



Stainton & Thornton

DRAFT NEIGHBOURHOOD PLAN

PREPARED BY THE STAINTON & THORNTON NEIGHBOURHOOD
PLAN GROUP ON BEHALF OF THE STAINTON & THORNTON
COMMUNITY

Submission Document
June 2021



FOREWORD – Alan Liddle (Chair of the Parish Council & Neighbourhood Plan Group)

The Stainton and Thornton Neighbourhood Plan sets out the vision, objectives and policies to ensure that the Parish of Stainton and Thornton maintains its character over the period 2021-2036.

Stainton and Thornton Parish is a largely rural/agricultural community of roughly 458.9 hectares to the south west of the Middlesbrough with its roots dating back to the Domesday Book. The Parish church of St. Peter and St. Paul, in the centre of the village, is where Captain James Cook's parents were married.

Ten years ago, most of the area was open agricultural land with only 9.1% of the area being built on. Since then the Rose Cottage Estate has been built, increasing the built proportion to 12.8%. At the opposite side of the village, but still within the Parish is Hemlington Grange, a 61.9-hectare site formerly owned by Middlesbrough Borough Council (MBC) but has now been sold for development for housing and a Business Park. Construction has already begun with over 150 of the projected 1290 houses built and occupied along with the completed construction of the new Community Safety Hub. When this whole site has been completed, the built area of the Parish will exceed 26%. The projected number of dwellings in the parish in 2024 is 2306 (*According to the Electoral Services Department of MBC*), compared to 626 in 2010.

To ensure that future development within the Parish is of the type, style and position to be carried out in accordance with the wishes and desires of the residents and following two public resident surveys, the Neighbourhood Plan Group under the auspices of the Parish Council was formed to construct this Neighbourhood Plan.

The aim of the plan is to work with the Local Planning Authority (LPA) to ensure that our green spaces are protected and enhanced, the community is connected to the surrounding area by improving footpaths and roads, while still maintaining the village feel, by keeping a strategic gap with nearby settlements and improving the overall amenity of the villages.

The whole process of Stainton and Thornton's Neighbourhood Plan has been working towards protecting the qualities of the villages. Since the outbreak of the COVID-19 pandemic there has been time for reflection and the working party's commitment to nurturing and protecting green spaces to the good of the physical and mental health of the existing and future residents of Stainton and Thornton has never been more relevant.

The importance of good quality green spaces to enjoy locally and a series of well thought out footpaths and cycleways allowing access to these and neighbouring areas is an integral part of our plan. Having a good quality housing design capability allows for the flexibility to adapt to the possibility of working from home, alongside the provision of good broadband.

The Neighbourhood Plan sets down a series of planning policies that, once adopted will form part of the Statutory Development Plan.

It is intended that the policies will be reviewed every 5 years to monitor the cumulative effects of the policies and, if necessary, make changes to keep them up to date and relevant. This will be undertaken in conjunction with the LPA, Middlesbrough Borough Council.

I would like to thank all members of the Neighbourhood Plan Group for all their hard work, time and effort into constructing this plan.

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ACKNOWLEDGEMENTS

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1. INTRODUCTION

- 1.1 The Stainton & Thornton Neighbourhood Plan covers the period from 2021 - 2036 and will be reviewed every 5 years to ensure compliance with National and Local Planning requirements and to reflect the changing needs of the local community.
- 1.2 The Stainton & Thornton Neighbourhood Plan has been compiled by a working group of the Parish Council working closely with residents, partners and Middlesbrough Council.
- 1.3 As a parish area, the Neighbourhood Plan boundary is consistent with the Stainton and Thornton Parish boundary. The Council's Executive approved this on the 7th March 2017 following a consultation period from 20th January 2017 until 20th February 2017. Following a meeting of Stainton and Thornton Parish and Community Councils on 14th March 2017 the Stainton and Thornton Neighbourhood Plan Group was established.
- 1.4 This plan has been prepared with the engagement of the local community, full details of which are set out in the Supporting Community Involvement document. The Parish Council led the Neighbourhood Plan Group to develop a Neighbourhood Plan to give the local community more of a say in how the area should be developed in the future.
- 1.5 What is a Neighbourhood Plan? The 2011 Localism Act introduced neighbourhood planning. Neighbourhood Plans allow local communities to have a say in developing how their community will grow over a 15 year period. The plan allows the community to choose where it wants new homes to be built, to have their say on what these new buildings should look like whilst at the same time protecting the landscape and character of the area.
- 1.6 This Neighbourhood Plan must be in general compliance with Middlesbrough Council Local Plan Policies, The National Planning Policy Framework, EU Obligations and Human Rights requirements. The Neighbourhood Plan, once adopted, forms part of the Middlesbrough Council Development Framework. Its policies work alongside the Middlesbrough Council Development Plan. This means that the Borough Council and Parish Council will use it in the consideration of development proposals within the Stainton and Thornton Parish area, to ensure that we plan for a sustainable future for our community, whilst preserving the character of the area.

STAINTON & THORNTON: NEIGHBOURHOOD PLAN BOUNDARY

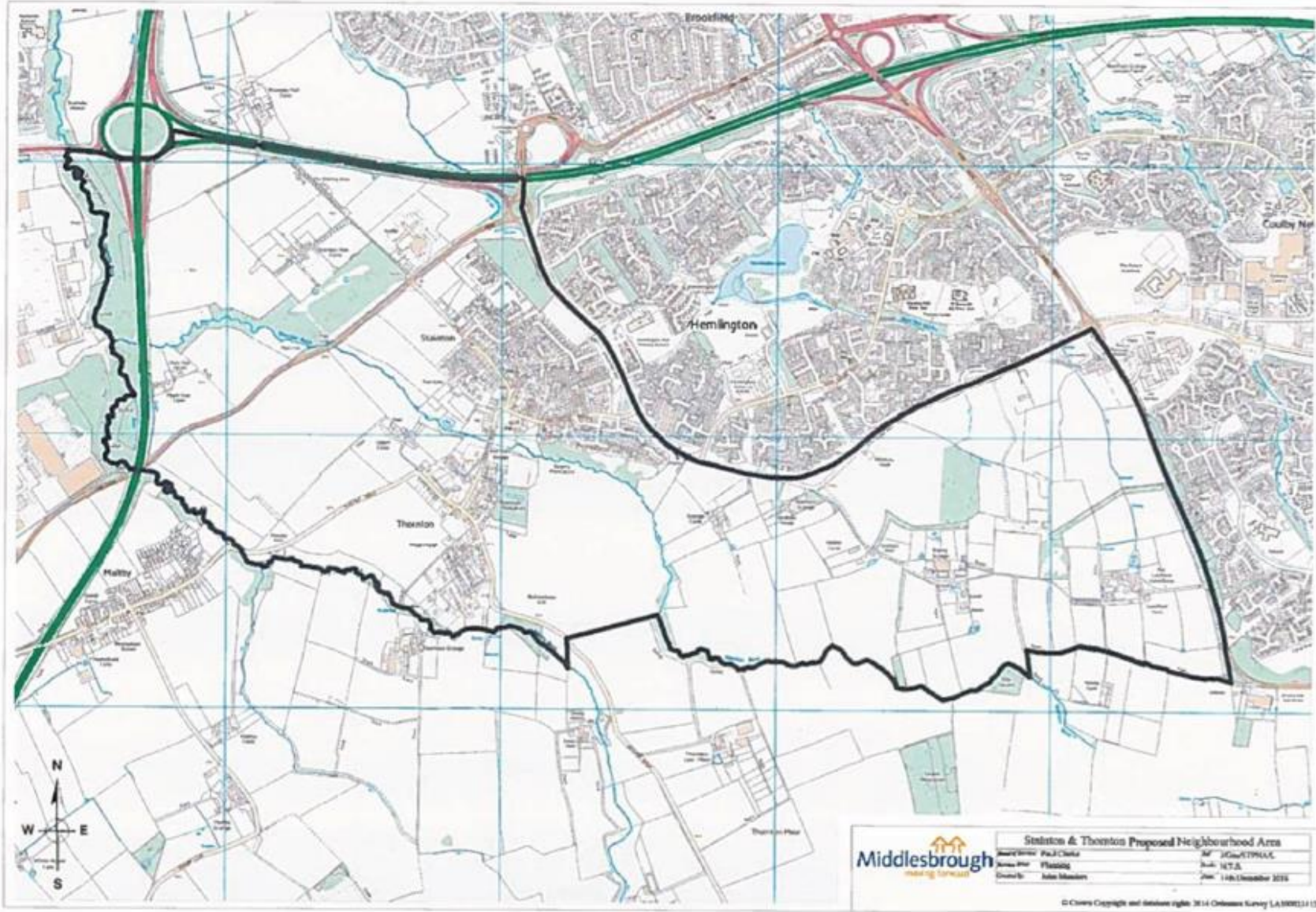


Figure 1: Stainton and Thornton Parish Boundary

2. PLANNING CONTEXT

- 2.1 At the time of preparing the Neighbourhood Plan, Middlesbrough Borough Council have a range of adopted Development Planning Documents, the most recent being the 2014 Housing Local Plan. The Council is presently looking to develop a new local plan that will replace the existing array of documents. This is currently being prepared; the local authority previously consulted on a version of the Preferred Options and Publication Documents in 2018 and 2019, following political changes the Local Plan has been put back with further consultation expected later in 2021. The Neighbourhood Plan Group will continue to respond to all proposals (full details of the response are available in the Community Engagement Document).
- 2.2 The new Local Plan will set out strategic policies for the Borough as a whole and will determine how much development should be planned for over the next 15 years or so. The strategy previously has been to promote the regeneration of the older parts of the town centre and make provision for additional housing allocations on the southern edge of the urban area. This has led to the allocation of Rose Cottage Farm and Hemlington Grange in the 2014 Housing Local Plan; 1708 homes across these two sites, both of which are in the Neighbourhood Plan Boundary.
- 2.3 The recently withdrawn draft documentation as part of the review of the Local Plan suggested that further residential development is required and further sites on the southern edge of the urban area were identified. This was a considerable concern of the Neighbourhood Plan Group given the levels of strategic growth identified by the 2014 Housing Local Plan and justification methodology for further growth. The 2014 Housing Local Plan is the relevant strategic planning document at the time of preparation of this document.
- 2.4 Very strong views were expressed from all communities in the development consultations on the Neighbourhood Plan about the importance of maintaining the character and identities of the parish and safeguarding the countryside gaps between the urban area and the villages within the parish. Concerns were also expressed about the potential impact of the traffic from any major new developments on the local road network through the parish and about ensuring that the strategic highway network was improved to accommodate the additional traffic. This is in addition to concerns about safeguarding and enhancing community and green infrastructure to guarantee that future development is sustainable. The Neighbourhood Plan area has key assets that the community wants to protect; these include the green spaces within the village, community buildings and the green linkages to the wider area.
- 2.5 The Neighbourhood Plan has sought to address these concerns and includes policies that seek to ensure that any development sites on the urban edge are selected and designed so that they do not impact on the character of, or result in increased traffic flows through the parish and the wider Neighbourhood Plan area. The retention of 'green gaps' between the parish and future development is vital so coalescence doesn't impact on the identity of the villages. Improvements to the highway network are required to serve the developments. And, importantly all new developments are well designed to create distinct communities integrated into existing and new facilities and should have good internal landscaping and a strong landscape buffer on the countryside fringe.
- 2.6 The map below shows the impact of development on the Parish of Stainton and Thornton.

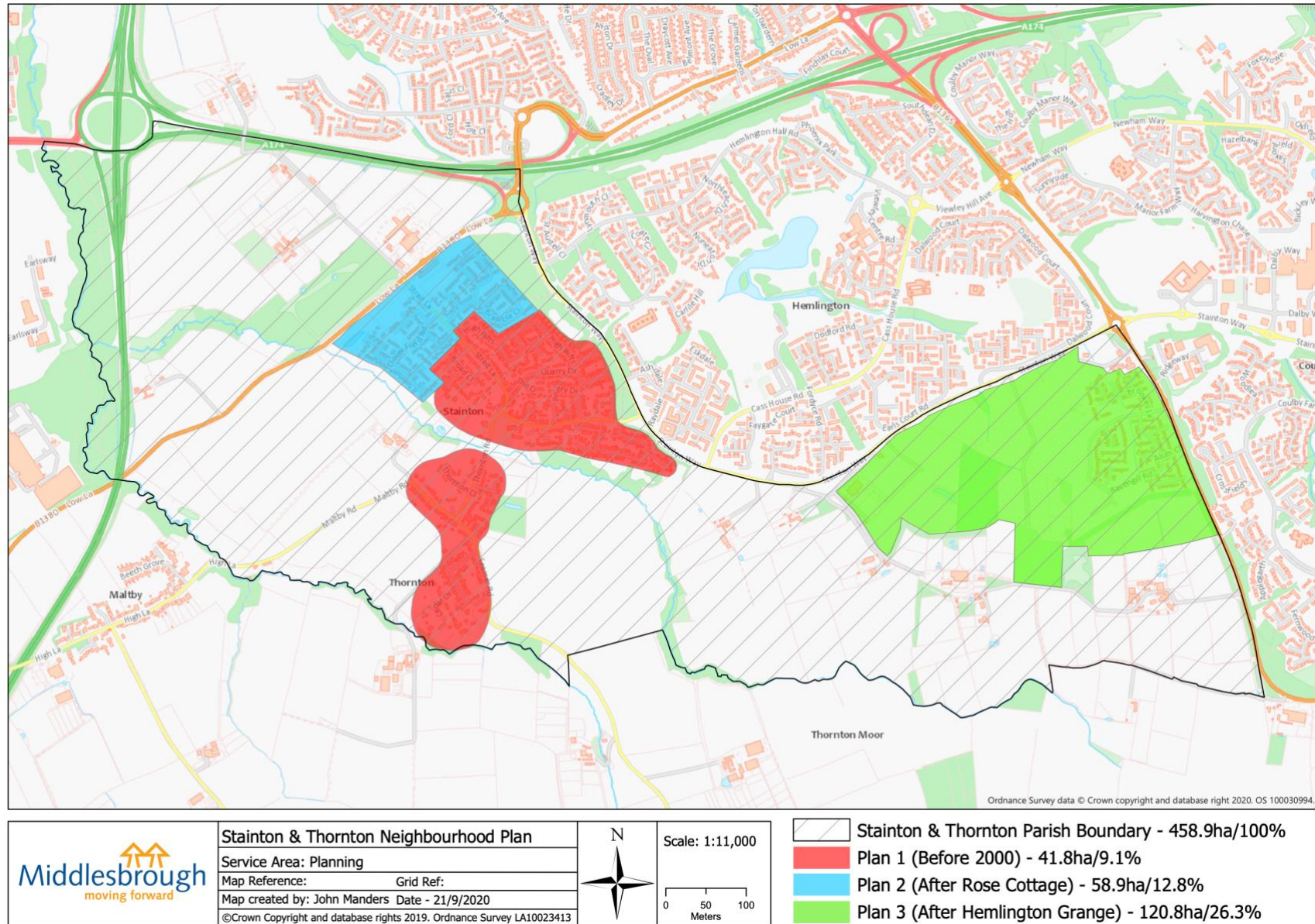


Figure 2: Housing expansion showing Percentage of Developed Land in the Parish.

3. AREA CONTEXT: ABOUT STAINTON & THORNTON

- 3.1 Stainton and Thornton parish is located to the south of the Middlesbrough planning area. The area is 490 hectares, which represents 9.10% of the total area of the borough of Middlesbrough. The Parish adjoins Hemlington and Coulby Newham; both peripheral urban areas of Middlesbrough. The A19 and A174 form the western and northern boundaries respectively.
- 3.2 The character of the area is that of a parish on the rural periphery of the urban area. It originally comprised of two villages, Stainton and Thornton in addition to a large area of agricultural farmland. Significant increases in housing have occurred over the past ten years and are continuing at a rapid pace, particularly on the Hemlington Grange site.
- 3.3 The huge increase in the size and nature due to development across Stainton and Thornton Parish is attributable to the large developments on former green field sites of Rose Cottage and Hemlington Grange – where the housing mix is predominantly of 3 – 5 bedroomed properties.
- 3.4 Details of the parish's Demographics, Housing, Education and Connectivity are in Appendix 1.

4. ETHOS & CHARACTER OF STAINTON & THORNTON

- 4.1 The character of the area is defined by its unique environmental, physical and historical attributes, which are valued by the communities living there. There is a strong will to protect and enhance the parish to ensure that what makes the parish special is the same for future generations.
- 4.2 For the purposes of the Neighbourhood Plan the area of Stainton & Thornton Parish (our adopted area) has been broken down into four distinct sections, full character descriptions are detailed in Appendix 2.

5. CONSULTATION PROCESS

- 5.1 A short two-page survey was initially delivered to every household in the area in order to engage with all residents and get their views on a shared vision for Stainton & Thornton e.g. their likes and dislikes on living in the parish and their vision for the parish in 15 years' time. A shorter questionnaire was also given to children at the village Gala Day and their opinions have also been used to shape policy
- 5.2 A further 13-page survey was carried out in October 2017 to cover a range of further issues e.g. Sustainable Development, Housing & Development, Site and Design, Infrastructure, Footpaths, Heritage & Natural Environment, protecting Stainton & Thornton Assets, Transport and what improvements they would like to see in the future. These were collated and given to the steering group to work with.
- 5.3 The draft Neighbourhood Plan was subjected to extensive consultation within the area and with key stakeholders. It is a plan for the future of Stainton & Thornton over the next 15 years. All respondents' views have been analysed using Survey Monkey and where appropriate have been taken into account. For various reasons it has not been possible to incorporate everyone's wishes. Copies of this draft plan are available on the Stainton & Thornton website and Facebook page and hard copies were distributed in various places around the area.
- 5.4 First notification regarding the development of 'The Neighbourhood Plan' was sent out in the Stainton & Thornton Community Council Newsletter dated June 2017. Posters were displayed in

village noticeboards prior to the survey being distributed. Regular updates have been provided throughout the plan development to the Parish Council.

5.5 Regular Neighbourhood Planning meetings followed, all minuted as listed in Appendix 3.

6. ISSUES

Following the extensive consultation undertaken with residents the following areas were focused on resulting in the headline issues listed below:

- Sustainable Development – benefits and concerns
- Housing and Development – types of housing
- Where should housing go?
- Site and Design Criteria
- Infrastructure and Facilities
- Transport, Parking
- Footpaths, Cycle Routes and Bridleways
- Heritage and Natural Environment
- Stainton & Thornton Assets
- Renewable Energy

Key Issues:

- The continuous housing development in Stainton & Thornton and the impact on Village status and identity.
- Is the right type of housing being developed?
- Both villages have heritage assets and are partially covered by a conservation area. There are valued green spaces, large and small, throughout the parish – How can development be designed and landscaped to enhance the villages historic and natural assets?
- Open gaps / green spaces need to be preserved between any new future developments to retain the green countryside around the parish.
- How can future development and expansion bring enhancements and services to the existing parish? Can expansion bring employment?
- What measures are in place to safeguard and enhance historic assets?
- With limited community facilities i.e. shops, village halls, schools, doctors, clinics – what steps can be taken to ensure development improves these facilities?
- Does the parish have enough green spaces/play areas/woodland/habitat creation, should more be planned?
- Can pathways/bridleways/road systems giving better access to the parish and beyond for pedestrians, horse riders and cyclists as well as drivers, be improved?
- Public Transport – How can the needs of non-car users be met?
- Can the existing road infrastructure cope with the expanding parish?
- How can renewable energy be incorporated in the development of new properties?
- The need to use Developer Contributions to enhance the immediate area of development.

7. PLAN VISION AND OBJECTIVES

VISION

During the meetings of the Neighbourhood Plan group and following the first Community Survey, work was undertaken to establish a 'vision' for Stainton & Thornton. The 'vision' was shared with the community in the second survey. The results from the survey showed that 94% of residents agreed with the following vision:

“The Parish will develop appropriately, but also retain its rural village character, along with green spaces both within, and surrounding, the parish. It will maintain its community spirit and historical connections and remain distinct in its character from the urban town of Middlesbrough.”

OBJECTIVES

The steering group has established a set of objectives for the plan period 2021 - 2036. Both the first short survey and answers and comments from the more details second survey and the children's survey were used in conjunction with available evidence, additional data and statistics to develop the objectives of the plan. Objectives were used to address identified residents priorities. These objectives have been used to define the plan's policies.

ASPIRATIONS

Discussions and consideration of various options that would comply with national and local priorities were undertaken to develop a plan that would deliver the aspirations of what residents want for the Parish.

SUSTAINABLE DEVELOPMENT PRINCIPLES

The Stainton & Thornton Neighbourhood Plan will contribute to achieving the economic, social and environmental aspects of sustainable development by:-

- contributing to a strong and competitive economy by supporting the incremental changes that will sustain and enhance Stainton & Thornton as a place to live, and maintain its economic viability and vitality;
- planning positively for housing growth to meet the needs of present and future generations and to ensure that any development in and around Stainton & Thornton is supported by additional infrastructure, where necessary, in order to make it more sustainable;
- supporting the provision of a mix of housing types and sizes that can meet the needs of a wide range of people, especially older people and single person households and thereby promoting a healthy and inclusive community;
- supporting new development where it relates well to the local area and which helps provide good connectivity with the rest of the borough and encourages the use of sustainable transport;
- promoting policies to protect and enhance open space, heritage and environmental assets as well as biodiversity, which contribute to the sense of community and quality of life in the area;
- promoting policies which encourage the use of sustainable transport, for the health and well-being of the community; and
- promote the installation of renewable energy equipment within the new builds to encourage a healthy and sustainable community.

POLICIES AND POLICY JUSTIFICATION

A systematic approach was undertaken to evaluate each priority area to draft appropriate, attainable policies. Research and surveys have defined that policies should cover the following areas:

- **Green Infrastructure, Green Spaces and Natural Environment,**
- **Heritage**
- **Community Assets**
- **Traffic/Parking/Public Transport and Roads**
- **Infrastructure and Rights of Way**
- **Services/Schools/Shops/Unicorn Centre/Larchfield Community**
- **Design Principles**
- **New Developments on Green Field Sites (Rate of new builds/Density/Landscaping/Green Corridors**
- **Developer Contributions and Planning Obligations**
- **Renewable Energy and Energy Efficiency**

8. GREEN INFRASTRUCTURE, GREEN SPACES AND NATURAL ENVIRONMENT

CONTEXT

National context

Green Infrastructure (GI) incorporates all types of open spaces, water bodies and other environmental features, in both urban and rural areas. This includes parks and gardens, allotments and playing fields, cemeteries and churchyards, woodlands, rivers and wetlands. Strategically planned, appropriately located, well designed and managed green infrastructure performs many different functions which in turn deliver multiple environmental, social, health and economic benefits for local communities.

Benefits of a well-planned and managed GI include:

- Greater sense of place and pride in the local area
- Increased biodiversity by providing habitats for wildlife
- Health and wellbeing benefits through places for outdoor relaxation, play, recreation and exercise
- Encourages active and sustainable travel by providing cycle and walking routes
- Reduced crime, fear of crime and antisocial behaviour.
- Mitigates for the effects of climate change, e.g. flood alleviation, carbon storage, cooling urban heat islands
- Increased local food and renewable energy production
- Improved image: helping to attract businesses and inward investment

Landscape and Heritage Assessment (MBC Local Plan Review 2016)

This work was undertaken as part of the evidence base for the MBC Local Plan review, which was halted in July 2019. The Neighbourhood Plan group consider the assessment of green spaces as relevant for the development of the Neighbourhood Plan and have therefore retained reference to it in this document.

The study provided a holistic assessment of the different values placed on landscapes within Middlesbrough.

It was agreed that overall value would be assessed under four key themes:

- Landscape – being the value attached to features and characteristics;
- Visual amenity – the value attached to views and scenery;
- Historic environment – the value attached to its component assets: archaeological remains; historic structures; and historic landscape features; and
- Green infrastructure (GI) - the value placed on the functions and networks provided by green space.

Land within Stainton and Thornton Parish and the assessment of these areas is detailed in Section 16 of this plan.

Brown Field Sites: Ensure the protection of existing green spaces

Developments should respect the current nature of the landscape of the parish and, in line with paragraph 117 of the Governments National Planning Policy Framework, new homes should be strategically planned to ensure as much previously developed land within Middlesbrough is allocated prior to the designation of green field sites.

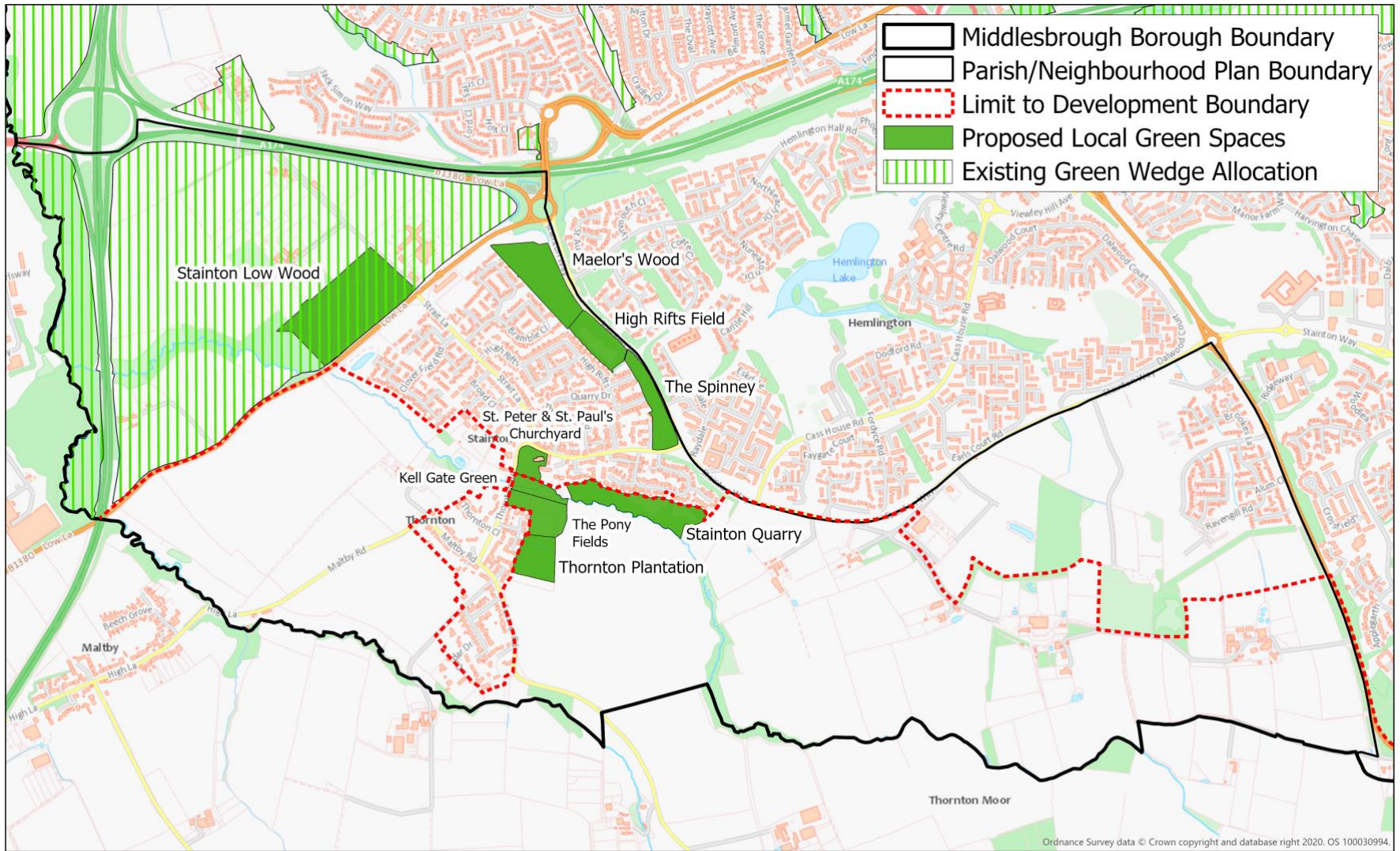
The CPRE (Campaign to Protect Rural England) are keen to see much of the housing we need built on brownfield rather than greenfield land. Their research, using council data, demonstrates that there is enough space for more than a million homes in England. CPRE claim that more than two-thirds of these homes are deliverable within the next five years, and that many of these sites are in areas with a high need for housing.

This is an approach the Neighbourhood Plan supports, given the ongoing development pressure on farmland in the parish.

Local Green Spaces can be designated as part of the Neighbourhood Plan provided they meet criteria described in Paragraph 100 of the revised National Planning Policy Framework (NPPF), which are set out below:

- Where the green space is in reasonably close proximity to the community it serves;
- Where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- Where the green area concerned is local in character and is not an extensive tract of land.

Appendix 4 details an assessment of the local green spaces that have been identified within the parish.



	Policy ST2 - Proposed Local Green Spaces			Scale: 1:10,500
	Service Area: Planning			
	Map Reference:	Grid Ref:		
	Map created by: J Manders	Date - 11/5/21		
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Figure 3: Local Green Spaces, Green Wedge and the Limit to Development.

FARMLAND

Nearly three quarters of the parish is characterised as rural, with a number of working farms and active liveries, the prominent land use is for arable crops and grazing. These farms extend across the local authority boundaries into neighbouring North Yorkshire and Stockton Borough, provide businesses, employments and leisure facilities actively supporting the local rural economy.

Over the last 10 years there has been a considerable reduction in farmland within the parish, with high pressure for residential development.

The Unicorn Centre and Larchfield Community Centre occupy land in the far south east of our area. It is in all our interests to ensure that this land remains in current use for the health, wellbeing and community spirit of our Parish.

Farmland also provides vital habitats and encourages biodiversity especially along the field perimeters and hedgerows.

WATER COURSES

Becks and streams, and the habitats alongside, are important in our semi-rural environment. It is important to retain these watercourses in a natural state. Even if housing developments are close, we wish to retain open water rather than have culverts. Not all watercourses are currently in a natural state, it is an ambition of the plan that water quality should be enhanced where possible and the water quality status of a waterbody is not deteriorated following development. This is in reference to the Water Framework Directive (WFD)

POLICY JUSTIFICATION: NATURAL ENVIRONMENT, GREEN SPACES AND GREEN INFRASTRUCTURE

There was an overwhelming response from the local community through consultation in relation to the Natural Environment, 82.4% of residents felt it was very important and a further 14.29% considered it important. Our parish has a number of green areas that our questionnaires and research shows are of high importance to residents. The percentage of questionnaire respondents who consider these assets to be important to our community is given below:-

Maelor's Wood	79%
High Rifts Field	83%
Kell Gate Green	80%
The Spinney	80%
Stainton Quarry	80%
Stainton Low Wood	84%
Rural Rights of Way	76%

The identified issues in relation to the green spaces and green infrastructure are:

- Keep existing green spaces, they allow children some space to play, promote healthy exercise and wellbeing and health of residents
- Lack of children's play areas identified, particularly from the Children's Survey
- Trees are the lungs of our Parish they improve air quality and make people feel better
- Sympathetic management of existing green spaces and infrastructure
- Protect habitats and biodiversity for wildlife and flora
- Connecting existing footpaths and green wedges and corridors and cycle ways
- Encroachment of new developments
- Lack of green spaces within new developments due to density of build
- Green spaces to allow for natural soak of water and prevent areas of flooding
- Green Wedge and agricultural land around the Parish to be maintained to retain separate identity
- Maintain views

From these identified issues to the aspirations of this Neighbourhood Plan are:

- To protect existing green assets of the Parish from future development, except where there is a proven documented and overwhelming need and demand that cannot be met on previously developed land.
- Provide outside areas with play and sport equipment for children in the Parish.
- Protect and enhance biodiversity and develop wildlife corridors.
- Maintain and enhance current woodlands and maintain, protect, and where necessary, replace trees in the Parish, to maintain its semi-rural feel.
- More residents working with other organisations to maintain our green spaces and infrastructure.
- Conserve and maintain existing footpaths and cycle ways and develop a cohesive joined up network that also includes bridleways for the many horse and cycle users in the Parish.
- Maintain green buffer zones between developments to maintain the character of our Parish and the village settlements within it.

To develop the policy the following objectives were identified:

- Ensure the protection of existing green spaces and infrastructure
- Prevent over development spoiling walks, views, cycle ways and bridleways
- Create more areas for children to play and get outdoor exercise and keep play areas commensurate with any increase in housing
- Maintain and enhance biodiversity
- Preserve existing woodlands and increase woodland
- Maintain and protect the semi-rural aspects of our parish
- Maintain and enhance public rights of way, footpaths, and cycle ways
- Ensure green spaces between us and neighbouring developments to maintain our parish character
- Insist new developments include areas of green space suitable for recreation
- Reduce the risk of flooding by maintaining sufficient soak away areas of grass, trees and ponds
- Encourage more residents to join volunteer groups to protect and enhance green spaces

The top priority for the local community is to ensure the protection of the green spaces and green infrastructure in the parish that currently exists and where possible to enhance this. Therefore this Neighbourhood Plan seeks to ensure the protection of existing green spaces and infrastructure by:-

- Encouraging appropriate and effective management of the countryside and natural outdoor environment in and around Stainton and Thornton and the agricultural spaces surrounding our Parish
- To enhance the quality of the landscape
- Improve local biodiversity, including through striving to achieve biodiversity net gain in all developments¹.
- Maintain and extend health and wellbeing and the quality of life benefits that green spaces provide for residents of the area. This encompasses all the green areas within Stainton and Thornton Parish.

This Neighbourhood Plan designates important open spaces in the parish as Local Green Spaces in accordance with the criteria of the NPPF.

The justification for designating the Local Green Spaces is detailed comprehensively in the Green Space Allocations – Appendix 4.

¹ 'Net Gain' Policy Statement from the Department for Environment, Food & Rural Affairs July 2019.

SECTION 1 - GREEN INFRASTRUCTURE, GREEN SPACES AND NATURAL ENVIRONMENT

Policy ST1: Green Infrastructure

Development proposals will be expected to contribute towards the protection, enhancement and provision of new green infrastructure spaces and linkages. In particular, support will be given to proposals that further enhance:

1. The quality, accessibility and usage of green spaces, public open spaces and areas of sport/play provision;
2. Existing public rights of way within the parish, as set out in Appendix 8 and seek opportunities to create new public rights of way to create linkages into the wider countryside locally;
3. The preservation of local habitats.

Green infrastructure and development proposals that seek to improve the connectivity between green spaces will be supported in order to enhance the green infrastructure of the parish. Where possible, new routes should comply with the requirements listed in Policy ST7 Infrastructure and Rights of Way: Developments that propose a 'net' loss of existing Green Infrastructure will only be supported where it has been demonstrated that an appropriate alternative scheme will both benefit the community and the local environment without having any detrimental impact on the green infrastructure provision in the parish.

Policy ST2: Local Green Spaces

The following sites, as shown on in Figure 4, are designated as Local Green Spaces:

- 1) Maelor's Wood
- 2) High Rifts Field
- 3) Kell Gate Green
- 4) The Spinney
- 5) The Quarry
- 6) Stainton Low Wood
- 7) St Peter & Paul's churchyard
- 8) Thornton Plantation
- 9) The Pony Fields

Development within these areas will not be permitted unless:

- a) It is considered appropriate to its function as a local green space within the parish; or
- b) There are mitigating circumstances that demonstrate that development on Local Green Space clearly outweighs other considerations.

Development considered appropriate on a Local Green Space would be:

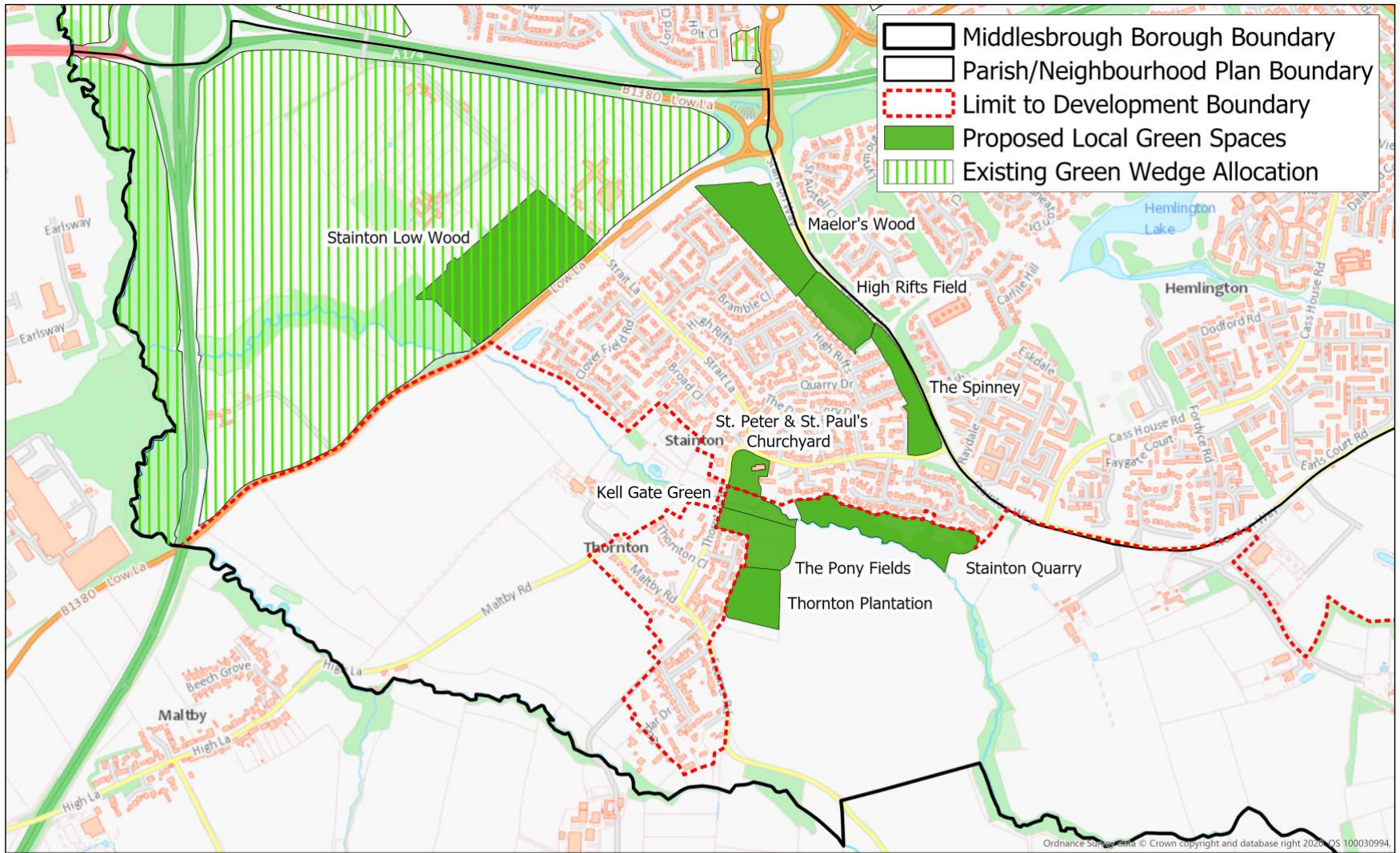
- 1) Provision of appropriate facilities, including new buildings, associated with outdoor sport or outdoor recreation providing it preserves and improves the function and value of the Local Green Space, new buildings would only be supported if they are of an appropriate design and scale with the specific site.
- 2) Provision of play equipment within the sites (1-5) which are appropriately designed within the setting and do not have a detrimental impact on the site as use as a green space.

Proposals that result in a loss of local green space will not be supported unless suitable mitigation is provided as part of a scheme and there is no 'net loss' of existing volume of local green space.

Any major housing development² must include green space and development of over 25 dwellings should also include the provision of children's play facilities within the site. These play spaces should be in line with Fields in Trust 2015 'Guidance for Outdoor Sport and Play Beyond the Six Acre Standard'³

² For the purpose of housing development, major development is categorised as a development of 10 dwellings or more.

³ Or any succeeding guidance from Fields in Trust relating to appropriate provision of play space and facilities within new developments. <http://www.fieldsintrust.org/guidance>.



	Policy ST2 - Proposed Local Green Spaces		Scale: 1:8,000
	Service Area: Planning		
	Map Reference: Grid Ref:		
	Map created by: J Manders Date - 11/5/21		
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Figure 4: Policy ST2 Local Green Spaces

Policy ST3: Natural Environment

Development proposals will only be supported where:

- 1) They do not adversely affect the distinctive local character of the open landscapes of the parish.
- 2) They do not harm valued public views and vistas, in particular:
 - a. **The views from Thornton Road**, overlooking Kell Gate Green towards the Church.
 - b. **From the top of Stainton Quarry to Thornton** which overlooks part of the quarry and open fields.
 - c. **Kell Gate Green** and the view over the bridge and stream to the oak tree.
 - d. **Views of Thornton plantation from Seamer Road**
 - e. **Meldyke Place** including the **Memorial Hall and Methodist Chapel**
- 3) They protect and where possible enhance footpaths and public rights of way.
- 4) They contain measures that will help to mitigate the impacts of, and adapt to, climate change.
- 5) They protect and enhance wildlife areas and contain measures to sustain and improve biodiversity. – Net gain sites?
- 6) There are no adverse impacts on the watercourse and/or ponds, habitats and wildlife or the quality of the water and where possible should enhance this natural environment; watercourses should run through any proposed development rather than creating culverts. To prevent disturbance, developments which bound watercourse should provide an appropriate buffer zone to minimise impacts.
- 7) Provide habitat linkages and permeability for wildlife through effective incorporation of green spaces and wildlife corridors (including watercourses), use of native planting and habitat features such as ponds and areas of meadow are encouraged.
- 8) Any trees removed for the purpose of the development are as a minimum replaced; the planting of additional trees as part of managed landscaping schemes within new developments is encouraged. Any damaged\diseased trees felled should be replaced with a suitable new planting.

Green buffer zones must be maintained to clearly separate built areas within the parish and adjoining areas, this is essential to prevent coalescence of settlements and maintain the rural / semi-rural character of the parish.

Biodiversity and wildlife corridors

Verges, hedges, tree corridors and watercourses throughout the parish should be maintained and enhanced, any development which detrimentally impacts on these will only be supported in exceptional circumstances where fully justified and offsetting for any loss is provided elsewhere within the parish.

The creation of new wildlife corridors is encouraged and will be supported where they:

- 1) Create a buffer between existing housing and proposed development,
- 2) Create access to more green space and woodland,
- 3) Mitigate the loss of green infrastructure by new housing development.

Biodiversity net gain is should be supported on all developments. Any proposed loss will only be supported where mitigation is in place ensuring enhancement of biodiversity in an identified alternative location.

9. HERITAGE

Heritage is a **source of identity**; a source of **character and distinctiveness**, therefore key to understanding the character of the parish, is being aware of the heritage of the area.

Heritage Assets in Stainton & Thornton

The parish has a long history, which is summarised in Appendix 5; this has influenced the historical development of the villages. The parish has always been predominantly rural with farms, many of which have heritage assets within them and the two village settlements. The earliest buildings in each of the villages are integral to the original village form characterised by rows of farmsteads. The villages of Stainton and Thornton have always been geographically close but separated by a band of fields, which remains fundamental to the historical character of the two villages.

Both villages have seen various stages for development, practically to the north of Stainton through large scale housing additions in the 1960s with High Rifts, 1970s with Cedarwood Glade and Rose Cottage farm in the last 5 years. These have had an impact on the historical rural character of the parish.

Preserving and enhancing the heritage of the parish is an important priority for residents. As development pressure remains, it is key that all development proposals appropriately assess their impact on heritage assets.

The core of the two villages was designated as a conservation area in 1988 (see map in Appendix 6), recognising the importance of the historic environment and ensuring additional protection to the heritage asset.

The most recent Conservation Area Appraisal (which includes a management plan) was undertaken in 2008. Whilst this document is more than a decade old it provides a comprehensive assessment of the strengths, weaknesses, opportunities and threats to the conservation area. Given the fairly limited change to the context of the conservation area over this timeframe and the quality of the heritage asset, this document is considered up to date. There are a number of recommendations detailed in the management plan section of the document and the Neighbourhood Plan group is supportive of implementation of actions to preserve and enhance the quality of the Conservation Area.

Local list descriptions of those premises in the parish are attached as Appendix 7.

Important to the character of the area and the historic environment are views within and into the conservation area, these views are important to define the character of the Neighbourhood Plan area, particularly around the historic core of the settlement. These should be protected and considered through future development to prevent degradation of the historic asset and character of the village. Views are detailed in the Conservation Area Character Appraisal (ref map on page 67 of document), however of particular importance are the following views:

1. Thornton Road to Church. Overlooks Kell Gate Green.
2. Top of Stainton Quarry to Thornton. Overlooks part of Quarry. Open fields.
3. Meldyke Place, including the Memorial Hall and Methodist Chapel.
4. Kell Gate Green, showing the oak tree, bridge and stream.
5. Views from Seamer Road to Thornton Wood
6. Night sky views, particularly to the south and west, are worthy of consideration and the international space station may, on occasion, be tracked from west to east.

POLICY JUSTIFICATION: HERITAGE

The Residents' Survey asked how important the Heritage and Natural Environment was to the identity and character of the Parish and, when considering new development, residents assigned importance as follows:

Conservation Area	96%
Archaeological sites	80%
Green Space & Corridors	99%
Landscape	97%
Views/Vistas	93%
Historic/Lister Buildings	93%
Wildlife/biodiversity	96%
Woodland/Protected Trees	97%

Our historic environment is very important to us and has been central to the development of this plan:

- Keeping the semi- rural identity and historic character of the Parish.
- Protect and enhance the conservation area.
- Protect and enhance our heritage assets including listed and locally listed buildings.
- Landscape, views and vistas should be maintained and enhanced in and within the setting of heritage assets.
- Archaeology should be identified, recorded and managed appropriately. The Historic Environment Record is held by Middlesbrough Council.



Stainton House, Grade II Listed property, with development within its setting.

The historic environment is recognised as a key asset within the Neighbourhood Plan area, the oldest parts of Stainton and Thornton villages are included within the Stainton and Thornton Conservation area. The role of the conservation area is important in ensuring the historic character of these areas is enhanced and protected. The following aspirations have been set out to ensure there is a future of the historic environment in the parish:

- Enhance the historic environment and engage in the heritage of the parish.
- Parish retains historic semi-rural historic character by retention of surrounding fields.
- Appropriate planning and Listed Building enforcement action should be taken to sustain and enhance the area's heritage assets.
- Consider extending the conservation area to include other buildings of interest within the parish or identification of non-designated heritage assets for the local list.
- Any future developments to respect heritage and character of original villages.
- Maintain and promote history and archaeology of the parish.
- Maintain historic woodlands trees and hedgerows around parish and improve public access to them.
- Higher levels of control and enforcement for conservation areas.

The following objectives were identified:

- Ensuring there is a gap between developments to protect the village status and prevent urban sprawl.
- Maintain rural land around village to maintain separate identity and character of parish.
- Prevent further erosion of parish character.
- Highest levels of control to maintain important conservation areas in parish.
- Protect and enhance the historic and listed buildings within the parish.
- Preserve and enhance landscape, views and vistas as part of village heritage.
- Promote and preserve history and archaeology within the parish.
- Maintain historic woodlands trees and hedgerows within the parish.

Policy ST4: Heritage Assets

Any proposal which affects a heritage asset or its setting must demonstrate how the impact of the development avoids or minimises any conflict with the significance of the asset. Proposals will be supported where this has been appropriately assessed and the outcome sustains and enhances the heritage asset. Where a proposal would result in any harm to a heritage asset this must be appropriately justified and balanced against identified public benefits.

Any proposal affecting the Stainton and Thornton Conservation Area (see map Appendix 6) including in its setting should demonstrate how it would sustain or enhance the character or appearance of the Conservation Area, including as defined in the Conservation Area Character Appraisal.

Proposals in the Conservation Area and its setting should pay special attention to:

1. **Key views within the conservation area**, development including householder development and new dwellings should protect or enhance existing views. Trees within these views are important to the character of the area and as such should be protected.
2. **Impact of new design**, development including householder development and new dwellings should carefully consider the use of vernacular materials, designs and scaling, reflecting those present within the conservation area.
3. **Appropriate boundaries**, boundary treatments should provide enclosure. Historic walls and hedges should be retained; removal and alterations which negatively impact on the character of the conservation area will not be supported. Boundaries of new developments should contribute positively to the conservation area.
4. **Densities** should take account of the impact on the heritage asset; low density of the built environment should be reflected in any development within the conservation area and its setting.

Archaeological features within the parish should be protected and whenever possible, enhanced, to allow further knowledge to be sought of such sites. Where development impacts on archaeology, appropriate investigation and recording should be undertaken.

The Neighbourhood Plan values the heritage assets in the parish and supports the recognition of these through designated or non-designated listing as appropriate.

The Neighbourhood Plan supports consideration of the introduction of an Article 4 direction through a future review of the Stainton and Thornton Conservation Area. This would protect and enhance the conservation area from the use of inappropriate materials and alterations facilitated through permitted development rights.

10. COMMUNITY ASSETS

POLICY JUSTIFICATION: COMMUNITY ASSETS

In order to promote a thriving parish for all, development should support the retention and enhancement of community facilities for community uses and provision of services. Residents were asked how important to both their household and to the community the following identified community facilities were:

	Household	Community
Stainton Memorial Hall	50%	82%
Kell Gate Green	57%	80%
St Peter & Paul's Church	35%	86%
Stainton Methodist Church	29%	87%
Stainton Inn	47%	82%
Shops	55%	75%
Rights of Way	56%	76%
Maelor's Wood	54%	79%
Conservation Area	50%	80%
Pop Up Post Office	44%	81%
Stainton Quarry	52%	80%
Sporting Lodge	28%	87%
Unicorn Centre	6%	99%
Larchfield	11%	95%
The Gables	20%	93%
Stainton Low Wood	40%	84%
High Rifts Field	41%	83%

There is a real recognition by the community of the value that community assets have for the local community, they have a vital role in contributing towards the wellbeing of the population as well as the strong community spirit that is present in the parish. Losing these assets and not being able to meet the needs of the population as it grows and the parish develops is a key concern. Therefore the protection and enhancement of Stainton and Thornton's Community Assets is a priority area for the Neighbourhood Plan.

The key objectives are:

- Maintain and protect our current community assets', these are land, buildings and landscapes that are important to the community.
- Address the lack of key assets needed for a sustainable village community.
- Extend the capacity/capability of current assets to meet increasing village population.
- Promote use of community assets.
- The plan seeks to ensure that there are adequate medical, educational and recreational facilities within easy reach for our residents and to secure the long-term future of community facilities that make the parish special.
- Meet the community needs of all residents regardless of age, gender and ability.
- Increase community's social wellbeing.
- Ensure that there are accessible facilities for all age groups.

Policy ST5: Community Assets

In order to promote a thriving village for all, development should support the retention and enhancement of community facilities for community uses and provision of services. Identified Community Facilities are:

- St Peter & St Paul's Church
- Stainton Methodist Church
- Stainton Memorial Hall
- The Stainton Inn
- The Gables
- The Sporting Lodge (particularly the Old Poste House and sporting facilities)
- Small businesses on Hemlington Road
- Larchfields Community
- The Unicorn Centre
- Playground (Rose Cottage, Phase 3)

Development proposals to sustain or extend the viable use of existing community facilities and the development of new facilities will normally be supported if they comply with other policies in this Neighbourhood Plan.

Development proposals that will result in the loss or significant reduction in the scale and value of a community facility or do not increase community facility provision commensurate to any proposed growth in population; will not normally be permitted unless:

- It is essential to meet utility infrastructure needs and there is no viable alternative, or
- Alternative facilities of equal or better accessibility, size and suitability are provided, or
- It can be clearly demonstrated that the operation of the asset or its ongoing delivery is no longer of value to the community, or
- It is no longer economically viable for its current use and has been marketed at an independently agreed price by a property professional for at least a year as a community use or other suitable employment or service trade uses and it is verified that no interest in acquisition has been expressed.

11. TRAFFIC/PARKING/PUBLIC TRANSPORT AND ROADS

POLICY JUSTIFICATION: TRAFFIC/PARKING/PUBLIC TRANSPORT AND ROADS

Traffic, parking and public transport options can have a significant impact on the local environment and perception of quality of place. The effective design and management of our parish will improve the quality of our local environment. Key issues are:

- Parking in the residential and public spaces of the parish is inadequate for residents and visitors.
- Public transport fails to connect the parish to some of the surrounding areas.
- With few shops and services available within the parish, the need for transport is a high priority.
- Increased traffic in the parish is of great concern and further development increases the number of vehicles in and through the parish.
- The speed of the traffic in and through the parish is a cause for concern.

The survey results showed that residents feel strongly about such issues, 42% of residents strongly agree with a further 36% agreeing that there is a parking problem in Stainton and Thornton. Due to the limited bus services within the parish there is a high prevalence of car use as the primary mode of transport. 91% of residents completing the survey report that their car was their main mode of transport.

It is the aim of the Neighbourhood Plan to ensure that any future development contributes positively to ensure that such issues are not exacerbated further. This includes:

- To ensure the provision of bus services through the parish for the duration of the plan.
- To improve the standard and quality of both Stainton Way and Low Lane and to create some form of traffic control measure to allow safe access and exit to the village.
- Ensure that any new development has adequate parking and storage provision.

Policy ST6: TRAFFIC/PARKING/PUBLIC TRANSPORT AND ROADS

1. Whilst the Tees Valley Highway Design Guide should be used as a starting point for discussions regarding the level of car parking specific consideration must be given to the rural nature of Stainton and Thornton. Car parking should not dominate developments nor actively promote car use but likewise developments should ensure that car parking can be managed within the site boundary. Areas of the parishes such as Strait Lane are historic and suffer from existing issues with on-street parking, often due to the lack of off-street parking for existing properties. Such on-street parking hinders through traffic and obstructs public transport services to the detriment of service reliability and journey time. Development proposals should ensure that parking is not displaced exacerbating such issues and that adequate provision is made for all needs including visitors/casual callers.
2. Where a garage is included in the design of the house, the garage must be built to a minimum size to ensure a modern medium sized car can adequately fit. A single garage should have minimum internal dimensions of 6m x 3m and a double garage minimum dimension of 6m x 5.5m.
3. Managed areas of on-street parking, where appropriate, should be incorporated into development proposals and be supported with build outs/carrage way narrowing using soft landscaping to reduce their visual impact on the streetscene.”
4. Road improvements deemed necessary to meet the above objectives should come in the form of a 106 agreement for any new development within the parish.

All new residential and commercial development should be served by sustainable transport links, this should include bus routes, cycle routes, footpaths and transport provision subsidies.

12. INFRASTRUCTURE AND RIGHTS OF WAY

CONTEXT

Infrastructure is fundamental to the sustainable development of the parish, good infrastructure provides the connectivity and services to ensure that the Stainton and Thornton functions as a successful place to live, work and play. Over the years a reduction in services and amenities, in addition to changing lifestyles has led to a reliance on private car ownership to enable residents to meet their daily needs. There is a need to address this balance.

WALKING, CYCLING AND RIDING

Stainton and Thornton Parish needs better links to the extensive cycleways in Ingleby Barwick to the west and Coulby Newham to the east. A need for safer and more enjoyable walking routes between local facilities here and in nearby parishes has been demonstrated.

In 2020, Covid 19 had a major impact on the use of a range of local facilities. As restrictions were lifted more people were utilising the green spaces and footpaths in the parish and beyond. This has emphasised the need to continue to develop and enhance the walking routes in the parish and linking into the surrounding areas.

CYCLE ROUTE

National Cycle Route 65 passes through Stainton, over Kell Gate Bridge on Thornton Road to the T junction, then Maltby Road. This cycle route currently avoids “busy” roads, so adding further domestic traffic or HGV traffic would have a serious deleterious effect on this part of the route.

Where feasible, it is recommended that new pavements listed below should be multipurpose, thus allowing use by cyclists and horses as well as pedestrians.

PUBLIC BRIDLEWAYS

There are no public bridleways in the parish, whilst some of the liveries have field routes in the parish; these are linked to the business so there are no alternatives to riding on roads for cyclists and limited options for horse riders. Many cyclists use Thornton Road, Seamer Road and Maltby Road, enjoying the rural rides on relatively quiet roads: the needs and desires of these riders have been taken into account in our Plan.

Helping maintain the rural feel of our Parish are the many horses and riders seen and heard on our roads. A journey along Seamer Road reveals several liveries where many horses graze: these horses are exercised on private land and on local highways. Our Plan includes improved riding routes as multiuse paths or rides.

PUBLIC FOOTPATHS (RIGHTS OF WAY)

Details of local rights of way are in Appendix 8

To improve enjoyment and interest for walkers, and “to spread the load” over more paths, we will seek to add a right of way from Seamer Road, past Thornton Plantation, to Kell Gate Green. A particularly attractive walk will be offered by a right of way along the south bank of Stainton Beck from Kell Gate Green, meeting the path from Grange Farm, and continuing through Fox Covert to the bridge where it will join paths to Newby and to Larchfield. The Parish Council is particularly keen to support the development of a Public Rights of Way Improvement Plan for the parish and wider borough.

POLICY JUSTIFICATION

This policy seeks to improve the access throughout the Parish by other means than the car or public transport. The 'green links' network comprises a series of linking footpaths to provide improved access throughout the Parish; these are valued networks and create a 'green gateway' to the surrounding countryside. Developing and enhancing the network will promote sustainable movement across the parish and into the wider area and encourage the use of the network for recreation and promote healthy lifestyles.

The Residents survey reported that pavements were poor in some places and non-existent in others. Access to shops and services is considered to be unsatisfactory. Safe school access (especially to secondary schools) is particularly poor, creating an over reliance on car use.

Particular attention has been paid to walkways, cycle ways and bridleways (which are non-existent for the many stables in the parish).

New developments have not always created links and residents have been left with unsafe routes crossing major roads.

The proposed Stainsby Linkway is essential to the future development within the parish. It is vital to have this proposed link in place prior to any further strategic development over and above Hemlington Grange. Current infrastructure in this area of the borough is at capacity, any further housing development without the implementation of the required infrastructure has a serious detrimental impact on the parish of Stainton and Thornton.

Policy ST7: INFRASTRUCTURE AND RIGHTS OF WAY

Future developments must incorporate better infrastructure before building starts, this includes road managements systems in and around the parish.

Routes for pedestrians, riders and cyclists will:

1. Be traffic free and/ or pedestrian and cycle friendly;
2. Be safe and inspire confidence in users;
3. Offer 'easy access' i.e. be reasonably easy to use for users with a wide range of mobility levels, including pushchairs, walking aids and mobility scooters;
4. Have the potential for future upgrading to use by cyclists (where not already possible);
5. Have designated, safe crossing points over motorised routes and suitable street furniture;
6. Provide connections between where people live and where they want to travel (for recreational, utility or employment purposes);
7. Be clearly marked, signposted and easy to follow, with the provision of information boards and benches in appropriate locations;
8. Be easy to maintain;
9. Where appropriate provide safe access for horses;
10. Respect, protect and enhance local biodiversity.

The Neighbourhood Plan supports the establishment of the following 'Green Links' to enhance the network within the parish of Stainton & Thornton:

- Links to pathways and cycle ways in Ingleby Barwick and Coulby Newham and Parkway Centre MID/020

- Provide safe and visible walking/cycle routes between local facilities and walking routes i.e. Stainton Way past the Community Safety Hub, roundabout at Stokesley Road, Kings Manor Academy and Coulby Shopping Centre to be connected to Doctor's surgeries, pharmacies, secondary school and other services.
- Resist increase in traffic which may obstruct National Cycle Route 65 on Thornton Road and Maltby Road
- Upgrade Utility pavements to be made dual purpose thus allowing use by cyclists as well as pedestrians, to give access to services, shops and facilities.
- Create new bridleways and cycle way routes to discourage road use and protect horse riders and cyclists for recreational use.
- Extend pavement running along Stainton Way to Hemlington Hall Road crossing as dual purpose to join with path out of Maelor's Wood, providing a link from Cycle Route 65 to the Sporting Lodge and beyond.
- Create a dual-purpose pavement from Strait Lane past MID/14 to northernmost end of MID/13 to encourage use of rights of way and offer short circular walks.
- Create a Right of Way from Seamer Road, past Thornton Plantation to Kell Gate Green thus connecting walks from Grange Farm to Fox Covert to the bridge to join paths to Newby and Larchfield.
- Create a dual purpose pavement along the length of Low Lane over A174 to link with Brookfield.
- Improve existing MID/011 linking Low Lane towards Stainsby Hall Farm to ultimately reach Thornaby.
- Improve existing MID/014 through Rose Cottage development to link with MID/010 through Stainton Low Wood and on to MID011.
- Improve MID/025/026 & 027 around Hemlington Grange and Unicorn Centre and connect with Stainton Quarry.
- Install a traffic management system to provide a safe crossing from The Spinney and Vernon Court over Stainton Way to Dale Park and subsequently to Hemlington Lake.
- An improved crossing at Stainton Care Home on Stainton Way and an upgraded pavement alongside Arrandale.

Necessary road infrastructure must be put in place as part of any future strategic development to prevent further congestion at the A19/A174 junction, which is already at full capacity.

Development proposals on land that lies within the broad location of the 'green link' network will be required to align their green infrastructure requirements to this policy, so that they may contribute to the successful formation, maintenance and signage to develop and enhance the network.

Any new housing development should incorporate safe pedestrian and cycle routes to facilities and services including schools. This infrastructure should be incorporated in and built prior to occupation of any dwelling. Any occupation in advance of the completion of the infrastructure must be clearly justified. Major development must consider improvements to walking and cycling routes to improve access to schools which children within the parish attend.

The Neighbourhood Plan will promote sustainable infrastructure to ensure that the effectiveness of the surface water and sewage provisions are fit for purpose and are up-graded commensurate with any increase in demand.

13. SERVICES/SCHOOLS/SHOPS/UNICORN CENTRE/LARCHFIELD

POLICY JUSTIFICATION: SERVICES/SCHOOL/SHOPS/UNICORN CENTRE/LARCHFIELD

Over recent years the parish has lost the permanent post office and village shop, there is a need to ensure that further services are not lost. The local community has voiced their concern about the lack of local facilities and services together with limited public transport systems, which can restrict them in securing their daily needs. This has resulted in an over-reliance on private vehicle use within the parish. Of particular concern is the lack of school, medical and playground facilities within the parish, especially given the development pressure that the parish is under.

A growing population is putting further pressure on already stretched services. Therefore it is essential that any development will not add more pressure on these services, but seeks to enhance and protect the services available within the parish. Services and amenities of the Unicorn Centre, Larchfield and the Sporting Lodge are valuable as key health and wellbeing assets within the parish.

Policy ST8: SERVICES/SCHOOLS/SHOPS/UNICORN CENTRE/LARCHFIELD

The Neighbourhood Plan will promote the inclusion of services, shops, schools and play facilities within the controlled growth on the allocated sites in accordance with the Middlesbrough Council Local Plan and the National Planning Policy Framework.

The Unicorn and The Larchfield Centres will continue to be supported as part of the village community. These are valuable resources that contribute significantly to supporting vulnerable people and no development should be permitted which will encroach on their ability to continue delivering services from these sites. Surrounding areas around these two facilities must be managed with care and sensitivity and particular attention on noise, traffic and vistas be a priority.

Residential development should help to address the lack of retail facilities; doctors, pharmacies, post office, schools and child care facilities, and be part of the overall plan for the area. Any development will only be supported where it is deemed that the school place requirement has been addressed, accessible through safe and sustainable routes.

The retention and development of fitness facilities at the Sporting Lodge site will be supported.

14. DESIGN PRINCIPLES

POLICY JUSTIFICATION

Within the Neighbourhood Plan area there are a number of housing sites currently being developed. To ensure that these developments (and any future development) enhance the character of the area it is essential that their design reflect the character of the area.

The parish has been subject to significant residential development over a number of years and there is concern that the rate and type of development is impacting the character of the area. There are a number of issues detailed below. The policies of the Neighbourhood Plan aim to enhance the quality of development in the area to ensure that character of the parish is maintained.

Key issues are:

- Concern that the village character is being eroded by an over dominance of generically designed mass housing developments, which has a bearing on the sense of community.
- The building of new properties on Green Field Sites is causing a loss of countryside and green spaces.
- The wrong types of houses are being built.
- The creation of taller buildings is not in character of the parish.
- The lack of accommodation for older people and those with additional needs i.e. bungalows.
- The housing density is impacting negatively on the open spaces in and around the parish.
- Larger houses have a high impact on the infrastructure on the parish.

The community seeks to ensure that:

- The development of the village offers a range of housing types, which enhances the housing offer available in the Neighbourhood Plan area.
- The design of housing sites and dwellings is of a high standard, taking into consideration the character of the local area.
- New developments have integrated green spaces and appropriate facilities for the size of development.
- Housing development on the allocated site provides an integrated mixture of housing, which does not exceed two storeys in height and includes bungalows.
- New housing and/or housing extensions reflect the established vernacular of the area in terms of building styles and materials. The building of apartments (above 2 storeys) and buildings of three storeys and above will be strongly opposed.
- Any new development will be linked in to the existing roads, cycleways, bridleways and footpaths to enable better access and integration.
- Are built to the highest possible energy efficiency standard, incorporating renewable energy measures, such as solar panels, where appropriate.

Residents felt that overdevelopment puts pressure on already stretched infrastructure and compromises the integrity of the village status. Height restrictions on new builds will help protect valued views and vistas and the building of more, much needed bungalows to encourage the growing, ageing population to live independent lives.

Policy ST9: Design Principles

In order to achieve a balanced and sustainable community and maintain our essential assets, this plan will seek to provide a choice of high-quality energy efficient and well-designed new homes to meet the existing and future needs of all members of the community.

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.
2. Should include a mix of housing options to meet the current needs of residents, including flexible lifetime homes and should include at least 10% bungalows to meet need.
3. Include affordable housing provision to meet the identified need, these should be indistinguishable and of the same high-quality design as the market housing and in line with local plan policy requirements.
4. Consider Building for Life principles through the design process.
5. Be a maximum two-storey, unless there is a clear design justification reflective of the surrounding vernacular).
6. Preserve and enhance significant views and vistas.
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.
8. Be accessed safely from the highway and incorporate appropriate pathways, cycle ways and sufficient parking spaces.
9. Include green space within the development site for use of residents.
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.
11. Ensure that homes are designed to be flexible to meet the changing needs of their occupants.

The Neighbourhood Plan group support the production of a village design guide to assist with guidance to residents and developers.



Good design of terraced housing, addressing site with distinct design and positive boundary treatment.



Although some nice design features the massing and scale of this building too large.

15. NEW DEVELOPMENTS ON GREEN FIELD SITES (RATE OF NEW BUILDS / DENSITY / LANDSCAPING / GREEN CORRIDORS)

Over recent years the speed at which new housing is being built on green field sites in the parish is significant and there are serious concerns as a result from the community.

Issues identified are:

- A weaker sense of community
- Air quality depreciation
- New Builds targeted only at people with high incomes
- Lack of housing types and mix
- Increase in crime and anti-social behaviour
- Increased traffic, lack of adequate parking and insufficient facilities
- Lack of school and childcare places and facilities for young people
- Overloaded sewage and drainage systems and lack of investment in infrastructure
- Reduction in green spaces and countryside
- Unsafe cycle ways and pathways

The rate at which development has taken place in the parish has hugely increased the population of the parish, which continues to grow as the approved developments build out. Key to the support of future housing sites is a comprehensive assessment of need setting out the future requirements.

The Neighbourhood Plan accepts that the allocated housing set out in the current 2014 Housing Local Plan provides the required levels of new housing over the plan period, however, this far exceeds the parish's needs and accommodates much of the growth of the borough as a whole (see Figure 3 for Limit of Development). With regard to new housing, the Neighbourhood Plan supports the provision of new housing on previously developed land and only advocates the allocation of further greenfield development if clear justification is given through the adoption of a new local plan and fully considers the suitability of any proposed green field sites as sustainable development.

Landscape and Heritage Assessment (MBC Local Plan Review 2016)

This work was undertaken as part of the evidence base for the MBC Local Plan review which was halted in July 2019. The Neighbourhood Plan group consider the assessment of green spaces as relevant for the development of the Neighbourhood Plan and have, therefore, retained reference to it in this document.

The study required a holistic assessment of the different values placed on landscapes within Middlesbrough.

It was agreed that overall value would be assessed under four key themes:

- Landscape – being the value attached to features and characteristics;
- Visual amenity – the value attached to views and scenery;
- Historic environment – the value attached to its component assets: archaeological remains; historic structures; and historic landscape features; and
- Green infrastructure (GI) - the value placed on the functions and networks provided by green space.

The following details land within Stainton and Thornton Parish, full evaluation is within the assessment document however location and relevant conclusions are detailed below:

Parcel 21 Stainton Vale: This triangular parcel is bounded by the A174 to the north, the A19 to the west, and the B1380 Low Lane to the south-east. The parcel includes Stainton Vale Farm and the Sporting Lodge Hotel, and extends to 81 ha.

The potential significance of Grade II listed Stainton Vale and its setting will need to be carefully considered if any proposals came forward. Maintenance and enhancement of access through the area should include consideration of access along Stainton Beck, and potential for an accessible crossing of the A19 to access the woodland resource on the west side of the road. There are housing allocations at Stainton on the south side of the B1380, and there is potential for the separate identity of Stainton to be further eroded if this site is developed.*

Parcel 22 West of Thornton: This parcel includes the farmland at the south-west corner of Middlesbrough, bounded to the north by Low Lane, to the east by Stainton and Thornton, and to the south by Maltby Beck, which forms the Borough boundary. It covers an area of 69 ha.

The parcel forms part of the setting of Stainton and Thornton Conservation Area, providing a rural backdrop for the medieval villages, particularly Thornton. Public footpaths lead north-west and south-west from Thornton, towards Stainton Vale and Maltby respectively. Maltby Road forms part of the Route 65 of the National Cycle Network, running from Hornsea to Middlesbrough. This small area is adjacent to the Stainton and Thornton Conservation Area, and development may impact on its setting. The rural character of the area, particularly of the beck valleys, would be vulnerable to large scale housing development, which could also erode the separate identities of Stainton, Thornton and Maltby.

Parcel 23 Thornton to Coulby Newham: This parcel forms a long, narrow strip of farmland across the south edge of the Borough. It runs from the village of Thornton in the west, to the B1365 in the east, and is bounded to the north by the edge of the settlement or committed development areas. The borough boundary is generally within 500-600m of the settlement edge, and the parcel covers 152 ha.

Recorded heritage assets in this parcel comprise five historic farmsteads and associated historic buildings. These are set within planned fieldscapes of apparently 18th -century date which have seen some alteration. Stainton Grange of 18th -century date is the only listed building (grade II), and is set within an apparently largely contemporary fieldscape. Grange Farm and Holme Farm retain some historic buildings though their relationship to associated fieldscapes has largely been lost. Buildings at Hemlington Grange and Larchfield Farm have largely been replaced by modern structures of limited heritage significance. Time depth resides in the remnant 18th -century fieldscapes that remain legible in places, and the lanes running through the parcel that may be of greater antiquity. The western end of the parcel is within Stainton and Thornton conservation area, and is close to designated assets, including grade II listed buildings and the grade II* listed Church of St Peter and St Paul.*

A small number of public footpaths connect into the settlement to the north, and with the wider countryside to the south. Seamer Road runs through the west of the parcel and is popular with cyclists, linking Hemlington and Thornton with NCN Route 165 to the south. Stainton Quarry, at the north-west edge, is a local nature reserve (LNR) providing habitat and public open space at the edge of the settlement. Biodiversity value is focused along the Stainton Beck, often lined with woodland, and occasional small farm woodlands, as well as Thornton Plantation which is a site of importance for nature conservation (SINC). Development in the western part of the parcel is constrained by the LNR, conservation area, and the grade II listed Stainton Grange. The eastern part may have fewer constraints but development would further erode the remaining corridor of open space within the south edge of the Borough.*

POLICY JUSTIFICATION

As the parish is a popular place to live it is important that the local environment is enhanced. Residents supported small or infill developments of 10 or less homes would be in keeping with the village setting. These developments should be guided by the principles set out in ST9.

However it is acknowledged 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 following policy sets out the requirement of any such development.

Policy: ST10 NEW DEVELOPMENTS ON GREEN FIELD SITES (RATE OF NEW BUILDS / DENSITY / LANDSCAPING / GREEN CORRIDORS)

New housing development on green field sites in the parish, where appropriate, should be designed to:

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;
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 i.e. 30% of build to be smaller homes or the housing requirement (size) as identified by the local housing needs assessment and must include bungalows to meet Policy ST9.
3. Include affordable housing in line with local plan policy requirements.
4. Provide an open and attractively landscaped development of low-density housing on the built areas within the development.
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.
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;
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;
8. Retain existing farmsteads, trees, hedgerows, ditches, watercourses, and heritage assets within the development;
9. Maintain significant green gaps and wildlife corridors 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. In order to maintain these gaps, 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).
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.

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

In relation to the development of a new Business Park on Hemlington Grange, any new development must not adversely affect the smooth running or amenity of The Unicorn Centre or the Larchfield Community.

As part of any future major development of the parish, the development of community, retail, sports and leisure facilities would be supported at an appropriate scale. In the case of the Sporting Lodge which offers excellent amenity for the community, the retention of sports and leisure facilities on this site would be supported. Community buildings and facilities are needed to provide the growing population with local needs and activities.

The Neighbourhood Plan supports the enhancement of local infrastructure and would like to be involved in master planning the upgrade of Rights of Way through and around the parish.



Green infrastructure, play and the retention of existing and planning of new trees within new development sites.



16. DEVELOPER CONTRIBUTIONS AND PLANNING OBLIGATIONS

POLICY JUSTIFICATION: Developer Contributions/Planning Obligations

There is a need for improvement in services, infrastructure and facilities in the Parish of Stainton and Thornton. Increased development equates to increased demand in infrastructure and depleted services as well as pressure on the environment. It is crucial that any future development is considered carefully with regard to the impact on the community and its services and where appropriate planning obligations are sought to ensure that a development is acceptable in planning terms.

This section brings together the issues identified through the policies in this Neighbourhood Plan, through consultation the key areas of concern are:

- Better broadband
- Facilities, land for recreation, for Young People
- Safer Cycle Routes
- Safer Pedestrian Routes
- Protect and Enhance Green Spaces
- Improve road infrastructure
- Improve flooding defences
- Improve Road management systems
- Promote Renewable Energy systems.

This has been refined to provide a list of projects, which will improve and enhance the community infrastructure within the parish available for all residents to utilise. This is not an exhaustive list and further projects may come forward through the Parish Council.

Policy: ST11 Planning Obligations

Developers should discuss proposed projects with the community at an early opportunity in project development to ensure early consultation on planning obligations and community infrastructure.

Developer contributions towards improved community and green infrastructure will be sought where it is shown that the obligation is necessary to make the development acceptable in planning terms, is directly related to the development and is fairly and reasonably related in scale and type to the development. Projects should be delivered in close vicinity to the site and within the Neighbourhood Plan area. In relation to habitat creation, it may be appropriate to consider off site provision within the local vicinity of the site, where a development cannot mitigate harm (or a biodiversity net loss) to protected species and/or habitat within the development layout.

Developer contributions will be determined on a site by site basis and due consideration should be given to priorities listed in Appendix 9.

Where a developer deems a scheme's viability may be affected, they will be expected to submit an open book viability assessment to justify any reduction in planning obligations.

17. RENEWABLE ENERGY & ENERGY EFFICIENCY

POLICY JUSTIFICATION: Renewable Energy and Energy Efficiency.

Due to the semi-rural nature of the parish there is scope for the potential generation of wind and solar energy. Through the preparation of this plan there has been mixed levels of support for this kind of development, with particular concern about the impact on the landscape, environment and a biodiversity in the vicinity of any potential sites.

It is an aspiration of the plan to champion energy saving and efficient systems and promote a cleaner and environmentally friendly area of Middlesbrough, therefore the Neighbourhood Plan will attempt to support the development of Wind and Solar energy in the parish. It is essential that any proposals engage with the community prior to planning applications being made.

On a smaller scale the Neighbourhood Plan will encourage developments both in new housing and in extensions to be built to the highest energy standards. Renewable and energy efficient systems to be installed at the building stage and not added retrospectively, water butts as water saving devices will be installed in all gardens and electric charging points to be installed. Also supported are environmentally friendly alternatives to traditional ways of heating and lighting homes.

Policy ST12 Renewable Energy and Energy Efficiency

Wind and solar energy development should consider and satisfactorily address the following criteria:

- The impact on the amenity of residents, including visual intrusion, noise, glare and traffic;
- Siting and scale to take into account the appearance, topography, landscape and character of the area as identified in existing and any future landscape and visual impact assessments;
- Impact on species, habitats and biodiversity;
- Impact on heritage assets;
- Impact on rights of way.

Large scale wind and solar energy development will only be supported where the community has been actively involved through meaningful consultation in the development of proposals.

The following should be considered in any new major housing development in the parish:

1. Solar panels
2. Electric vehicle charge points
3. Provide water butts in each garden to store rainwater for ponds and gardens, thus saving money and protecting water supplies.
4. Flat roofs to be *avoided where at all possible and where unavoidable to be* planted with succulents or other recommended appropriate species for Green Roofs, thereby reducing water run-off into drains and preventing flooding.
5. Permeable driveways and road surfaces to allow drainage.

The inclusion of renewable and energy efficiency systems are encouraged on small scale housing development and extensions to existing dwellings.

REFERENCES:

The following documentation has been used to provide background and/or helped to formulate the policies within this Neighbourhood Plan:

- Tees Valley Nature Partnership research on Green Infrastructure and Natural Health & Wellbeing
- Basic facts about Stainton and Thornton 2015 election ward
- ONS England Mid-Year Population Estimates (Ward Level)
- Census 2011 Detailed Statistics (Ward Level)
- NOMIS local Area Reports (Small Areas)
- DCLG English Indices of Deprivation 2015
- CPRE Campaign to Protect Rural England
- Teesmouth Bird Club – Local Wildlife Sites in Middlesbrough
- Stainton & Thornton Heritage Book
- Tees Valley Wildlife Information
- Tees Valley Structure Plan
- DEFRA’s Policy paper on Environmental Targets
- TVRCC Information
- MBC Local Plan
- MBC Open Space Assessment
- MBC Green Space Assessment
- MBC Strategic Information on Site Allocations and Assessments
- MBC Strategic Housing Assessment
- MBC Landscape and Heritage Assessment 2016
- MBC Local List of buildings with special architectural or historic interest (April 2011)
- MBC Preferred Options Document 2018
- Stainton and Thornton Conservation Area Appraisal and Management Plan 2008
- NPPF (National Planning Policy Framework)
- Guidance for Outdoor Sport and Play (2015), Fields in Trust

ACKNOWLEDGEMENTS

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APPENDICES

- 1. Area Context**
- 2. Ethos and Character**
- 3. Plan Group Meetings**
- 4. Local Green Space Assessment**
- 5. Historical Context**
- 6. Heritage assets in the Conservation Area**
- 7. Middlesbrough Local List**
- 8. Footpaths: Overview and future route enhancements**
- 9. Community Projects**

Appendix 1: Area Context

Demographics

According to the Tees Valley Combined Authority (TVCA) estimates for mid 2015, the ward area of Stainton and Thornton had a total of 2080 residents made up of the following age groups:-

	Total	0-15 years	16-64 years	65+ years
Stainton & Thornton	2080	300	1270	500
Middlesbrough	139500	28600	88800	22100
Tees Valley	667500	128600	415900	122900
National	57885400	10960400	36588700	10336300

The mean age of the Stainton and Thornton 2015 election Ward population is 44 years, compared to a mean of age of 38 years for residents in the whole of Middlesbrough. Recent trends show an increase in the proportion of residents over retirement age and a lower proportion of school age children. This reflects national trends for people to live longer. However, this trend is not reflected in planning policy for the types of homes being built. There are not over 32% of smaller homes built for pensioners or single occupancy on the new developments in the parish area, or in Middlesbrough as a whole. A more sustainable planning policy that reflects trends is required. Household composition from the 2011 census shows significant numbers of pensioners and single non-pensioner occupancy rates as the percentage of total population, given below.

Household Composition

	Pensioners	Single Non-Pensioner	Total
	%	%	%
Middlesbrough	19.6	12.7	32.3
Tees Valley	21.2	13.1	34.3
National	20.6	12.4	33.0

In addition to these stats the census shows that in 2011 8.52% of Middlesbrough's population, aged 16-64 were 'limited a lot by a health problem or disability'. The Tees Valley Combined Authority's (TVCA) Local Industrial Strategy July 2019, Evidence Report lists as one of its four Grand Challenges 'Ageing Society: harnessing the power of innovation to help meet the needs of an ageing society.'

Housing

	Owner Occupied	Social Rent	Private Rent
	%	%	%
Stainton & Thornton	70	21	8
Middlesbrough	58	25	15

There is a higher proportion of home ownership in the Plan area compared to national, regional and Middlesbrough figures with 70% of homes owned outright or with a mortgage compared to 64% nationally. There are a higher proportion of Band B properties than in the rest of Middlesbrough.

Economic Activity & Education

The plan area has a low rate of people who are claiming unemployment benefit.

According to NOMIS the figures for employment and unemployment in Middlesbrough for the period from April 2018 until March 2019 are:-

Economically Active

	Middlesbrough (numbers)	Middlesbrough (%)	North East (%)	GB (%)
Economically active	62,900	70.3	75.5	78.7
In employment	57,900	64.6	71.1	75.4
Employees	51,200	57.2	62.4	64.4
Self-employed	6,600	7.2	8.5	10.7
Unemployed	4,500	7.2	5.7	4.1

Economically Inactivity

	Middlesbrough (level)	Middlesbrough (%)	North East (%)	GB (%)
Total No of people	26,200	29.7	24.5	21.3
Students	6,900	26.2	25.1	26.8
Looking after family/home	8,000	30.5	21.3	23.6
Long term sick	5,000	19.2	27.5	22.9
Retired	2,900	11.2	9.5	11.3

With such high levels of economically inactive residents in Middlesbrough, it becomes increasingly important to ensure that their surroundings offer green spaces for outdoor activity and improvement of physical and mental health.

Education

These education details are from the ONS population survey and show educational qualifications from Jan 2018 – Dec 2018.

Numbers and % are for those aged 16-64. The % is a proportion of resident population of area aged 16-64

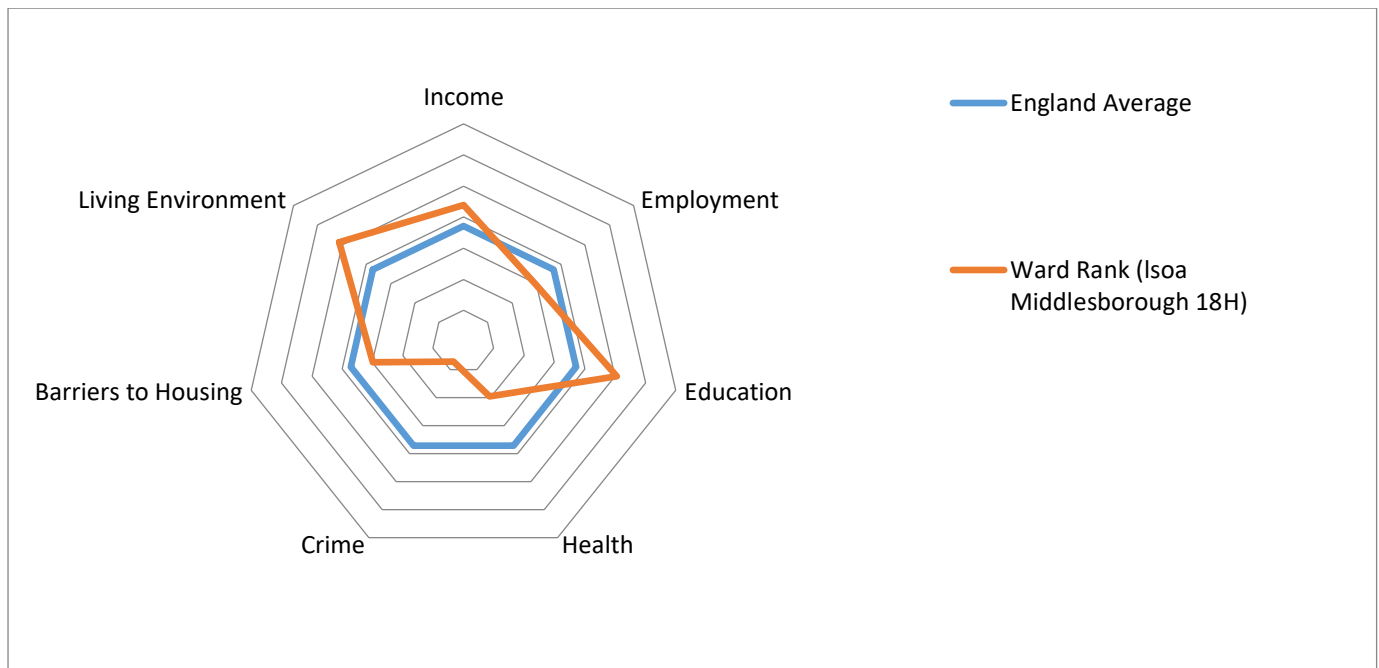
	Middlesbrough (level)	Middlesbrough (%)	North East (%)	Great Britain (%)
NVQ4 and above	24,100	27.4	31.1	39.3
NVQ3 and above	40,400	45.9	51.9	57.8
NVQ2 and above	56,000	63.5	73.0	74.9
NVQ1 and above	65,600	74.5	84.7	85.4
Other qualifications	7,500	8.5	5.8	6.8
No qualifications	15,000	17.0	9.5	7.8

The TVCA Industrial Report states that the area has high levels of self-containment (87% of Tees Valley residents work in the area). This highlights the importance of effective internal transport infrastructure in order to connect the population with learning, employment and leisure opportunities.

Our plan very much aims to improve links to neighbouring communities for work, leisure and amenities. particularly the opportunities for increasing the green infrastructure.

Index of Multiple Deprivations

Where the red line is inside the blue line the ward is more deprived than the England average, where it is outside the blue line it is less deprived than the England average.



Source: IMD 2015 England Rank

When assessed against IMD indicators to Neighbourhood Plan area is above the national average in income, living environment and education, slightly lower in terms of barriers to housing and employment. Health is lower than the national average, which may be consistent with the needs of an aging population. Crime is highlighted to be an issue – *The Community Council, which meets bi-monthly, receives reports from Cleveland Police Department regarding the number of crimes in the Parish. The Residents of Stainton and Thornton are concerned over the increase in crime and anti-social behaviour. It is generally felt that the impact of the growing population and the coalescence of neighbouring communities causes an increase in crime figures. Road offences have been noted as a particular problem as speeding traffic through the village increases.*

According to the UK Governments Department of Work and Pensions, the number of households claiming Universal Credit is as follows:-

	June 2018	May 2019
Middlesbrough	1465	6069
Darlington	985	3949
Hartlepool	6623	7553
Redcar & Cleveland	1266	3684
Stockton	1602	6779
TOTAL	11941	28034

Connectivity

The area has good road transport links provided by the A174 to Teesport and A19 to North Yorkshire to the south and the Tees Valley, Newcastle and Durham to the north meaning that there is a wide range of employment opportunities available to residents.

However, with a limited bus service and footpath and cycling routes that are in need of improving sustainable transport options are currently limited. There are bus services to nearby Hemlington and to Middlesbrough. The nearest shopping centre is at Coulby Newham: there is no direct bus service. To reach local market towns such as Stokesley and Yarm by bus is very complicated.

Survey results show that 91% of Residents use their car as their main source of transport. When asked what other forms of transport they would like to use more, 68% would like to use the bus more, 24% bike and 41% would like to walk. Public transport, better cycle routes and safer pedestrian pathways are vital improvements needed in the community.

Improvements are also needed to improve broadband speeds within the NP catchment area to facilitate more working from home – thus reducing traffic congestion and pollution.

Appendix 2: Ethos and Character

THORNTON

Thornton lies between Stainton Beck to the north and Maltby Beck and the borough boundary to the south. Low Lane marks the northwest boundary. It consists of a mixture of old and new dwellings and extensive arable and grazing farmland. There are no places of worship, schools, shops or pubs in Thornton. There is no bus service.

Immediately after crossing Kell Gate Bridge, the entrance to Kell Gate Green is on the left.

Climbing Thornton Road, there is an excellent view of Stainton church over Kell Gate Green. This helps to create an immediate feeling of a rural village. To the left, and particularly to the right around "Red Walls", are the remains of the walls of Thornton Hall kitchen garden. Thornton Hall was behind what was Thornton Nursery Garden (closed in 1980s) where the modern houses of Thornton Vale now stand. The Pennyman family owned much of the land in Thornton from the 17th Century and they lived at Thornton Hall until Ormesby Hall was completed. Thornton Hall fell into disrepair, it burned down and was later



demolished in 1742. Bricks were used to build cottages on the estate and some doors and windows were built into the farmhouse at Low Farm. The plantation and pond remain behind Thornton Vale. A giant cedar tree was in Thornton Wood: 13' 4" around the trunk, it was over 100ft high. It was blown down in a gale on 16th



February 1962.

Passing the garage on the right, which used to be the smithy, fine old properties and interesting gardens lead to the entrance to Thornton Close and shortly after is "the pump" which marks the location of an earlier drinking water pump.



The T junction provides a great deal of interest. Well-maintained flower borders and grassed areas make this a very popular stop for passing cyclists.

Across the junction are 18th Century cottages. Built in 1728, Ivy Cottage, Rose Cottage and Aitkenvale housed Wharfe's Bakery, "A Washerwoman" and a Tinker/ Itinerant Trader. Behind these



dwellings is "The Cottage" lying at right angles to the road and built in 1680. Opposite the cottages the phone box has been recently removed.

Nearby is a row of properties set well back from the road and approached through well-maintained gardens.

Travelling along Maltby Road (which continues Cycle Route 65) the entrance to Upper Farm is passed on the right on the bend. The land belonging to this farm extends 137 acres to the north and west. On the other side of the road the field is farmed by farmers based at Thornton Grange (which lies just outside the Middlesbrough boundary).



Back to the junction the road south heads towards Seamer, with a large arable field belonging to the Pennyman Estate on the left. A variety of houses line the right hand side of the road. Behind them is Cedar Drive.

STAINTON VILLAGE

This area lies south of Low Lane, with Stainton Beck to the west and south. Stainton Way defines the eastern boundary. The church and shops are located on Hemlington Road with the pub just round the corner on Meldyke Lane. There is only one small formal play area for the whole of the parish. However, "High Rifts Field", next to Maelor's Wood close to Stainton Way, and open land forming part of Stainton Quarry (accessed from Cedarwood Glade) are available for informal play.



Until recently, access to Stainton from Low Lane was by the narrow Strait Lane, with hawthorn hedges on either side, a pavement on the left side and grazing horses in the fields at Rose Cottage Farm. To the right were fields of wheat. Now, opposite The Sporting Lodge, the 3

storey Montpellier Manor Care Home has recently been constructed. Accessed from Strait Lane.



All phases of Rose Cottage are complete, Rose Cottage Phase 3 extends from Strait Lane westward to Stainton Beck.





Travelling up Strait Lane, High Rifts is on the left: this road consists of bungalows where the varied and beautifully kept gardens are a joy to see.

Back on Strait Lane, there is a narrow green on the right, between the road and several bungalows. This green has a variety of trees. Houses are on the left. At the top of the lane is a property called "The Orchard", where there used to be a smaller dwelling situated in an orchard which is now Rowan Grove, a cul-de-sac with 9 properties. Some of the old orchard trees, including pears and a walnut, survive alongside the property boundaries to the west. Further along, on the right, is Victoria House, standing across from the Stainton pub: this was the residence of the Quarry owner and served as such for 3 generations. It had a full household staff and gardeners. Kelgate Terrace is next- a row of cottages of different designs.

The Stainton Inn opened in 1897, replacing the Blacksmiths Arms. It is a Grade II listed building.

Meldyke Lane is where the village green was originally: there was a drinking water pump which was operated by a large wheel, surrounded by white railings. Piped water was brought to the village in 1920 – 1921. A little



and rededicated in 1997. In November 2016 the chapel carried out its first christening in almost 150 years, when Jacob Henderson-Thynne was baptised.

further along is a narrow grass island on which stand two mature horse chestnut trees: these trees were planted on 22nd August 1911 to commemorate the coronation of King George V. there was a smithy close to the chapel.



The Methodist chapel was built in 1840. It was closed in 1939 and then leased to North Riding Council who used it for storing blankets. It re-



The old shool house was established on Meldyke Lane in 1844. In 1876 a new school, with the capacity to accommodate 102 children, was built over the way. The National School building was used as a Sunday school and as a school dinner hall. The school closed in 1971 and, after briefly serving as a youth club and centre for adult education, is now owned by private businesses. The headmaster's house next door is now a private residence. The old school building was sold to the parish council and it became the Memorial Hall, a Grade II listed building. The Hall is now run by Trustees on behalf of The Charities Commission and hosts a variety of activities for the residents and extended communities.



Meldyke Lane is a part of the section of the National Cycle Route 65 linking Maltby with Middlesbrough which was opened on National Bike day on 10th June 1998 by the mayor. Travelling along Meldyke Lane, the small group of bungalows at Meldyke Place is reached. Beyond that is Quarry Drive, which leads to High Rifts and Fawcett Avenue. In the latter, the bungalows were designed and built so that the sun was caught in each room at some time of the day. Some had the initial letter of the original owner on the front gable.

Cedarwood Glade is built on land which was originally the quarry. Nearby Riverslea House, dating from the 1860s and originally used as an office block for Pearson's and then by other companies became a nursing home which was demolished to make for the development now known as Cobblestone Close.



Heading along Hemlington Road towards the church, there are 18th and 19th century cottages of various sizes and design. The house on the right, with the steps, was once a farmhouse, a pub (Bay Horse), fish and chip shop, and café before becoming a private residence.

Just after Glebe Gardens on the left is Marwood Wynd. As well as 2 new large properties which enjoy views towards Thornton and a terrace of modern houses, this is where to find Stainton House, which was built in

1803 as a vicarage.

After Church Close on the right was where the post office was located. This closed in 2011 and is now a private residence. A telephone box was installed nearby in 1939 (only 7 years after electricity arrived in the village and street lamps were installed) but was removed several years ago. Next is a hairdresser and, where the village shop used to be until 2009, a brow bar. In the terrace beyond there used to be a blacksmith, a cobbler and, at the end where there are double gates, a butcher and abattoir: a small grocery

and sweets shop followed on the site and traded until 1980. Now partly renovated, plans to convert to private accommodation have been approved.

Over the road, an 18th Century way marker is built into the churchyard wall. Now eroded, it is difficult to read but the fingers point to Guisborough and Stokesley.

Heading down Thornton Road, number 23 is "Hillside", which was once called "Upper Bank House", built in the early 1900s. It was used as the vicarage until the house next door was completed in 1935.

With 5 bedrooms and 3 family rooms this is much more modest than the earlier vicarage at Stainton House. From 2014 this is the residence and office of the Bishop of Whitby. Across the road, steps provide access to the churchyard and church: this was where a drinking water pump was to be found. Between the vicarage and the beck is a paddock which is used for the care of, and exercising of, ponies.



Kell Gate Bridge marks the boundary between Stainton and Thornton.

STAINTON NORTH

This area has the A19 to the west, A174 to the north and Low Lane (B1380) to the south. It consists of mixed farmland, residential properties, a hotel with leisure facilities and community woodland.

Plum Tree Farm lies in the western corner and a public footpath leads from Low Lane, past the farm, to stop at the A19 boundary. The land is both arable and grassland.

In the middle of this area is Stainton Vale Farm and farm cottage: they respectively date from the mid-18th Century and late 18th Century and the farm is a listed building. It provides livery for horses and advertises a farm shop. RTS Joinery and Shop fitting occupy some of the property.



A surfaced lane leads from Low Lane, passing between the Potting Shed and Stainton Vale to reach a bridge, which passes over the A174 to the several properties at Stainsby Hall Farm.

British Telecom occupy the area between the track and the Post House/Sporting Lodge. Both are accessed from Low Lane. The latter is a residential hotel with swimming pool and gymnasium attached. A local farmer uses an



adjacent field, at the eastern end of the area.



Stainton Low Wood, maintained by the Woodland Trust, consists of mixed woodland and open areas. Several paths provide links through the wood between Low Lane and the bridge near Stainsby Hall Farm. The clearings and woodland edges have some of the best and varied wildflower grassland in the area.



HEMLINGTON

This area has the B1365 to the east and Stainton Way to the north. The western boundary



runs from near the Stainton Way/ Cass House Road junction to Stainton Beck. The beck and borough boundary mark the southern limit of the area to the B1365 close to Cherry Hill Garden Centre. Hemlington village once occupied the northeast corner of the area. One cottage was a public house in the 19th Century. It is reported that the landlord had his licence taken away. After a ban of 110 years the licence was restored and the pub is now called The Gables. Nearby is Cygnet Newham House, which is used as a medical facility.



Middlesbrough Council bought Bell View Farm and Hemlington Grange Farm in the late 19th century and Hemlington Hospital was built on the site in 1895 as an isolation hospital (infectious control) – hence its rural location. In World War I thousands of soldiers from the front line were treated for injuries. The hospital was closed and demolished in December 1989. This land is now being used to for residential housing, Hemlington Grange.

At the west end of the site the new Cleveland Police and Community Safety Hub has been recently constructed. Next to that new build is the dormer bungalow “Whimsey Nook” which has been built following approval in November 2014 to “demolish and erect”. To the south of Hemlington Grange lies the Larchfield Community, accessed from the B1365. Established in 1986 it provides around 25 residential and 50 day facilities for people with learning difficulties, working on the 160 acres bio-dynamically farmed farm, the garden, bakery or the shop and cafe.

Close by is which



the Unicorn opened in



Centre, 1998. This



is a purpose-built riding for the disabled facility offering riding therapy and training opportunities for over 200 disabled adults and children each week, helped by 100 local volunteers.

Grange Farm occupies land in the northwest corner of the area.



Across the track and public footpath from there lies “Gracelands”, a barn conversion and farmhouse with 5 bedrooms. Wellfield House is next door.

Stainton Grange and the garden walls are listed buildings. A previous owner was Sir William Claud Fawcett (1868-1935) who married Adeline Brentnall, daughter of the village schoolmaster Frederick Henry Brentnall, in 1901. Their son, William Fawcett (1902-1941), was a writer on horses, hunting and racing. Holme Farm is also in this area, providing residential facilities.

Appendix 3: Neighbourhood Plan Group Meetings

25.04.17	13.11.17	03.08.18	05.02.19	03.12.19
05.05.17	05.12.17	07.08.18	19.02.19	21.01.20
23.05.17	16.01.18	21.08.18	19.03.19	18.02.20
30.05.17	30.01.18	04.09.18	02.04.19	25.08.20
22.06.17	27.02.18	02.10.18	23.04.19	22.09.20
04.07.17	22.03.18	23.10.18	29.05.19	02.02.21*
25.07.17	01.05.18	06.11.18	25.06.19	10.02.21
22.08.17	29.05.18	27.11.18	20.18.19	16.02.21
05.09.17	26.06.18	18.12.18	03.08.19	09.03.21
19.09.17	17.07.18	22.01.19	19.11.19	16.03.21

**Due to lockdown restrictions, zoom meetings have continued from February 2021 and will continue until the Neighbourhood Plan is ready to be presented for inspection.*

(a) Reports have appeared in Stainton & Thornton Community Council Newsletters as follows:

June 2017 initial Survey & Headline on Newsletter	November 2018 Newsletter
July 2017 Headline and update	March 2019 Newsletter
Sept. 2017 Headline and update	
Dec. 2017 Headline and update	
March 2018 Newsletter	
July 2018 Newsletter	

(b) David Coupe: Stainton & Thornton Parish Councillor’s Facebook page i.e. Stainton and Thornton Community

(c) Other means of Communication:

Village Noticeboards: Posters of meetings and updates	Chairman’s bi-monthly report at Community Council meetings.
Village Gala Day – stall and child surveys	Meet The Neighbour Event 19.03.18
Polling Day Meet and Greet	Preferred Options Open Event 11-18.05.18
Discussions opportunities at weekly Saturday Coffee Mornings	Pre-submission Consultation letter delivered to every household October 2020

Progress of the Neighbourhood Plan is always discussed as an agenda item at Parish Council Meetings, all meetings are minuted which are available of the Stainton and Thornton Parish Council website.

Appendix 4: Local Green Space Assessment

Stainton Low Wood – LGS1 - this is a woodland area with public access, which incorporates wildflower meadows. There are public Rights of Way towards Thornaby through the area.

Maelor's Wood – LGS2 - this is a commemorative woodland with significant community value, the woodland incorporates mown paths and woodland sculptures forming a key green infrastructure and amenity route which services the parish.

High Rifts Field – LGS3 - This is open grassland, which provides space for play and is used as a community recreation area, this is the only such facility in the parish.

The Spinney – LGS4 - Woodland with a seasonal pond.

Stainton Quarry – LGS5 - this area has significant historical interest for the development of the village. The area incorporates well utilised woodland and green areas, providing a key green infrastructure link between Thornton and Stainton. It is considered that this may be a suitable location to incorporate play equipment for the use of the parish community in the future. It is a local nature reserve.

Kell Gate Green – LGS6 - This is a well utilised green space which has been used for community events such as the annual gala day, it is regarded by the community to have the value of a village green.

St Peter & St Peter churchyard – LGS7 - Includes view to Thornton. Mostly mown grass but excellent spring flowers on south facing terraces. History, including marriage of Captain James Cook. Offers tranquillity.

Thornton Plantation – LGS8 - Shown on Middlesbrough Local Plan Preferred Options map (October 2018) as a wildlife site. Historical connection to Thornton Hall. Large pond. Owned by Ormesby Estates. Planning Application 16/5362/TCA indicated that public involvement may follow after recent thinning. No current public access. Scope for improvement: a pedestrian link from Seamer Road to this woodland and extending to the beck at Stainton Quarry would be particularly welcome.

The Pony Fields – LGS9 - provide a small green space between Thornton and Stainton. One grazing field to the east of Thornton Road is adjacent to Kell Gate Green and is part of a pleasant view towards the church. Two further fields, on the west of the road straddle the beck and are used for general equine care.

Note: part of the woodland between the A19 and Teesside Industrial Estate, along Stainsby Beck, lies within the Stainton and Thornton Parish. There is no formal access to the east side of the beck but a right of way (footpath), which lies in Stockton Borough Council, follows the west side of the beck before turning to follow the north edge of the industrial estate. This area does not currently fully satisfy the requirements of a Local Green Space.

LGS 1: Stainton Low Wood

Site and Location Situated between Low Lane and Stainton Vale Farm. Owned and managed by the Woodland Trust.

Public Access As well as a public right of way, there are several informal paths through the woodland. There is no car parking facility.

Criteria for designation as a LGS

Reasonable proximity to a local community

The wood lies immediately across | Low Lane from the village of Stainton, with access points from that road. It is therefore considered to be in reasonable proximity to a local community.

An Extensive Tract of Land

The wood is enclosed by Low Lane to the south, a fenced track (and right of way) to the east, fields to the north and west, creating a well-defined compact parcel of land. It is not, therefore, considered to be an extensive tract of land.

Landscape Character and Views

There are several paths through the mixed woodland and these incorporate some wildflower meadows. At one point there are views across fields to Stainton Vale Farm.

Heritage Significance

The rights of way through, and adjacent to, this woodland lead to the ancient village of Stainsby to the north.

Wildlife significance

In summer, the meadows and “rides” are rich in wildflowers, including a variety of orchids. Moths and butterflies abound. As well as insects and birds, small mammals such as hedgehogs, grey squirrels and rodents live here. Larger mammals, such as foxes and roe deer, have been noted.

Recreational Value

The area is used by local dog walkers, nature photographers, joggers and walkers taking advantage of circular walks around the periphery of Stainton Vale Farm.

LGS 2: Maelor's Wood

Site and Location Situated between Stainton Way and the estate known locally as Rose Cottage Farm. Owned by MBC and managed by local volunteers.

Public Access Although there are no public rights of way, there are several informal paths through the woodland with access from Low Lane, Stainton Way, Rose Cottage estate and the cycle route to the east. There is limited car parking available on Low Lane.

Criteria for designation as a LGS

Reasonable proximity to a local community

The wood lies next to Rose Cottage in the village of Stainton, with access points from that estate. It is therefore considered to be in reasonable proximity to a local community.

An Extensive Tract of Land

The wood is enclosed by Low Lane to the north, Stainton Way to the east, housing to the west, creating a well-defined compact parcel of land. It is not, therefore, considered to be an extensive tract of land.

Landscape Character and Views

There are several paths through the mixed woodland and these incorporate some wildflower meadow. Several wooden sculptures can be found.

Heritage Significance

The wood is named after Maelor Williams, a highly respected Middlesbrough ward councillor in Stainton and Thornton for many years. It was due to him that the wood was planted several years ago.

Wildlife significance

Autumn fruits are in abundance here! Crab apples, hazel nuts, blackberries etc. are enjoyed by local residents and by small mammals and birds.

Recreational Value

The area is used by local dog walkers, joggers and walkers taking advantage of circular walks around the periphery of Stainton.

LGS 3: High Rifts Field

Site and Location Situated between Maelor's Wood and Cycle Route 65, with Stainton Way to the east and dwellings in High Rifts to the west. Owned by MBC and managed by MBC (grass cutting) and local volunteers.

Public Access There is no public right of way, but there is easy access from Maelor's Wood and from the cycle way.

Criteria for designation as a LGS

Reasonable proximity to a local community

The field lies next to dwellings on High Rifts in Stainton. It is therefore considered to be in reasonable proximity to a local community.

An Extensive Tract of Land

The field is enclosed dwellings on one side, Stainton Way and the cycle way creating a well-defined compact parcel of land. It is not, therefore, considered to be an extensive tract of land.

Landscape Character and Views

This an open space of grassland, with a band of trees to one side and shrubs (including several very productive blackberries) on the other. There is a small wildlife pond at the northern end.

Heritage Significance

There is no Heritage Significance.

Wildlife significance

The mown grass area is not ideal for wildlife but the peripheral shrubs and trees offer sustenance and shelter for a range of birds, mammals and insects. Larger mammals, such as foxes and roe deer, have been noted.

Recreational Value

The area is used by local dog walkers, joggers and walkers taking advantage of circular walks around the periphery of Stainton. It is also used for informal ball games.

LGS 4: The Spinney

Site and Location Situated between Hemlington Road and the Cycleway 65, running parallel to Stainton Way.

Public Access A paved way crosses The Spinney, leading from Vernon Court over Stainton Way towards Hemlington Lake. A paved way leads from this path to Hemlington Road and an informal path leads in the opposite direction towards High Rifts Field.

Criteria for designation as a LGS

Reasonable proximity to a local community

The wood lies between Stainton Way and dwellings in Vernon Court and in Whinstone and Roseberry Drives. It is therefore considered to be in reasonable proximity to a local community.

An Extensive Tract of Land

The narrow strip of woodland is enclosed by dwellings on one side and Stainton Way on the other, creating a well-defined compact parcel of land. It is not, therefore, considered to be an extensive tract of land.

Landscape Character and Views

Apart from the path from Vernon Court to Stainton Way, there is only one path through the woodland. This provides a popular link from High Rifts Field to Hemlington Road, and then on to Cedarwood Glade and Stainton Quarry beyond.

Heritage Significance

There is no heritage significance.

Wildlife significance

The trees and understory provide habitats for birds and mammals.

Recreational Value

The paths through The Spinney are used as a means of reaching further destinations, such as Hemlington Lake, or part of circuit including Maelor's Wood, The Quarry and Kell Gate Green.

LGS 5: Stainton Quarry

Site and Location Situated between Cedar Wood Glade and Stainton Beck. Owned by MBC and managed by local volunteers.

Public Access Although there is no public right of way through the site, there are several informal paths. Access, with information boards, is from Cedar Wood Glade and from the bridge which crosses Stainton Beck near Kell Gate Green.

Criteria for designation as a LGS

Reasonable proximity to a local community

This nature reserve lies immediately adjacent to Cedarwood Glade in Stainton, with an access point from that road. It is therefore considered to be in reasonable proximity to a local community.

An Extensive Tract of Land

The reserve is enclosed by dwellings to the north, a fenced field to the east and a small beck, and fields beyond, to the south, creating a well-defined compact parcel of land. It is not, therefore, considered to be an extensive tract of land.

Landscape Character and Views

There are several paths through the site and these incorporate some wildflower meadows as well as mown grass. At one point there are views across fields to Thornton.

Heritage Significance

This is the site of Stainton Quarry. It is now a Nature Reserve.

Wildlife significance

With the proximity to open fields, visiting foxes and roe deer have been noted. The mix of trees, shrubs and grassland provide habitats for a variety of birds, insects and mammals. The Woodland Trust lead nature walks through the site at different times of the year.

Recreational Value

The area is used by local dog walkers, joggers and walkers taking advantage of circular walks around the periphery of Stainton. The lower section, near the orchard, provides an area of peace and quiet. The upper "field" is flat, and offers an area for ball games.

LGS 6: Kell Gate Green

Site and Location Situated next to Thornton Road and the church yard, straddling Stainton Beck. Owned by Ormesby Estates, leased to the Parish Council and managed by local volunteers.

Public Access There is no public right of way through the site but kissing gates at either end allow access from Thornton Road and from the path leading from the Quarry.

Criteria for designation as a LGS

Reasonable proximity to a local community

Kell Gate Green straddles Stainton Beck and is, therefore, partly in Thornton and partly in Stainton. The access point on Thornton Road is useful for residents of both villages, with dwellings within easy walking distance. It is therefore considered to be in reasonable proximity to a local community.

An Extensive Tract of Land

The site is enclosed by fields to the south and east, Thornton Road to the west, and the churchyard to the north, creating a well-defined compact parcel of land. It is not, therefore, considered to be an extensive tract of land.

Landscape Character and Views

The winding beck is crossed by an interesting old bridge, leading to a wet area fed by a spring (hence the Nordic "Kell") and a magnificent oak tree which is surrounded by a circular seat.

Heritage Significance

This area may have formed part of a pleasure garden attached to the nearby Thornton Hall.

Wildlife significance

Hedges and trees are home to several insects and birds. The wet area, which has an occasional pond, offers amphibians and other aquatic species. There is an information board.

Recreational Value

The area is used by local walkers and runners, often heading for the Quarry. With a choice of seats it is also a place to rest and enjoy peace.

LGS 7: St Peter & St Paul Churchyard

Site and Location Situated on the corner of Thornton Road and Hemlington Road

Public Access There is easy access from Hemlington Road and a steep, cobbled path from Thornton Road.

Criteria for designation as a LGS

Reasonable proximity to a local community

The church and grounds occupy a central position in the village It is therefore considered to be in reasonable proximity to a local community.

An Extensive Tract of Land

The churchyard is enclosed by Thornton Road, Hemlington Road, Kell Gate Green to the south and dwellings to the east. It is not, therefore, considered to be an extensive tract of land.

Landscape Character and Views

The churchyard is mostly mown grass but there are excellent spring flowers on the south facing terraces. The area near the main church door offers good views across the beck towards Thornton. This is a tranquil location.

Heritage Significance

The church has a rich history, described elsewhere, and, with the extensive burial grounds, is central to the heritage of the village.

Wildlife significance

The trees and, particularly, the prolific ivy, are home to a wide range of wildlife.

Recreational Value

Churchyards are not used for recreation but, especially on the south side of the church, this is an excellent area for quiet contemplation.

LGS 8: Thornton Plantation

Site and Location Situated between Thornton Vale and a large open arable field, to the north of Seamer Road. Owned and managed by Ormesby Estates.

Public Access There is no permitted access into the plantation

Criteria for designation as a LGS

Reasonable proximity to a local community

The wood lies close to Seamer Road, is within a short walk of Stainton Quarry and is adjacent to dwellings to the west. It is therefore considered to be in reasonable proximity to a local community.

An Extensive Tract of Land

The wood has fields to north and east and dwellings to the west. It is not, therefore, considered to be an extensive tract of land.

Landscape Character and Views

The wood has recently been thinned. There is now a vigorous understory of brambles throughout.

Heritage Significance

The large, rectangular pond may be linked to Thornton Hall which occupied this site or nearby.

Wildlife significance

This was shown as a “wildlife site” on Middlesbrough Local Plan Preferred Options map (2018) – now paused. The location is ideal shelter for roe deer and foxes.

Recreational Value

Because there is no public access, there is no recreational value. However, Planning Application 16/5362/TCA indicated that public involvement may follow recent thinning.

LGS 9: The Pony Fields

Site and Location Situated on both sides of Thornton Road.

Public Access A public right of way leads through one of the fields from Thornton Road westwards past Red Walls towards Maltby Road.

Criteria for designation as a LGS

Reasonable proximity to a local community

The fields lie between Thornton and Stainton. It is therefore considered to be in reasonable proximity to a local community.

An Extensive Tract of Land

The fields are bounded by dwellings to the south, Kell Gate Green to the north and fields on the other sides. It is not, therefore, considered to be an extensive tract of land.

Landscape Character and Views

This open land divides the two villages, giving each village its own identity. The views from Thornton Road towards the church, with grazing ponies in the foreground, are considered to be some of the best in the area.

Heritage Significance

One field lies on land previously occupied by Thornton Hall. On the other side of the road the field is Glebe land.

Wildlife significance

The extensive grazing limits wildlife

Recreational Value

Children like to see and talk to the ponies in the fields and some children enjoy riding the ponies along our local roads.

Appendix 5: HISTORICAL CONTEXT – STAINTON & THORNTON

A History of Stainton and Thornton

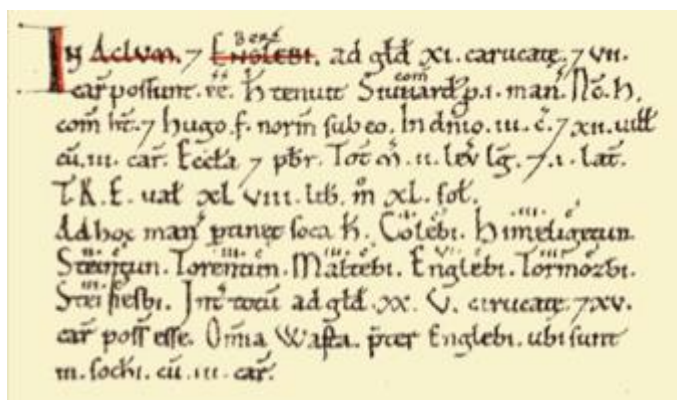
The villages of Stainton and Thornton have a rich, varied history dating back over a millennia. Both villages are of Anglo Saxon origin, we know this because the names of both villages end in ‘ton’ which was one of the ways Anglo Saxon’s traditionally ended their place names.

Stainton was the ecclesiastical centre of a large estate in the Saxon period. The site of the original church is not known, but it was probably in the region where St Peter and Pauls currently is. The discovery of a fine Saxon jewel of the 7th century in the graveyard, confirms the importance of the site.



The importance of Stainton in the Anglo-Saxon period is confirmed by pieces of stonework which are now built into the fabric of the church. Previously they were part of freestanding crosses and grave markers commemorating important nobles. Stainton and Thornton became part of the Danelaw with the Scandinavian invasion. However, local Anglo Saxons were able to retain their identity and co-exist with their new neighbours.

Both Stainton and Thornton are mentioned in the Domesday Book as ownership was passed from the Anglo Saxon Earl Siward, to the Norman Hugh ‘son of Norman’.



Eventually Robert de Brus, an Anglo-Norman Baron was given many Manors in Yorkshire by Henry I, of which Stainton and Thornton were included. Robert de Brus’ descendants eventually became Kings of Scotland (Robert the Bruce).

The subsequent history of the villages is fragmentary but in later times much of the village belonged to the Pennymans of Ormesby, to whom there are memorial wall plaques in the village church. The Pennymans were loyal to the crown during the

English Civil War. This loyalty was repaid after the Restoration of Charles II when James Pennyman was made a Baron of Ormesby (encompassing Stainton and Thornton) in 1664.

During the seventeenth and eighteenth centuries the Pennyman family owned Thornton Hall until around 1742, after which it was demolished. Although a few remnants still remain at Thornton Low Farm. The Pennymans owned many properties in Thornton and they were used to house agricultural workers who worked on their land.

The parents of the world famous navigator, explorer and cartographer Captain James Cook, (James Cook and Grace Pace) were married in the Stainton parish church on 10th October 1725, and the parish register survives.

Historical Development of Stainton & Thornton

See, also, Section 3 Area Context

A whinstone quarry was operated from the late 18th century until the 1930s. Whinstone was a valuable resource which was used in the construction of the many cobbled streets and alleyways of Middlesbrough. In July 1914 the quarry suffered its only known fatality when Edward Lamb (aged 67) working as a stonebreaker, was hit on the head by an empty tub after previously been warned to keep clear.

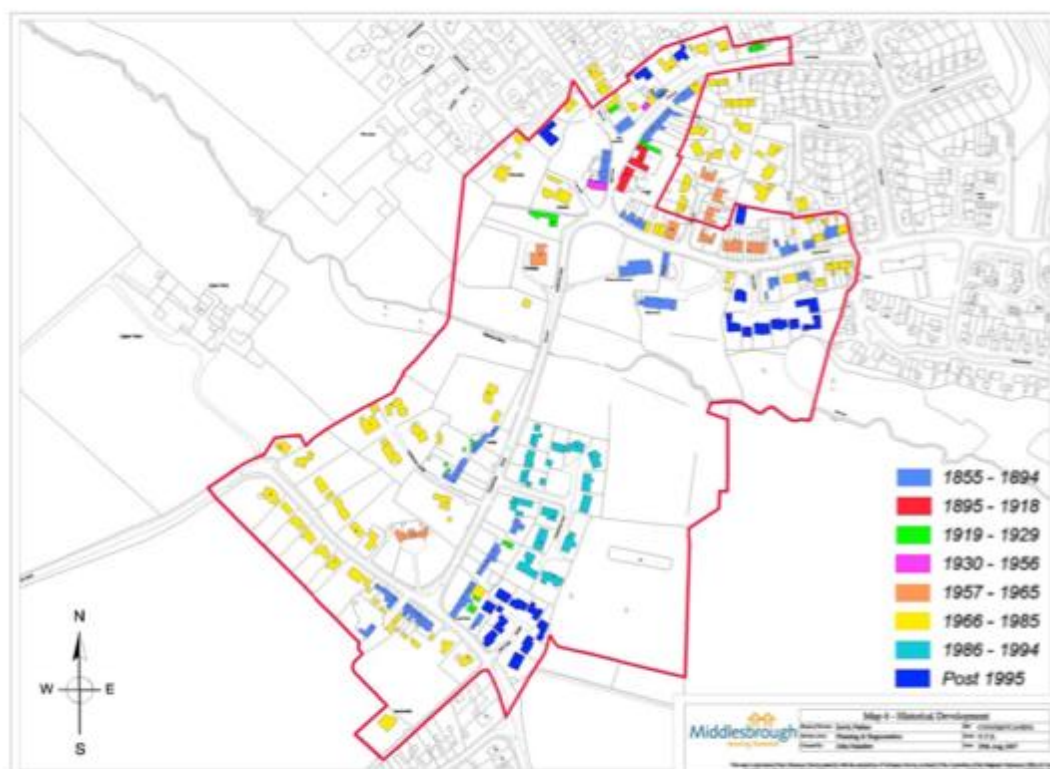


Stainton quarry in 1975 showing the quarry face.

The medieval settlement at Stainton was laid out along the road to the east of the church. It comprised two rows of properties with the farm buildings at the front of each. The line of these medieval properties can still be seen in the shape of former 18th century farmsteads stretching along the road. Settlement has also developed around the crossroads at Stainton although the origins of this are uncertain.

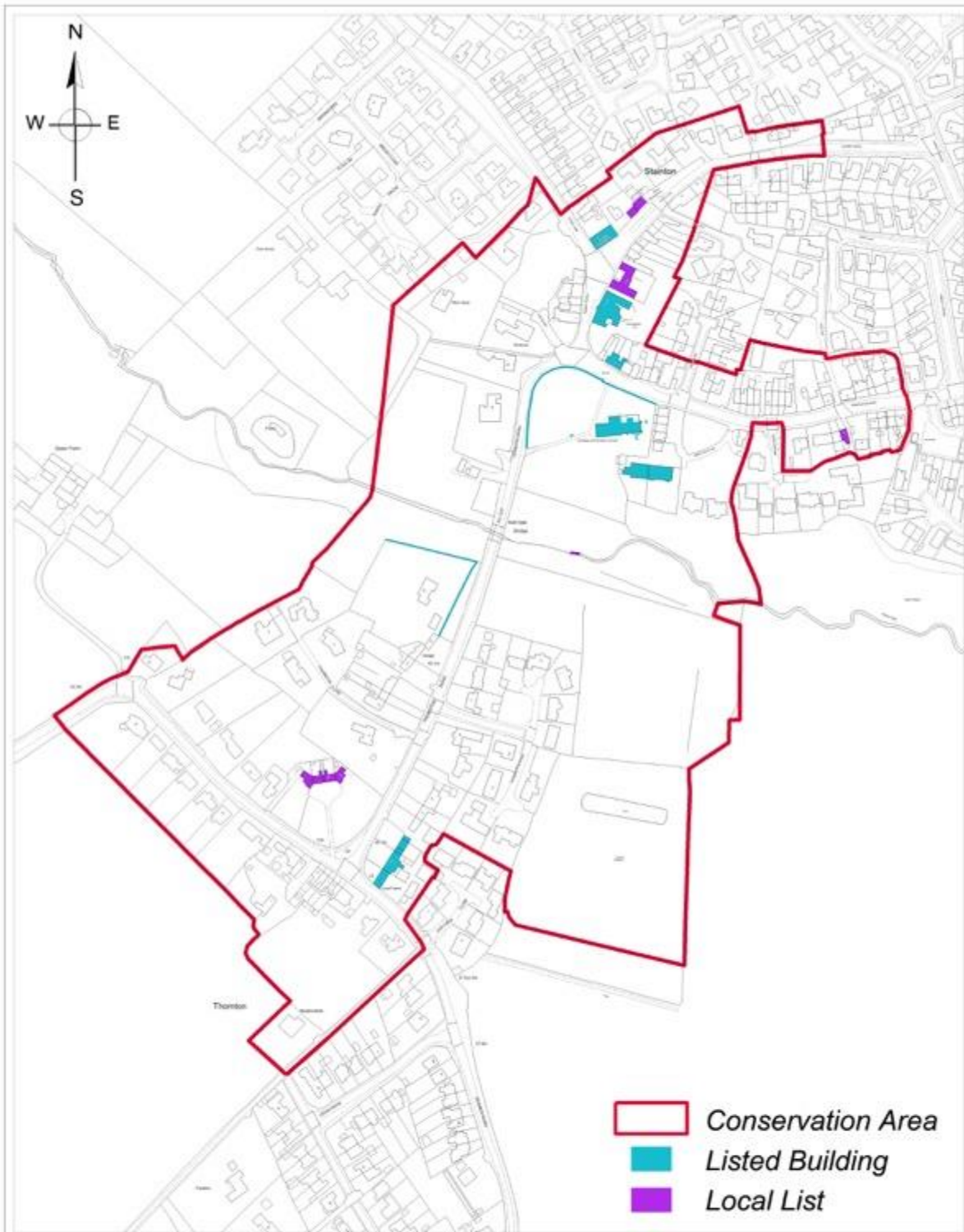
The basic shape of Thornton is the same as that of Stainton with two rows of farmsteads. It is however different in once having possessed a village green which has now been enclosed as front gardens. This was a trend of the early 19th century and is seen in a number of villages in the Tees Valley.

See following map illustrates the historical development of Stainton and Thornton.



The villages of Stainton and Thornton are unique because they have such a vast, varied history. The Anglo Saxons, Vikings, Normans, the English Civil War, both the agricultural and industrial revolutions all played a part in shaping these two small villages in North Yorkshire. It is imperative that their individuality is not lost.

Appendix 6 – Heritage Assets in the Villages



- Conservation Area
- Listed Building
- Local List



Stainton & Thornton Conservation Area	
Head of Service Paul Clarke	Ref: GIS/SAT/CALBLL
Service Area: Planning	Scale: 1:2500@A3
Created by: John Manders	Date: 12th February 2019

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Appendix 7: Middlesbrough Local List

In April 2011 MBC produced Middlesbrough Local List which contained a list of buildings, structures, parks and open spaces of special local architectural or historic interest. Below are four buildings listed in the report.

Building ID: D1.1 Methodist Chapel and adjoining smithy, Meldyke Lane, Stainton Architect: unknown Date: 1840 Current use: religious Conservation Area: Stainton and Thornton.

Statement of Significance Preaching commenced here in 1838, and this traditional small village chapel was built in 1840. It is the oldest Methodist building still in use on Teesside. The building was closed throughout the early 20th Century and reopened in 1948. The chapel was re-dedicated in 1997 following refurbishment. The building is simple in form with a symmetrical frontage, with features including a date plaque above the front door, three over three sliding sashes. The walls are rendered. The adjoining smithy building, of hand-made brick with a pantile roof, has been included for group value.

Building ID: D1.2 Stainton School, 6-8 Meldyke Lane Architect: unknown Date: 1876 Current use: office and residential Conservation Area: Stainton and Thornton.

Statement of Significance Originally known as St. Peter's school, it was renamed Stainton County Primary School until it was closed when the larger Viewley Hill School in Hemlington opened in 1971. The building was erected by the Stainton, Thornton and Maltby School Board, and is currently in use as offices and residential accommodation. The school building to the right has a gable end on Meldyke Lane, with timber barge boards, shallow arches and a bull's eye window under a Gothic relieving arch. The School Master's House to the left has a half hipped gable with a clay finial, two over two sash windows in arched openings with brick lintels and stone sills. Situated alongside the Grade II listed Stainton Public House it is of great value to Stainton village and the wider Stainton and Thornton Conservation Area.

Building ID: D1.3 14 Hemlington Road Architect: unknown Date: c.1800 Current use: residential Conservation Area: Stainton and Thornton.

Statement of Significance A diminutive end terrace cottage with double pitch clay pan tile roof. The building exhibits Yorkshire horizontal sliding sash windows, a traditional design of window which is now rare in Middlesbrough. The building is a unique vestige of the linear plan village layout of this part of Stainton and is remarkably untouched example in this area.

Building ID: D1.4 1 Thornton Road, and 2-8 Maltby Road Architect: unknown Date: c. 1930 Current use: residential Conservation Area: Stainton and Thornton.

Statement of Significance. A splendid terrace of four cottages, in a butterfly plan form well suited to the corner plot between Maltby Road and Thornton Road. The collection of buildings and their large front gardens are of significant townscape value in the Stainton and Thornton Conservation Area. They are known locally as 'Pennyman's Folly' due to the unusually large front gardens. The buildings are typical of the Pennyman Estate of which they are a part, of bright red brick with a pantile roof, and sliding sash windows. The gardens are extensive and provide a pleasant green space in this part of Thornton village.

Appendix 8: Overview of current Parish Footpaths and future route enhancements

Introduction

Many of the footpaths within the parish boundary are not connected to each other and many just come to an abrupt end. Linking the footpaths is essential to enhance the current network and provide valuable green infrastructure that would promote healthy exercise and reduce the use of cars. Enhancements of the current provision are suggested below.

There are several stables in the area, yet no public bridleways. Where possible, new bridleways should be developed from nearby stables to link up with suitable rights of way to provide safe riding further afield (e.g. Hemlington Lake).

Current Rights of Way (Footpaths)

MID/012/1 leads from Low Lane past Plum Tree Farm to a dead end at the A19. This path is considered to be of no value in its current format - an alternative would provide a new walkway alongside Low Lane west, under the A19 bridge to join the PROW (in Stockton Borough Council) which heads north along the west side of Stainsby Beck.

MID/010 heads north from Low Lane past Stainton Vale Farm to eventually link with MID/011. An interesting path, which passes Stainton Low Wood and links well with paths to north and south.

MID/011 follows the track from Low Lane, along the bridge over the A174 and then alongside the A19 northwards. Beyond the A174 there is the medieval village of Stainsby and, ultimately, Thornaby. It may provide pedestrian access to the proposed Country Park between the A19 and Brookfield. A long-term proposal may be to remove all stiles and convert the footpath to a bridleway linking Stainton and Thornaby.

MID/013 from Maltby Road to Low Lane links well with MID/010 but is currently underused. **A new multi-use pavement from Strait Lane, past MID/14, to the northernmost end of MID/13 would encourage increased use of these rights of way and offer a choice of short circular walks.**

MID/014 from road junction near Stainton Inn, via Five Acres, to Low Lane. Good link to Stainton Low Wood.

MID/017 leads from Maltby Road to Kell Gate Bridge. This short walk is more direct than the road route and links well with other rural walks.

MID/016 leads from Seamer Road along the farm track towards Thornton Grange. It provides links to paths beyond Maltby Beck which lead to Maltby and Hilton.

MID/015 is a pleasant walk from Maltby Road to the track near Thornton Grange.

MID/020 leaves Stainton Way near Grange Farm and heads south to the beck, after which paths lead past Thornton Moor to Coldpool and beyond. **To reach the start of this route we currently need to walk on the grass verge alongside Stainton Way. We recommend that a multi-use pavement from Hemlington Road to the new Community Hub be installed.**

MID/021 leads from Stainton Way towards Holme Farm. It follows the hedge southwards to reach the beck, joining MID/027. **Access to the start will be improved by the pavement described above.**

MID/025 travels east from the Unicorn Centre, through farm buildings (Larchfield Community) to join MID/026 at a path junction and then MID/027 at the beck.

MID/026 links 025 and the road near Cherry Hill nursery. From there a public right of way leads across fields to Newby.

MID/027 follows the north bank of the beck between MID/021 and MID/025. Beyond the bridge, a footpath leads to the village of Newby.

Proposed Improvements

See MID/013, MID/020 and MID021 above.

A right of way is needed along the south bank of Stainton Beck from Kell Gate Green to meet the path from Grange Farm, and to continue through Fox Covert to the bridge where it will join paths to Newby and Larchfield. This would provide a key green infrastructure route within and extending beyond the parish. Part of the path would lie in the Hambleton DC\North Yorkshire CC, so cooperation with district neighbours would be required. It offers the only genuinely rural walk, of reasonable distance, without a long walk along a tarmac road.

A fully paved walkway from Jack Simon Way, over the A174 bridge, crossing the Low Lane/A174 slip road and then continuing to the Sporting Lodge, is considered a useful addition to pedestrian routes in, or adjacent to, the parish.

A pavement currently runs from Strait Lane along the southern edge of Low Lane to the roundabout and then along Stainton Way to a crossing near Hemlington Hall Road. This pavement should be extended as a multi-use surface to join the path coming out of Maelor's Wood, thus providing a link from Cycle Route 65 to the Sporting Lodge and beyond.

APPENDIX 9: Stainton and Thornton Parish Environmental and Community Improvement Priorities

Many community facilities in the parish are managed privately, and therefore contributions from developers should be directed to the relevant organisation.

Consultation should take place with the Parish Council to get an updated position on priorities for the community.

Identified Priorities:

- Superfast Broadband
- Woodland Play facilities throughout Kell Gate Green and Quarry
- Multifunctional path (foot/cycle) along Low Lane
- Improve rights of way as detailed in Appendix 8
- A new multi-purpose community open space
- Environmental improvements to green spaces
- Enhanced meeting spaces for residents