

Middlesbrough Adopted Development Plan (Guidance Note)

July 2022

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1.0 Introduction

- 1.1 Under the Planning and Compulsory Purchase Act 2004, as amended by the Localism Act 2011, Local Planning Authorities (LPAs) such as Middlesbrough Council, are required to prepare a Local Plan, that sets out the planning policies for their area. The Local Plan is the Statutory Development Plan for the area.
- 1.2 This document outlines the set of documents and policies which together comprise the Statutory Development Plan for Middlesbrough.

2.0 Middlesbrough Local Statutory Development Plan (Local Plan)

2.1 Adopted documents

The following adopted documents form the current Middlesbrough Local Plan:

- **Housing Local Plan (Adopted 2014)** The Housing Local Plan replaces the housing elements of the Core Strategy (2008) and Regeneration DPD (2009), outlining the context and vision for future housing development within the town up to 2029. The Housing Local Plan contains Middlesbrough's allocated housing sites for the period 2012 - 2029. The Plan also includes policies relating to the delivery of many of these allocations, specifically those deemed of strategic importance.
- **Core Strategy Development Plan Document (DPD) (Adopted 2008)** - the spatial vision and strategy for the town's future development up to 2023, identifying its development needs and the broad locations where this will take place. All other subservient DPDs must be in conformity with the Core Strategy DPD. Strategic allocations and policies related to housing are no longer extant however, having been superseded by those in the Housing Local Plan);
- **Regeneration DPD (Adopted 2009)** - site-specific allocations for key regeneration sites, covering employment, mixed, retail, leisure, and transport uses. Likewise the Housing Local Plan, it also includes policies relating to the delivery of allocations. Policies and allocations related to housing are no longer extant however, having been superseded by those in the Housing Local Plan (see above);
- **Tees Valley Minerals and Waste Core Strategy (Adopted 2011)** - (prepared jointly with Darlington, Hartlepool, Redcar and Cleveland, and Stockton-on-Tees Councils) - the long-term spatial vision and strategic

policies needed to achieve key objectives for minerals and waste-related development in the Tees Valley;

- **Tees Valley Minerals and Waste Policies and Sites DPD (Adopted 2011)** - (prepared jointly with Darlington, Hartlepool, Redcar and Cleveland, and Stockton-on-Tees Councils) - site-specific allocations for minerals and waste-related development, and policies that will be used to assess such applications;
- **Middlesbrough Local Plan 1999 (Saved policies)** Until such time as a new Local Plan is adopted, a number of 'saved' Local Plan policies remain extant; and
- **Proposals Map** - illustration of site-specific allocations in the Regeneration DPD and Housing Local Plan (the map will be updated as new DPDs are revised or adopted).
- **Marton West Neighbourhood Plan (Adopted 2021)** – forms part of the Council's Development Plan, and a 'material consideration' in the determination of planning applications within the designated Marton West Neighbourhood Area.
- **Stainton and Thornton Neighbourhood Plan (Adopted 2022)** forms part of the Council's Development Plan, and a 'material consideration' in the determination of planning applications within the Stainton and Thornton Parish.

2.2 Documents to be prepared:

- Local Plan: Middlesbrough Council is currently preparing a new Local Plan which will replace the following documents upon its adoption:
 - Housing Local Plan (2014)
 - Core Strategy DPD (2008)
 - Regeneration DPD (2009)
 - Saved Local Plan Policies (1999)

2.3 For more information on the documents that the Council intends to prepare, please see the Local Development Scheme:

<https://www.middlesbrough.gov.uk/planning-and-housing/planning/planning-policy/local-development-scheme>

A LIST OF POLICIES IN THE MIDDLESBROUGH LOCAL PLAN IS SET OUT BELOW, AND THESE ARE BEING USED FOR DEVELOPMENT CONTROL PURPOSES

Table 2.1 – Housing Local Plan (2014)

Policy Ref	Policy Name
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<i>Housing Core Strategy</i>	
H1	Spatial Strategy
H2	Greater Middlehaven
H3	Inner Middlesbrough (Gresham, Acklam Green, Grove Hill)
H4	Prissick
H5	Brookfield
H6	Ladgate Lane
H7	Hemlington Grange
H8	Coulby Newham
H9	Stainton
H10	Nunthorpe
H11	Housing Strategy
H12	Affordable Housing
H13	Provision for Gypsies and Travellers, and Travelling Showpeople
CS17	Transport Strategy
CS20	Green Infrastructure
<i>Housing DPD</i>	
H14	Greater Middlehaven – Mix of uses and phasing
H15	Greater Middlehaven – Development and design principles
H16	Greater Middlehaven – Transport infrastructure
H17	Gresham/Jewels Street area
H18	Acklam Green
H19	Grove Hill
H20	Prissick
H21	Brookfield
H22	Land South of Ladgate Lane (Cleveland Police Authority Headquarters Site)
H23	Hemlington Grange
H24	Hemlington Grange – Employment Uses
H25	Hemlington Grange - Transport Infrastructure
H26	Coulby Newham
H27	Stainton
H28	Land at Grey Towers Farm
H29	Land at Nunthorpe, South of Guisborough Road
H30	Land at Ford Close Riding Centre
H31	Housing Allocations
H32	Clairville
H33	Acklam Iron & Steelworks Club
H34	St. David's (Former RC School Site)
H35	Beechwood
H36	Low Gill
H37	Gypsy and Travelling Showpeople Site

Table 2.2 – Tees Valley Joint Minerals and Waste Core Strategy DPD (2011)

Policy Ref	Policy Name
MWC1	Minerals Strategy
MWC2	Provision of Primary Aggregate Minerals

MWC3	Alternative Materials for Aggregates Use
MWC4	Safeguarding of Minerals Resources from Sterilisation
MWC5	Protection of Minerals Extraction Sites
MWC6	Waste Strategy
MWC7	Waste Management Requirements
MWC8	General Locations for Waste Management Sites
MWC9	Sewage Treatment
MWC10	Sustainable Transport
MWC11	Safeguarding of Port and Rail Facilities

Table 2.3 – Tees Valley Joint Minerals and Waste Sites and Policies DPD (2011)

Policy Ref	Policy Name
MWP1	Waste Audits
MWP2	Hart Quarry Extension (Hartlepool)
MWP3	Additional Aggregates Provision
MWP4	Graythorp Industrial Estate (Hartlepool)
MWP5	Haverton Hill (Stockton-on-Tees)
MWP6	New Road, Billingham (Stockton-on-Tees)
MWP7	Port Clarence (Stockton-on-Tees)
MWP8	South Tees Eco-Park (Redcar and Cleveland)
MWP9	Area of Search for Stockton South Household Waste Recycling Centre (Stockton-on-Tees)
MWP10	Construction and Demolition Waste Recycling
MWP11	Small-Scale Composing Facilities
MWP12	Small-Scale Waste Management Operations

Table 2.4 – Regeneration DPD (2009)

Policy Ref	Policy Name
REG7	Hemlington Regeneration Area
REG9	Abingdon
REG10	North Ormesby
REG12	Employment Allocations
REG13	Riverside Park – General Development Considerations
REG14	Riverside Park – South West Ironmasters
REG15	Riverside Park – Enterprise Centre
REG16	East Middlesbrough Business Action Zone (embaz)
REG17	Green Blue Heart
REG20	Principal Use Sectors
REG21	Primary Shopping Frontage
REG22	Cannon Park Sector
REG23	Middlehaven Sector
REG24	Southern Sector
REG25	Centre Square East
REG26	Gurney Street Triangle
REG27	Middlesbrough Leisure Park
REG28	District Centres
REG29	Local Centres
REG30	Neighbourhood Centres

REG31	Prissick Base
REG32	St Lukes Hospital
REG33	Cargo Fleet Medical Centre
REG34	East Middlesbrough Transport Corridor
REG36	Zetland Car Park
REG37	Bus Network 'Super Core' and 'Core' Routes

Table 2.5 – Core Strategy DPD Policies (2008)

Policy Ref	Policy Name
CS4	Sustainable Development
CS5	Design
CS6	Developer Contributions
CS7	Economic Strategy
CS8	Existing Employment Provision
CS10	Replacement Dwellings
CS13	A Strategy for the Town, District, Local and Neighbourhood centres
CS14	Leisure Development
CS15	Casinos
CS16	Education
CS18	Demand Management
CS19	Road Safety
CS21	Green Blue Heart
DC1	General Development

3.0 Middlesbrough Local Plan 1999

3.1 The Local Plan was adopted in 1999. The adoption of the Core Strategy DPD and Regeneration DPD replaced some of these policies. However, the following policies from the old Local Plan will remain in use until the new Local Plan is adopted (shown in Table 3.1)

Table 3.1 – Saved Local Plan Policies 1999

Policy Ref	Policy Name
E2	Green Wedges
E3	Development Adjoining Green Wedges
E4	Greenlink Network
E5	Teesdale Way
E7	Primary Open Space
E8	New Primary Open Space
E10	Secondary Open Space
E13	Outdoor Sports, Proposals
E20	Limit to Urban Development
E21	Special Landscape Areas
E22	New Housing In Countryside
E23	Conversion of Rural Buildings

E24	Conversion of Rural Buildings for Residential Purposes
E25	Stables and Similar Structures
E28	Recreational Uses in the Countryside
E44	Advertisement in Conservation Areas and on Listed Buildings
E49	Development Along Main Approach Roads
COM4	Cemetery, Acklam
U2	Telecommunications

4.0 Marton West Neighbourhood Plan 2016

4.1 The modified Marton West Neighbourhood Plan was adopted in 2021 and forms part of the Council’s Development Plan, and a ‘material consideration’ in the determination of planning applications within the designated Marton West Neighbourhood Area.

Table 4.1 Marton West Neighbourhood Plan 2021 Policies

Policy Ref	Policy Name
MW1	Parks & Green Spaces
MW2	Housing Allocations
MW3	Small Unallocated Sites
MW4	Land at the Ford Riding School – Brass Castle Lane
MW5	Built Environment
MW6	Design
MW7	Backland Development
MW8	Design to reduce Surface Water Run-off
MW9	Public Transport
MW10	Parking
MW11	Lingfield Primary School Parking

5.0 Stainton and Thornton Neighbourhood Plan 2022

5.1 The Stainton and Thornton Neighbourhood Plan was Adopted in May 2022 and forms part of the Council’s Development Plan, and a ‘material consideration’ in the determination of planning applications within the Stainton and Thornton Parish area.

Table 5.1 Stainton and Thornton Neighbourhood Plan Policies

Policy Ref	Policy Name
ST1	Green Infrastructure
ST2	Local Green Spaces
ST3	Natural Environment
ST4	Heritage

ST5	Community Assets
ST6	Access and Parking
ST7	Services and Community Facilities
ST8	Design Principles for New Residential Developments
ST9	Planning Obligations
ST10	Renewable Energy Developments

6.0 Proposals Map

6.1 The Proposals Map illustrates the site-specific policies of the Statutory Development Plan within the area. The proposals map will be updated with new development plan policies as they are adopted.

6.2 The current proposals map can be viewed electronically at:
<http://www.cartogold.co.uk/MiddlesbroughLDF2016/Map.htm>

7.0 Interim Policy on the Conversion and Sub-Division of Buildings for Residential Uses Policy

7.1 Middlesbrough Council formally adopted the revised interim policy on conversions of residential properties on 20th December 2019.

7.2 The policy was prepared in order to take account of the increased number of submitted planning applications determined and approved by the council for the sub-division of family housing and commercial buildings into smaller living units.

7.3 The interim policy will form part of the Council's Framework and is therefore a material consideration in the determining of applications. The policy can be viewed using the following link <https://www.middlesbrough.gov.uk/planning-and-housing/planning/planning-policy/interim-policy-conversions-residential-properties>

8.0 Interim Hot Food Takeaway Policy

8.1 Middlesbrough Council formally adopted the revised interim policy on hot food takeaways on 17th March 2020. The interim policy will form part of the Council's policy Framework and is therefore a material consideration in the determining of applications. The policy can be viewed using the following link <https://www.middlesbrough.gov.uk/planning-and-housing/planning/planning-policy/interim-hot-food-takeaways-policy>

9.0 Contact Details

- 9.1 For further information regarding planning policy in Middlesbrough, please contact us at:

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