches, watercourses, and heritage assets within the development*

The scheme prepared for the Land at Grange Farm would achieve these requirements, although as with most development proposals, there is likely to be a small loss of hedgerow to achieve access but there is more than sufficient space across the site to more than compensate for any loss. As such, it would be more appropriate if this criteria as amended to include 'where possible'.

9. *Maintain a green strategic gap preventing coalescence between Thornton and Maltby; Rose Cottage Farm and Thornton; Thornton, Stainton and Hemlington Grange this will retain the character of the village identity, preventing further erosion of the village status (see map – map to be developed showing green strategic gap). In order to maintain this gap, no major development should be permitted in Thornton and every effort must be made to prevent the merger of the development of the Hemlington Grange site to the rest of Stainton Village (Cedarwood Glade).*

As previously set out, Taylor Wimpey would ask to see the proposed green strategic gap map as without this it is difficult to provide a response.

For the reasons already outlined, it is considered that the Land at Grange Farm represents the most suitable location for future housing development in this part of the town. It is considered that Stainton and the main urban area of Middlesbrough have already coalesced, and the development of the Grange Farm site would not alter the existing situation. It would maintain a significant gap to Thornton and the historic core of Stainton.

Taylor Wimpey would therefore strongly object to any policy which designates the Land at Grange Farm as part of a green strategic gap. The land at Grange Farm is not currently within one of the Green Wedges identified in the adopted Development Plan nor is it proposed to be in the emerging Middlesbrough Local Plan. Such an approach would not therefore be in general conformity with the strategic policies contained in the development plan for the area and not meet the basic requirements.

10. *Address any significant impacts arising from an increase in traffic on the road network between Stainton, Low Lane and the A174. This should include mitigation measures identified by Transport Assessments which may include improvements to the junctions from the villages to the Strait Lane/ Low Lane Junction and the Low Lane junction with the A174 as well measures to discourage traffic from the new development using minor roads through the villages in the Plan area and sympathetic traffic calming where necessary. Adequate measures should be discussed as part of the application and not delegated to a condition and in some instances measures should be put in place prior to the occupation of the first dwelling in the relevant proposal.*

These are matters that should be dealt with through individual planning applications and therefore not for the Neighbourhood Plan.

11. *Avoid areas at risk of flooding and incorporate sustainable drainage measures to manage rain water run-off from the development.*

No comments.

*12. Assist in meeting Middlesbrough Council's housing need, where necessary by continuing to support new developments on the edge of Middlesbrough which take into consideration their rural fringe locations and which do not compromise the green gaps (coalescence) subject to design, layout, environmental and traffic impact considerations.*

As above in relation to criteria 9.

#### Policy ST11 – Planning Obligations

These are strategic matters and should be dealt with in the Middlesbrough Local Plan. It would then be up to Middlesbrough Council to discuss further with the Parish Council.

#### Policy ST12 – Renewable Energy and Energy Efficiency

Taylor Wimpey have concerns over this policy and its conformity with the adopted Development Plan, in particular the reference to solar panels. The Government's approach is now very much that energy efficiency is a matter for Building Regulations rather than planning and policies which repeat building regulation requirements, which should be avoided.

#### **Summary**

Taylor Wimpey have concerns over a number of the draft policies in the Neighbourhood Plan, largely relating to conformity with the Development Plan and also that a number of the draft policies are seeking to deal with strategic issues. They would be happy to discuss their land interest at Grange Farm further with the Council and Neighbourhood Plan Group.



**Appendix A:**

**Land at Grange Farm**



# Land at Grange Farm

Middlesbrough

January 2017

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# Executive Summary

This Development Statement has been prepared by Taylor Wimpey UK Ltd to promote the Land at Grange Farm, Stainton Way, Middlesbrough for residential development in the emerging Middlesbrough Local Plan.

The Land at Grange Farm can deliver a sustainable extension to Middlesbrough which can accommodate up to 430 homes (an alternative option for up to 170 homes is also presented) with a significant amount of green infrastructure.

This Development Statement demonstrates that:

- The site is a suitable location for future housing development;
- The development of the site would deliver a range of benefits including the provision of high quality housing with a significant amount of green infrastructure;
- There are no technical or environmental constraints that would preclude the development of the site; and
- There would be no adverse impacts that would significantly or demonstrably outweigh the benefits of allocating the site for residential development.

# Introduction

This Development Statement has been prepared on behalf of Taylor Wimpey UK Limited. It promotes the allocation of land that extends to around 27 hectares (67 acres) at Grange Farm, Middlesbrough within the emerging Middlesbrough Local Plan for residential development.

Taylor Wimpey UK Ltd is one of the leading homebuilders in the Tees Valley and the UK, and is responsible nationally for building over 10,000 homes annually. Taylor Wimpey has extensive experience in Middlesbrough having delivered the Rose Cottage Farm, Acklam Hall and Scholars Rise developments, as well as being the Council's preferred developer on the nearby Hemlington Grange development.

There is a clear need for the Council to secure the provision of a broad range of deliverable housing sites across the plan period in order to deliver the Council's key objectives to grow the economy, develop great places to live and improve the quality of life for its residents. The National Planning Policy Framework (NPPF) requires Local Planning Authorities to "boost significantly the supply of housing" and to ensure that the Local Plan, "meets the full, objectively assessed needs for market and affordable housing in the housing market area." The land at Grange Farm presents the opportunity to create a sustainable, distinctive and attractive development that will help meet the housing needs of the area over the plan period.

A detailed assessment of the site's constraints and opportunities has been undertaken and this Development Statement sets out why Taylor Wimpey UK Limited consider the allocation of this land would make a sustainable residential allocation in the emerging Middlesbrough Local Plan.

This Development Statement concludes having assessed the economic, social and environmental context of the site, that the land at Grange Farm is a site which is sustainable and deliverable for future housing development.



Figure 1: Aerial Image

# The Site and Its Context

The site lies to the direct south of Stainton Way with the residential estate of Hemlington to the north, a cluster of residential properties to the east, including Stainton Grange, and open fields to the south and west. Beyond Stainton Grange to the east is Hemlington Grange, a large residential led development with planning permission for around 1230 dwellings and a new Police Headquarters for Cleveland Police.

The site is currently used as agricultural land with a farmhouse and associated agricultural buildings. It is located outside of, but adjacent to, the development limits as set out in the Local Development Framework. It constitutes 'white land' that is not subject to any development allocations or ecological, environmental or heritage designations. The site is not located within a Green Wedge.

The site is located in a sustainable and accessible location to reach a range of day to day employment, education, retail and recreational facilities by foot, cycle and public transport.

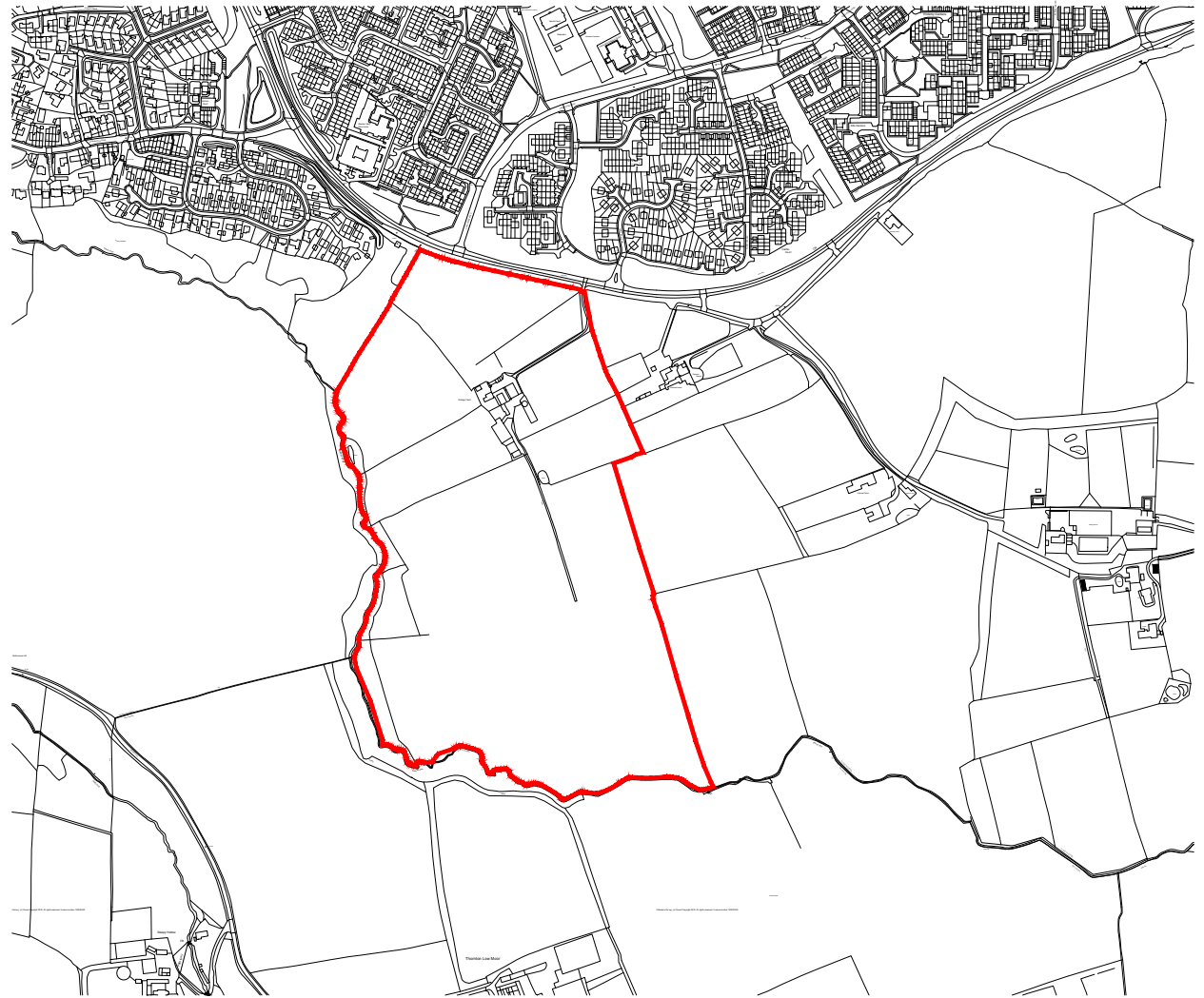


Figure 2: Site Location Plan

# Planning Policy Context

## National Planning Policy Framework

One of the social dimensions of sustainable development is to ensure that sufficient land of the right type is available in the right places and at the right time to meet the needs of present and future generations. The NPPF also outlines a Core Planning Principle (Para. 17) of making every effort to objectively identify then meet the housing needs of an area and respond positively to wider opportunities for growth.

The NPPF requires local planning authorities to “ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area” to ‘boost significantly the supply of housing’ (Para. 47) and that “housing applications are considered in the context of the presumption in favour of sustainable development” (Para. 49).

There is a clear need for the Council to secure the provision of a broad range of deliverable housing sites in order to ensure that the full objectively assessed housing needs of the Borough are met across the plan period.



National Planning Policy Framework



## Middlesbrough Housing Local Plan

### Housing Core Strategy and Housing Development Plan Document

Adopted November 2014

## Development Plan

The site is outside, but adjacent to, the development limits and is not subject to any restrictive planning policy designations. It is therefore ‘white land’ in the open countryside in planning terms.

The Middlesbrough Housing Local Plan (2014) intended to address 3 key issues namely to, address population decline, create sustainable communities and create a balanced housing market. The provision of the right type of housing on the Land at Grange Farm will help the Council build on the early success of the Housing Local Plan by ensuring that an appropriate level of housing is delivered in an attractive market location across the new extended plan period.

# Is the Site Sustainable?

## Is the Site in a Sustainable Location?

There are a number of bus stops within close proximity to the site offering a range of services to Middlesbrough Town Centre and throughout the Borough. In particular, Bus Service 12 (Stagecoach) provides a service approximately every 10-15mins throughout the day to destinations throughout the Borough, including Middlesbrough Bus Station and the Parkway Shopping Centre. The site is located within 1000m of Hemlington Hall Primary School, St Gerard's RC Primary School, Viewley Hill Primary School, Hemlington Neighbourhood Centre (Retail, Library, Post Office, Churches) and Hemlington Recreation Centre. Within 2000m walking distance of the site lies the Parkway District Centre (inc. large Tesco supermarket) and a number of education facilities including Kings Academy.

## Access

Vehicular access to the site is currently provided from Stainton Way in the form of a priority controlled junction in the north west corner of the site, which provides access to the existing Grange Farm.

The existing access arrangement to the farm already incorporates a ghost right turn lane. Such an arrangement would be required by the local highway authority to cater for a larger volume of traffic movements turning into the site. Therefore subject to further discussions with the Council's Highways Department, it is envisaged that the vehicular access into the site will be provided at the same location although with improvements to facilitate the potential increase in traffic

The site has an extensive frontage with Stainton Way and highway verge that provides scope for pedestrian and cycle access points (inc emergency access if necessary) with associated footpath provision, again, subject to further discussions with the Council's Highways Department.

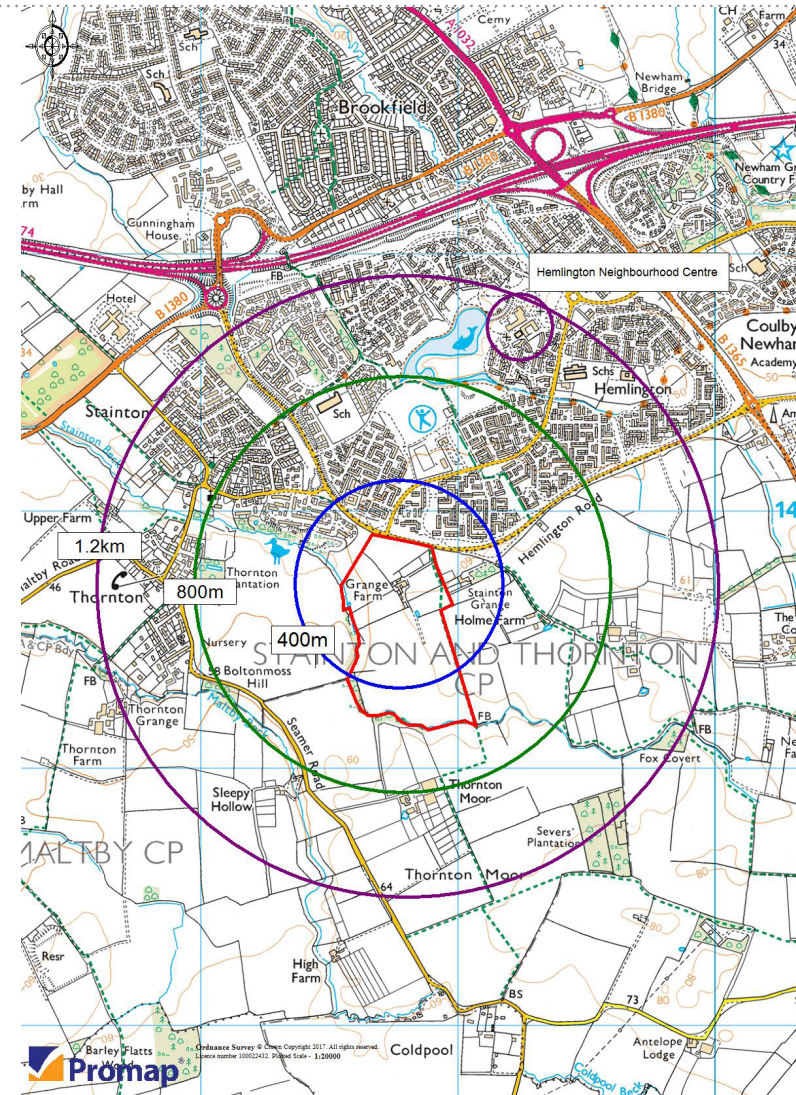


Figure 2: Context Plan



# Is the Site Sustainable? (Cont.)

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## Would the Site Represent Sustainable Development?

The development of the right mix of housing on the site and associated greenspace will fulfil the three dimensions for sustainable development and assist the Council in meeting its core objectives to address population decline, create a balanced housing market and create sustainable communities.

Residential Development on the land at Grange Farm would contribute to each of these three dimensions in the following ways:

### Economic Role

The delivery of housing on the site will contribute to building a strong and responsive and competitive economy. It will:

- Create and safeguard jobs. Every £1 million of new house building output supports 12 net jobs (seven direct and five indirect) for a year.
- Enhance the vitality and viability of local services and facilities through increased local spending.
- Increase Council Tax Receipts (Around £570,000 per annum based on average of Council Tax band C for 430 dwellings).
- New Homes Bonus Receipts (Around £3.4 million over 6 years based on average of Council Tax band C for 430 dwellings).

### Social Role

The delivery of housing on the site will support the creation of a strong, vibrant and healthy community by:

- Boosting the supply of market and affordable housing within Borough to meet the needs of the present and future generations;
- Creating a high quality built environment; and
- Providing housing in a location which is accessible to local services to provide for the community's needs and promote health, social and cultural wellbeing.



# Is the Site Sustainable? (Cont.)

Figure 3: Drainage Strategy

## Environmental Role

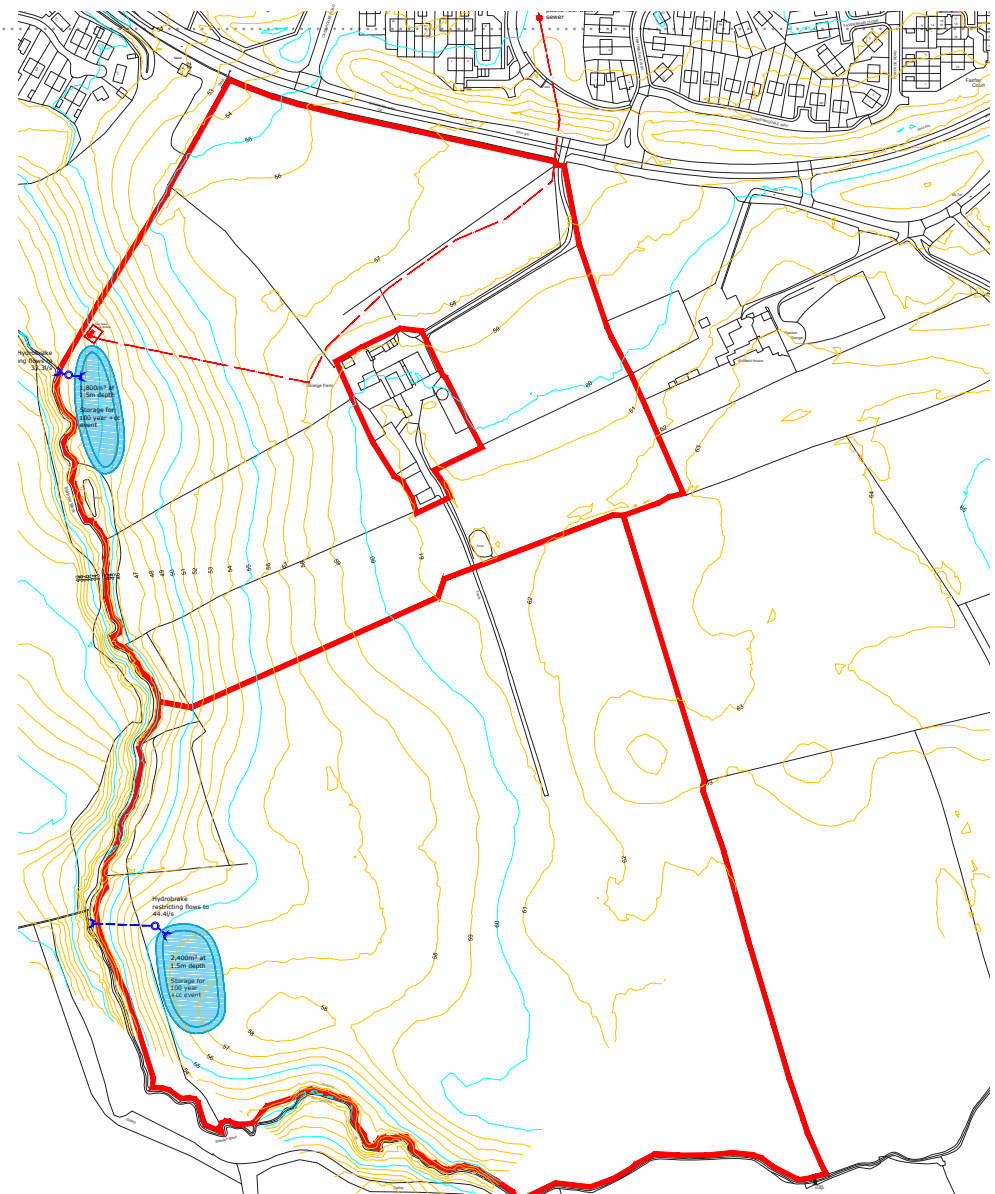
The development proposals will contribute to protecting and enhancing the natural, built and historic environment by:

- Retaining the Grange Farm buildings;
- Retaining, where possible, existing hedgerows and trees across the site;
- Providing a significant amount of new landscape planting; and
- Retain a gap between Grange Farm and Stainton Grange to protect the setting of the Stainton Grange (Grade 2\*) and provide a significant area of open space.

A review of relevant technical constraints has been undertaken and the initial assessment has not identified any constraints that would preclude the development of the site for either of the development options proposed. A summary of work undertaken is outlined below:

**Ecology** – a Phase 1 Extended Habitat Survey has been undertaken and concludes that the results of the MAGIC data search and the ERIC NE desk search indicate that there are no statutory or non-statutory designated sites on or within immediate proximity to the site. One statutory designated site and five non-statutory designated sites were identified within 2 km of the site boundary, with Stainton Quarry LNR located approximately 70 m to the west of the Site on either side of Stainton Beck. It is recommended that a landscape buffer is planted on-site along the boundary in order to limit any disturbance, and to ensure that there are not any significant adverse impacts on the LNR. The retention, protection and enhancement of existing planting along the sites boundaries and those features of ecological value within the site can be achieved as part of the proposals and the significant additional landscape planting across the site provides opportunities for biodiversity enhancements

**Flood Risk** – the site is located within Flood Zone 1 and therefore has a low probability of flooding. A Drainage Strategy Plan has been prepared and confirms that foul and surface water can be adequately drained.



# Is the Site Sustainable? (Cont.)

Heritage – a Heritage Assessment has been undertaken which confirms that the Grade II\* Stainton Grange lies immediately to the east of the site and the Stainton and Thornton Conservation Area lies approximately 600m to the west. The Assessment assessed the significance of these assets and the contribution that the site makes to their setting and then provided recommendations on the design and layout which have been incorporated into the development options presented in this Development Statement.

Landscape - A Landscape and Visual Appraisal has been undertaken to inform the preparation of the development options for the site. It has established that the site has the capacity to accommodate well designed residential development without significant harm to the landscape character and visual resources.



Public Footpath

Grange Farm

Mature vegetation alongside Stainton Way



# Is the Site Deliverable?

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The National Planning Policy Framework states that sites should be “available now, offer a suitable location for development and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.”

## Suitability

- Sustainable location with good links to employment, education, retail and services;
- The site is not subject to any heritage or ecological designations that would preclude development;
- The site is wholly within Flood Zone 1 and is therefore at the lowest risk of flooding possible;
- The site is adjacent to a residential area and redevelopment for residential purposes would not introduce an incompatible land use; and
- There are no landscape reasons to prevent development.

## Availability

- The landowners are willing to dispose of the land for residential purposes and Taylor Wimpey has an interest in the site to bring it forward for development. The site is available now.
- Taylor Wimpey are willing developers with a track record of delivering of housing which can meet the identified needs of the Borough.
- Taylor Wimpey is seeking to develop the site at the earliest opportunity and it would therefore be brought forward in the first five years of the plan period.

## Achievability

- The land is relatively flat and ground conditions are appropriate for residential development. Therefore limited earthworks and no significant remediation will be required;
- Adequate access can be provided into the site;
- Technical issues have been assessed and there are no such matters which would preclude development of this site.

The site is considered to be suitable, available and achievable and must therefore be considered to be a deliverable site for housing.

# What is the Vision for the Site?

## Site Analysis

The site lies to the direct south of Stainton Way and is well related to existing residential development to the north and west. Moreover, there is planning permission in place for the majority of the Hemlington Grange development to the east which includes a new police headquarters, around 1230 dwellings and employment uses. As such, the area is predominately residential in character.

The site itself is currently used as agricultural land with a farmhouse and associated agricultural buildings, which will be retained as part of the development proposals. The site is largely surrounded by existing trees and hedgerow planting.

## Site Opportunities & Constraints

Having due regard to the built and natural form of the surroundings, as set out above, the starting point for designing the scheme was to identify the constraints and opportunities that the site offers and thereafter setting out a number of clear development principles.

The Constraints & Opportunities Plan prepared by FPCR provides details of the existing site features and has been used to define the site constraints and lead to the preparation of the two development options.



Figure 4: Constraints & Opportunities Plan

# What is the Vision for the Site? (Cont.)

## The Masterplan

Two masterplan options are presented within this Development Statement to give the Council the opportunity to consider the allocation of some or all of the land which is under Taylor Wimpey UK Ltd's control at Grange Farm.

The principal considerations are the same for both development options and can be summarised as follows:

- Retention, where possible, of the existing hedgerows and trees across the site;
- Access from Stainton Way;
- Provide a network of footpaths within the site and strengthen links to the existing Public Right of Way to the east
- Maintain an area free of built development between Grange Farm and Stainton Grange;
- Provision of significant tree planting across the site;
- Strengthen the structural tree planting around the site boundary; and

Option 1 – around 170 homes

In addition to the above, option 1 will specifically deliver the following key elements:

- Around 170 high quality new homes;
- Around 5.8 hectares of green infrastructure; and
- Lower density properties around the perimeter of the developable areas.



Figure 5: Masterplan - Option 1

# What is the Vision of the Site? (Cont.)

Option 2- around 430 homes

Option 2 will deliver the following key elements:

- Around 430 high quality homes;
- Significantly more green infrastructure (around 11.75 hectares);
- Lower density properties around the perimeter of the developable areas; and
- Proposed parkland including trim trails and footpaths on the southern boundary of the site.

The two development options demonstrate that the site can deliver a high quality well integrated residential development with a significant amount of greenspace.



Figure 6: Masterplan - Option 2

# Conclusions

The land at Grange Farm provides the opportunity to deliver a development of up to 430 homes (second option for up to 170 dwellings also proposed) with associated landscaping and open space in an attractive and sustainable setting on the edge of Middlesbrough.

This Development Statement presents two development options for the Council to consider and Taylor Wimpey UK Ltd would be happy to progress with whichever option the Council deem most appropriate.

The site is available with willing landowners and developer to deliver high quality housing during the course of the plan period to assist in rebalancing the housing stock and creating new dwellings to meet the current and future needs of the Borough.

The development of the site, as proposed, will not constrain or compromise the delivery of Hemlington Grange as a strategic housing site which, in any event, is now being progressed by Taylor Wimpey. Indeed, the proposed development will complement it by the creation of additional high quality housing scheme responding to a different part of the market. This will in turn assist the Council meet their housing objectives to; address population decline, create sustainable communities and create a balanced housing market.

The land at Grange Farm, Middlesbrough provides a sustainable and logical non-strategic opportunity.

The site is deliverable, as:-

- It is AVAILABLE for development NOW
- It offers a SUITABLE LOCATION for development NOW
- A SIGNIFICANT AMOUNT of housing can be delivered on the site within 5 years
- Development of the site is VIABLE



Figure 7: Illustrative Visualisation



**Taylor**  
**Wimpey**