

**Maraton West  
Modified Neighbourhood Plan**

**2016-29**

**Consultation Statement**

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1. Marton West Modified Neighbourhood Plan – pre-submission document  
<https://drive.google.com/file/d/1BBA9DcCftmX2Htt5y4BowgUI37jrOG27/view>
2. Residents Pre Submission newsletter  
<https://drive.google.com/open?id=17OqnnDMxavRjViTjAT79ve9-ullhbtmk>
3. Middlesbrough Council Neighbourhood Planning website – full history of the Marton West Neighbourhood Plan  
<https://www.middlesbrough.gov.uk/planning-and-housing/planning/planning-policy/neighbourhood-planning/marton-west-neighbourhood-plan>

## 1. Introduction

The Marton West Modified Neighbourhood Plan (the Modified Plan) has been prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011, the Neighbourhood Planning (General) Regulations 2012, as amended, and Directive 2001/42/EC on Strategic Environmental Assessment.

As a result of boundary changes to the Marton West ward, the Modified Plan updates the Made plan, (approved in November 2016) reaffirms the vision for the future of the Ward and sets out how that vision will be realised through planning and controlling land use and development change for the expanded neighbourhood area.

This Consultation Statement has been prepared to fulfill the legal obligations of the Neighbourhood Planning Regulations 2012 (as amended).

Section 15(2) of Part 5 of the Regulations sets out that a Consultation Statement should contain:

- Details of the persons and bodies who were consulted about the Modified Plan;
- Explain how they were consulted;
- Summary of the main issues and concerns raised by the persons consulted;
- Description of how these issues and concerns have been considered and, where relevant, addressed in the Modified Plan.

This statement therefore provides an overview and description of the consultation that was undertaken on the Modified Plan that started in 2018 and finished following the pre-submission consultation that covered the period from 20<sup>th</sup> January 2020 to 1<sup>st</sup> March 2020.

As a result of the COVID-19 issues, we will liaise with the Council with regard to the next steps in the neighbourhood planning process, i.e. the Council requirement to go out to public consultation for six weeks, on our Modified Plan, prior to submission to an Independent Examiner

The expected progression of the Modified Plan is outlined below.

Following the Council's public consultation on the Modified Plan, the plan will be examined by an Independent Examiner, appointed jointly between the Council and the Neighbourhood Forum, who will check that it has been prepared in accordance with the Basic Conditions that are set out below:

- The Modified Plan must have appropriate regard to national policies and advice contained in the National Planning Policy Framework (NPPF);
- The Modified Plan contributes to the achievement of sustainable development;
- The Modified Plan must be in general conformity with the strategic policies contained in the development plan for the area of the local planning authority, in this case, the Middlesbrough Housing Local Plan (adopted 2014); the Core Strategy Development Plan Document (DPD) (Adopted 2008); Regeneration DPD (Adopted 2009) and Middlesbrough Local Plan 1999 (Saved policies)
- The Modified Plan must meet the relevant EU obligations.

Subject to a successful examination, we expect that the Modified Plan will be subject to a local referendum and be adopted / Made by Middlesbrough Council, if there is a majority vote in favour of the Modified Plan in the local referendum

The Modified Plan has been prepared by the Neighbourhood Forum, which comprises of local councillors, local residents and business representatives from across the Plan Area. The Marton West Community Council has overseen it

It now covers the entirety of the updated Marton West ward and will continue to cover the period 2016-2029.

The Modified Plan may need to be reviewed following the publication of the new Middlesbrough Council Local Plan, which is currently in development and at any such future time as required as a result of reviews to the adopted Local Plan or as updates to national policy may dictate.

## 2. Who was consulted on the Marton West Modified Neighbourhood Plan

The table below summarises who was consulted during development of the Modified Plan

| Consultation  | Who was consulted   | Date  | Output  |
|---|---|---|---|
| De Brus Park area of Marton West ward                 | All residents and businesses in the expanded ward boundary, along with local ward councillors   | 6 <sup>th</sup> September 2018 to 5 <sup>th</sup> December 2018 | Agreement from residents, businesses and councillors to establish a Neighbourhood Forum for Marton in Cleveland and submit a formal proposal to Middlesbrough Council   |
| Middlesbrough Council Executive                       | Council requested to approve a Neighbourhood Forum and Neighbourhood Area for Marton in Cleveland   | 7 <sup>th</sup> January 2019                                    | Middlesbrough Council <b>REFUSED</b> the Neighbourhood Forum and Neighbourhood Area applications, as submitted by residents at De Brus Park.<br>The Council will now:<br>i. Use its powers of designation, under Section 61(G)(5) and (6) of the Town and Country Planning Act 1990, to designate the proposed area as part of the Marton West Neighbourhood Area; and<br>ii. Recommend that an early review is undertaken, by the Marton West Neighbourhood Forum, of the Marton West Neighbourhood Plan, in order to take account of the modified Marton West Neighbourhood Area. |
| Marton West Neighbourhood Forum (Neighbourhood Forum) | Residents and businesses across Marton West ward  | January 2019 ongoing  | Reconstituted Neighbourhood Forum representing each area of the ward established to take forward modification of Made Neighbourhood Plan  |
| Council Planning officers                             | Meetings, telephone calls and e-mail correspondence with Council officers covering Planning, Housing, Development Control, Conservation, Heritage assets / Historic Environment records | 17 <sup>th</sup> January 2019 ongoing                           | Meetings telephone calls and email correspondence with Council officers undertaken to update baseline information from original neighbourhood plan.<br>Support from planning officer received throughout the process.<br>Use of Council's planning evidence base  |
| Local and regional interest groups                    | Tees Valley Wildlife Trust<br>Woodland Trust / Ancient Tree Inventory   | 11 April 2019 ongoing   | Meetings telephone calls and email correspondence with interest groups undertaken to update baseline information from original neighbourhood plan.  |

| <b>Consultation</b>   | <b>Who was consulted</b>  | <b>Date</b>   | <b>Output</b>  |
|---|---|---|--|
| Neighbourhood planning  | Locality representative<br>Professional support   | 22 January 2019<br>ongoing                                  | Access to Neighbourhood Planning Roadmap and process for applying for grants for developing Modified Plan  |
| Marton West Community Council   | Executive Committee   | January 2019<br>ongoing                                     | Overseen development of Modified Plan process and agreed outputs from Neighbourhood Forum  |
| Marton West Community Council public meetings   | Local community   | January 2019<br>ongoing                                     | Regular verbal reports to local community council meetings, recorded in formal minutes of meeting.   |
| Community Council newsletter  | Local Community   | January 2019<br>ongoing                                     | Updates on progress of Modified Plan hand delivered to 2400 homes and businesses across Marton West every two months   |
| Residents Survey  | All residents and businesses across Marton West ward  | October 2019  | Newsletter and response form hand delivered to 2400 properties across Marton West<br>Residents and business responses received   |
| Pre-submission consultation   | All residents and businesses across Marton West ward received newsletter and response form (c2400 properties)   | 20 <sup>th</sup> January 2020 to 1 <sup>st</sup> March 2020 | Online access to Modified Plan via Middlesbrough Council website, Facebook pages for Marton Community and other local organisations e.g. Friends of Fairy Dell, Our Greenways<br>Residents and businesses responses received |
| Pre-submission consultation –   | All residents and businesses across Marton West ward  | 20 <sup>th</sup> January 2020 to 1 <sup>st</sup> March 2020 | Display materials, hard copies of Modified Plan and responses forms provided / collected at Marton Community Hub and Library<br><br>Responses forms also collected at Local newsagent and Lingfield Primary School           |
| Pre-submission consultation – statutory bodies, local groups / businesses and key individuals | Emails and letters sent to all relevant statutory bodies included in Council Statement of Community Involvement | January 2020  | Responses received from relevant contacts<br>List of organisations contacted at Appendix 1<br>Comments summarised in Section 5 of this statement   |

### 3. How the consultation was undertaken

Consultation was undertaken by the Neighbourhood Forum and supported and overseen by the Marton West Community Council Executive Committee

Consultation events took place at the following stages in the Modified Plan process

- An initial informal consultation in October 2019, to alert residents and businesses living and working in the area, to the need to modify the made Neighbourhood Plan (November 2016). This arose from the Marton West ward boundary change and the Council decision in January 2019 to recommend an early review of the made Neighbourhood Plan.
  - All properties in the Marton West ward were issued with a hand delivered newsletter and response form, to identify any new issues and concerns as a result of the boundary change and events that had occurred since the original Neighbourhood Plan was made. A copy of the document is attached at Appendix 2
  - 40 responses were received, all of which supported the update and there were no objections.
  - A number of people made it clear that we should keep our green areas across Marton West and our historic buildings. Others indicated that that the road infrastructure (Marton Road / Dixons Bank – locally known as the Marton Crawl) was ineffective and couldn't support any more housing developments.
- Regular updates via Marton West Community Council meetings, newsletters and the Marton West Community Facebook page
  - Meetings of the Community Council are held on a two monthly basis, with an average of 30 residents in attendance.
  - From January 2019, the Neighbourhood Forum has regularly provided an update to residents on the progress of the modified Neighbourhood Plan, taking account of feedback from residents.
  - Details of the updates and comments are recorded in the Community Council minutes of the meeting, which are publicised on the Marton West Community Facebook page
  - They are also summarised in the Community Council newsletter, which is hand delivered to every property in the ward on a two monthly basis, to coincide with the Community Council public meetings
- The statutory pre-submission consultation stage in accordance with Regulation 14 from 20<sup>th</sup> January 2020 to 1<sup>st</sup> March 2020
  - All properties in the Marton West ward were issued with a hand delivered newsletter and response form, to comment on the Modified Plan. Links were provided to enable people to view the Modified Plan, which was also available via Facebook pages and the Council website

- Display boards were set up in the Marton Community Hub and Library for the six weeks consultation period. Hard copies of the Modified Plan, together with response forms were made available. The display boards set out a summary of the proposed changes together with the updated policies included in the plan. See photo at Appendix 3
- Posters were put up on lampposts and telegraph poles to publicise the pre-submission consultation. See photos at Appendix3
- 80 responses were received from residents and businesses, all of whom supported the Modified Plan
- There were no objections to the Modified Plan
- The main issues and concerns are summarised in the next section. All of the comments received are shown in section 5 of this report



#### **4. The main issues and concerns raised through consultation**

The main issues raised by residents and businesses through each of the consultation events undertaken by the Neighbourhood Forum have been as follows:

- The need to conserve and protect our green spaces and historic buildings across the ward. These include Marton Beck and Fairy Dell, both of which span more than one electoral ward, along other local green spaces
- Concerns about over development of the area without improving the transport infrastructure of the area e.g. need for improved road junctions, traffic calming measures
- Concerns about the type and mix of housing, i.e. need for bungalows to meet population make up of Marton West, locally and Middlesbrough as a whole; over reliance on development of 4-5 bed Executive dwellings; need to provide more bungalows on new housing developments in the ward
- The need to improve and give greater prominence to broadband infrastructure in the modified plan policies, including the requirement to ensure that there is no degradation of existing broadband performance, as a result of new housing developments

The next section indicates how the issues raised have been considered and where relevant, will be addressed in the Modified Plan

As a result of amendments or deletions to the draft text following consultation, amended paragraph numbers are shown in the column entitled 'How the key issues / Concerns have been addressed'

## 5. How the issues have been considered and, where relevant, will be addressed in the Modified Plan

| Agency / Organisation or Resident | Policy Area / Section /Original paragraph | Summary of Key Issues / Concerns  | How the Key Issues / Concerns have been addressed  |
|-----------------------------------|---|---|--|
| Historic England                  | General                                   | We do not consider there is a need for us to be involved in development of the plan area and note the modification relates mainly to the extension of the plan area and consequent protection of historic parkland  | Noted – no change necessary  |
| Historic England                  | MW1                                       | We welcome the use of a Local Green Space designation to recognise the historical significance of the historic parkland, following paragraphs 99-101 of the National Planning Policy Framework. We also welcome that the landscape has been identified as a non-designated heritage asset.  | Noted – no change necessary  |
| Historic England                  | MW1                                       | Supporting text should make clear that the significance of the landscape goes beyond the plan area (to the west of the hall and northwards to the hall farm) Due to the ward boundary, the plan boundary cuts through the landscape, which is a single identifiable historic asset so the significance of the non-designated landscape within the plan area is enhanced by its setting outside the plan area. We recommend incorporating the protection of setting into Policy MW1 as a result. | The Neighbourhood Forum (NF) recognise the importance of the landscape beyond the plan boundary and thus the setting of the historic asset. Therefore, the NF accept the recommendation in line with para 194 of the NPPF.<br><br><i>Amendment to para 51 to include reference to setting to read: '[...] Likewise, it is recognised that the parkland setting is indivisible from the significance of Newham Hall and wider Newham Estate, which contains the Grade II Listed Lodge and Gates, and as such the landscape setting goes beyond the Plan boundary into the neighbouring Parish of Coulby Newham</i><br><br><i>Policy MW1 to be amended to read '[...] Applications which result in the loss of green space, veteran, notable and mature trees, and locally valued landscapes including their setting, which make a positive contribution to the character of the area, and local amenity, will be resisted.'</i> |
| Historic England                  | Diagram pg. 10                            | Make clear that the HE diagram used on pg. 10 of the draft plan does not show a Registered Park and Garden as a designation does not exist here. This diagram identifies historic parkland only.  | Noted. The diagram shows that the Heritage Category is 'Park and Garden' not 'Registered Park and Garden'. It also sets out in the text beneath the 'heritage category' heading that 'each official registered garden or other land contains a map'. Beneath the map also states the name as being 'parkland and gardens of Newham Hall'. The diagram or supporting text does not refer to it as 'Registered'.   |

| Agency / Organisation or Resident | Policy Area / Section / Original paragraph   | Summary of Key Issues / Concerns  | How the Key Issues / Concerns have been addressed   |
|-----------------------------------|--|---|---|
| Historic England                  | Diagram / pg. 22                             | Happy for diagram and quotes to be used in evidence of the significance of the non-designated assets being identified referencing all report in footnotes within the plan   | Ensure all quotes are appropriately referenced in the Plan  |
| Environment Agency                | General                                      | In respect of the amendments proposed, we have no detailed comments to make as due to their aim and nature they largely fall outside of our remit   | Noted – no change necessary   |
| Environment Agency                | Sustainable Development Principles - Para 35 | Important to recognise that green infrastructure is a natural capital asset with benefits beyond achieving well-designed places and reinforcing cultural landscapes, although both are important considerations.  | Agreed. Principle 5 refers specifically to 'culturally important assets'. Amend Principle 6 to read' [...] open space, water quality and biodiversity, which contribute to the natural capital...', whilst principle 7 refers to the health and well-being of the community. (Paragraph 37)   |
| Environment Agency                | Plan Objectives - Para 38                    | If possible, I would recommend that the protection and enhancement of water quality is included in your plan objectives   | Agreed. Expand Objective 3 to read 'to protect and enhance the <u>water quality</u> , landscape, green infrastructure ...' (Paragraph 40)   |
| Tees Valley Wildlife Trust        | Para 40, Para 71 and 79, Policy MW4          | the plan area is 4.5km from the Teesmouth and Cleveland Coast SPA. [...] Government advice is that housing developments of 10 units or more might increase recreational pressures on the SPA. HRA could be used to strengthen your requirement for developments to make a contribution to the management of local natural green spaces such as Fairy Dell, or to support other local initiatives to help manage recreational pressures.   | Noted. These paragraphs and policy refer to text which have not been proposed to be altered by the NF as part of this review therefore is text which has been examined and approved via referendum and subsequently 'made' by the LPA. The NF acknowledges the importance of the SPA and fully support the LPA in requiring relevant planning applications to undertake a HRA as appropriate. |
| Tees Valley Wildlife Trust        | Para 84 and Policy MW8                       | A number of SuDs that we have seen recently in the Tees Valley have resulted in sterile, high maintenance features which detract from the local environment. We would encourage the inclusion of a requirement for these to be carefully designed as habitats for biodiversity and which therefore make a local contribution to nature recovery networks and mitigate against climate change. This accords with national planning policy. | Noted. It is not considered that the policy needs rewording, however, expand para 91 to read: ' <i>[...] and the appropriate application of sustainable drainage techniques which also make a contribution towards nature recovery networks and help to mitigate against climate change.</i> '  |

| Agency / Organisation or Resident | Policy Area / Section / Original paragraph | Summary of Key Issues / Concerns  | How the Key Issues / Concerns have been addressed  |
|-----------------------------------|--|---|--|
| Tees Valley Wildlife Trust        | Para 54 and Policy MW1                     | Support the inclusion of this statement and policy - consider the re-wording of policy to remove term 'ancient tree'  | Noted. The Modified Plan includes reference to 'veteran and notable trees in paragraphs 57, 62 and Policy MW1 to reflect wording in the NPPF   |
| Tees Valley Wildlife Trust        | General                                    | Note the charity name is Tees Valley Wildlife Trust   | Noted. Amend wording to reflect correct name of charity to read: '[...] <i>Tees Valley Wildlife Trust</i> has confirmed...'  |
| Middlesbrough Council             | Para 41                                    | This paragraph should be amended or deleted as it appears to have been taken out of context from recommendations set-out in a Council evidence based document entitled - Landscape and historic environment value of land south of Newham Hall, Middlesbrough Heritage Assessment (para. 4.15).   | The NF has correctly quoted paragraph 5.15 of the comprehensive LUC Landscape and Heritage Assessment report (Dec 2016) commissioned for the Council's evidence base for the revision of the adopted Housing Local Plan<br>The document referred to by the Council, was a follow up scoping study, looking at opportunities and constraints for development for the area, i.e.<br>i. an extension to Middlesbrough Golf Course;<br>ii. housing development; and<br>iii. any other potential uses for the land.<br>As such no amendment is necessary  |
| Middlesbrough Council             | Para 42                                    | To reflect the NPPF and Historic England terminology this paragraph should be reworded to read: " <i>With seven Grade II Listed Buildings, together with Local List Building (Lodges 84 Gunnergate Lane &amp; 21 Tollesby Lane), it is desirable that these valued heritage assets are sustained and enhanced for the benefit of current and future generations.</i> "  | Accepted. The NF welcomes the suggested addition in the interests of clarity to the NP and Para 44 will be amended to reflect the Council's suggestion   |
| Middlesbrough Council             | Para 43                                    | National legislation and the NPPF recognises that harm to heritage assets cannot necessarily be avoided, e.g. the NPPF allows harm to Heritage Assets and their setting in certain circumstances. [...] Given the above we suggest that this paragraph is amended to say, ' <i>Any potential harm to heritage assets through proposed development, needs to be considered against criteria set out in paragraphs 193-197 of the NPPF.</i> ' | Noted. It is considered that this recommendation would result in an unnecessary duplication of para 44 of the Modified Plan, therefore, the suggested amendment is not required.<br>However, the NF notes the intention of the recommendation and suggests an amendment to both para's 45 and 46 to reflect this. Amend para 46 to read: ' <i>Proposed developments within the neighbourhood area should, where possible, avoid harm to the significance of both designated and undesignated heritage assets, including effects upon their setting (including the landscape).</i> '<br>Also, amend para 47 to read '[...] ( <i>paragraphs 192-197</i> ). |

| Agency / Organisation or Resident | Policy Area / Section / Original paragraph | Summary of Key Issues / Concerns   | How the Key Issues / Concerns have been addressed  |
|-----------------------------------|--|--|--|
| Middlesbrough Council             | Para 45                                    | As with paragraph 42, this paragraph should be re-worded to reflect that it is “ <i>desirable to sustain and enhance</i> ”, to accord with similar terminology set-out in the NPPF.  | Noted. In order to reflect the terminology of the NPPF it is agreed an amendment should be made.<br>Amend para 47 to read: <i>'It is desirable that any designated or non-designated heritage asset including its setting, within the neighbourhood area, will be sustained and enhanced for its significance...'</i>  |
| Middlesbrough Council             | Para 52                                    | This paragraph is misleading, and in order that the draft Plan is accurate and clear with regard to the Historic England response, this paragraph should be amended to state that Historic England concluded the site was not worthy of listing. As currently worded it is not clear if Historic England approved the listing, rejected it or is still considering it. Suggest revised wording as follows: <i>'...Historic England, in response to its rejection of a request for national listing of the parkland, from local residents, indicated that...'</i> | Noted. It was not the intention of the NF to mislead, however, the evidence is helpful to show the contribution to the Neighbourhood Area that HE believe is still attributed to the landscape surrounding Newham Hall<br>Amend para 55 to read: <i>'Subsequently, Historic England, in declining a request for national listing of the parkland from local residents, indicated that, the phenomenal industrial growth [...]'</i>   |
| Middlesbrough Council             | Para 53                                    | Again, this paragraph is also misleading and should include the rest of the text, as follows: <i>"The loss of some of this parkland to housing (De Brus Park) is unfortunate and this loss has undermined the special interest of the landscape in terms of registration."</i>   | Noted. The NF chose to use the stated text to illustrate the recognised importance of landscape to the setting of Newham Hall.<br>The rest of the text has been included in para 55  |
| D the Middlesbrough Council       | Policy MW1                                 | Is there evidence that the 'parkland' is of regional significance? If not, 'regional' should be deleted from the draft policy, particularly in-light of Historic England's recent decision, which only acknowledges the parkland's local interest.   | Evidence is initially provided in the Durham University study (2013), which assessed the Hall and Parkland as “being of considerable regional significance “<br>LUC Landscape and Heritage Assessment report (Dec 2016), para 4.140, references the regional significance of Newham hall and its designed landscape.<br>Historic England (2019) indicated that ...The Newham Hall landscape is thought to be the most complete and best surviving example in the area”.<br>This is detailed in a supporting document to the plan |
| Middlesbrough Council             | Paras 58-60 general                        | We suggest that these paragraphs should be deleted from the draft Plan, as it dates the Plan to a point in time. They are also considered inappropriate for a Neighbourhood Plan, as they read like a representation against additional housing development, which is not the purpose of Neighbourhood Plans. If the Forum, however, still wishes to include these paragraphs, then they should be replaced with the following correct references and statistical data.  | Accepted - this and other alterations have resulted in changes to the numerical sequence of paragraphs in the emerging draft plan.   |

| Agency / Organisation or Resident | Policy Area / Section / Original paragraph | Summary of Key Issues / Concerns  | How the Key Issues / Concerns have been addressed  |
|-----------------------------------|--|---|--|
| Middlesbrough Council             | Para 58                                    | Delete and replace with: <i>The adopted Housing Local Plan sets out a minimum housing requirement of 410 dwellings per year for Middlesbrough between 2014 and 2029. The Council's five year housing land supply assessment identifies that after taking account of dwellings delivered to date there is a remaining minimum housing requirement of 301 dwellings per year needed between 2019 and 2024. The five-year land supply demonstrates that approximately 2,280 dwellings are expected to be delivered between 2019 and 2024, giving a deliverable supply of 7.59 years.</i>   | Accepted. The NF welcomes the updated information from the Council. Plan updated to reflect text provided by Council at para 65.   |
| Middlesbrough Council             | Para 59                                    | This para states that the housing need using the standard methodology is 251 dwellings per annum. This figure is incorrect and should read 259 dwellings per annum. Also the NPPF no longer refers to Objectively Assessed Need. Suggest 'Objectively Assessed Need' is replaced by 'Housing Need'.   | Accepted. The NF welcomes the updated information from the Council. Plan updated to reflect text provided by Council at para 66  |
| Middlesbrough Council             | Para 60                                    | The Local Plan needs to provide a 15-year housing supply whereas the MWNF uses evidence from the 5-year supply assessment to justify that no additional housing is required. It would be more appropriate to amend the relevant section of the paragraph as follows: ' <i>...it is evident at this point in time that there is no requirement for additional housing allocations in the Marton West ward up to 2024, over and above....</i> '   | Accepted. The NF welcomes the updated information from the Council. Plan updated to reflect text provided by Council at para 67  |
| Middlesbrough Council             | Para 62                                    | This paragraph states that it is clear that demand for 4-5 bedroom executive properties is falling away. This is a sweeping generalisation not supported by any evidence. The planning permission referred to in the para increases the number of 4 bedroom properties on site (albeit by a small number). Also revisions to the house types at Grey Towers may simply be that the developer can make more profit on 3 and 4 bed properties due to the more efficient use of land rather than reduced demand. Suggest re-worded as such: ' <i>... commenced on this site. However, it is clear that the demand for 4-5 bedroom executive homes is falling away, with the developer obtaining a subsequently obtained an amended planning permission to reduce the scale of executive housing number of 5 bedroom homes and replace them with smaller 3 and 4 bedroom properties. This has ...</i> ' | Noted.<br>Evidence is available in the House Prices Report for Teesside Dec 18-Dec19, produced by Home.co.uk to demonstrate a -42 % change in the sales of detached dwellings<br>The NF welcomes the Council's suggestion in the interest of accuracy. Amend Plan at para 69 to read: . <i>The developer has subsequently obtained an amended planning permission to reduce the number of 5-bedroom homes and replace them with 3- and 4-bedroom properties including semidetached properties.</i> |

| Agency / Organisation or Resident | Policy Area / Section / Original paragraph | Summary of Key Issues / Concerns   | How the Key Issues / Concerns have been addressed  |
|-----------------------------------|--|--|--|
| Middlesbrough Council             | Para 63                                    | Not all of the housing at Green Willows is under construction and therefore will not be completed by 2020/21. We suggest reword for accuracy as: ' <i>...2017. Development of A further 5 executive homes at Green Willows has commenced development with initial completions anticipated in by 2020 -21</i> '.  | Noted. The NF welcomes this information and agree to amendments for the sake of clarity.<br><br>Amend text at para 71 to read: ' <i>[...] .2017. Development of 5 executive homes at Green Willows has commenced with initial completions anticipated in 2020-21.</i> '  |
| Middlesbrough Council             | Para 64                                    | As currently worded the paragraph appears to suggest that building any housing anywhere in Marton West (rather than just on De Brus Park) will impinge on the setting of Newham Hall or its parkland. We suggest that the paragraph is deleted as: 1. there doesn't appear to be any evidence to support the assertion that any new building will impinge on the setting; 2. it doesn't add anything to the neighbourhood plan as Policy MW1 provides criteria against which protection of parkland would be assessed; and, 3. it appears to be contrary to para 65 which supports sustainable growth. | Noted. It is agreed that this paragraph does not add benefit to the Modified Plan and that Policy MW1 provides sufficient criteria along with the contents of the plan when read as a whole to determine applications against.<br><br>Delete para 64.  |
| Middlesbrough Council             | General                                    | Overall, the modified draft Plan takes account of the characteristics and related issues of the recently incorporated De Brus Park area. It should, however, be remembered that Neighbourhood Plans are required to be 'positively prepared'. In parts of the draft Plan, some of the text can be read or interpreted as a representation against any additional housing development, which is not the purpose of a Neighbourhood Plan. In addition, they would also counteract aims set-out in paragraphs 35 (Sustainable Development Principles), and 65 of the draft Plan.                          | Noted. It is considered that amendments made, as a result of consultee comments, have addressed this point.  |
| Middlesbrough Council             | LGS - Policy MW1                           | although we understand the reasoning to protect the parkland south of Newham Hall, we do not consider that making such a designation would be an appropriate mechanism to protect the parkland from development, or accords with the LGS criteria as set-out in the NPPF (paragraph 100).  | The NF believe that a designation would be reflective of the wishes of the local community many of whom stated their support for it in the community consultation. It is the opinion of the NF that the designation would meet all three characteristics required by NPPF paragraph 100:<br>a) in reasonably close proximity to the community it serves;<br>b) demonstrably special to a local community and holds a particular local significance, i.e. historic significance,<br>c) local in character and is not an extensive tract of land.<br>The LGS designation is also supported by Historic England, Tees Valley Wildlife Trust, The Mayor and Simon Clarke MP. |

| <b>Agency / Organisation or Resident</b> | <b>Policy Area / Section / Original paragraph</b> | <b>Summary of Key Issues / Concerns</b>   | <b>How the Key Issues / Concerns have been addressed</b>   |
|--|---|---|--|
| Middlesbrough Council                    | General   | As Neighbourhood Plans are evidence based policy documents, some of the supporting text in the draft modified Plan has a tendency of being 'selective' or 'anecdotal', and as a consequence not supported by a robust evidence base. In order, that the draft Plan is underpinned by a robust evidence base, the above 'selective' and 'anecdotal' aspects should be addressed. | Noted. The NPF welcomes this opinion and has made amendments in line with suggestions where appropriate.   |
| Andy Preston                             | General   | The Mayor has confirmed that he supports the Marton West Neighbourhood Plan.  | Noted – no change necessary  |
| Simon Clarke MP                          | General   | I am very happy to lend my support to the plan. The parkland is a highly valued green space and represents a significant amenity to the local community.  | Noted – no change necessary  |
| Cllr Chris Hobson                        | Policy MW2  | Need to add bungalows to all new developments across Marton West  | Accepted. Policy MW2 amended to reflect this   |
| Cllr John Hobson                         | Policy MW2  | Plan needs amending to include predominance of bungalows on all new developments in Marton West   | Accepted. Policy MW2 amended to reflect this   |
| Lorna Sutcliffe                          | General   | I have read through the amended Plan carefully. I think it is an excellent document which has taken the original Plan forward very satisfactorily. I support it totally and hope it progresses successfully through the remaining stages.   | Noted – no change necessary  |
| Mrs D M Bone                             | General   | I support your application for the above plan unreservedly  | Noted – no change necessary  |
| Mr M Stanley                             | General   | I support any plan to limit further building development in this ward of Marton West and preserve all green space and listed buildings  | Noted – no change necessary. It is not within the remit of NPs to limit further built development in Neighbourhood Areas; however, the Council currently have a deliverable supply of 7.59 years, which indicates that no further allocations will be required at the time of writing this modification. |
| Mr F Spraggon and Mrs L Spraggon         | General   | We fully support this plan and are grateful for the input from the Marton West Community Council and Chris and John Hobson  | Noted – no change necessary.   |



| <b>Agency / Organisation or Resident</b>  | <b>Policy Area / Section / original paragraph</b> | <b>Summary of Key Issues / Concerns</b>  | <b>How the Key Issues / Concerns have been addressed</b>   |
|---|---|--|--|
| Kelly and Peter Russell   | General   | We need to keep as much green space as possible as we are becoming overrun with new housing developments, traffic and pollution  | Noted – no change necessary.   |
| Mr B Yale,<br>Mrs G Yale<br>Dr N Suvakovic<br>Ms K Thompson<br>Mr A A Walker<br>Mrs M Walker<br>Ms L Dowson<br>Mr I Jones | Paras 37,39, 50<br>Policy MW1                     | All reference to Sudbury Pond is removed. Land at West Moor Farm is Easement land and the older West Moor properties have a right to drain into this land that was established in 1910   | Accepted. Plan amended to reflect wetlands at Land at West Moor Farm   |
| Mrs J M Roebuck   | Parks and Green Spaces                            | We should maintain our green spaces in light of climate change emergency. Open space also provides positive mental and physical benefits. The land south of Newham Hall should be protected to maintain these benefits to local people and the wider community | Noted – no change necessary. The NF acknowledge the importance open space can have on opportunities to improve mental health and well being. This is reflected in the NP objection 7 and via the proposed designation of Local Green Space at land south of Newham Hall.                                 |
| Phil Wood-Woolley   | General   | Our rear garden on the plan is highlighted as open space. No concern as this has no impact, but boundaries are not accurate  | Noted. Council to be asked to provide an updated plan for the final report   |
| Lisa Wood-Woolley   | General   | Road safety concern at Gunnergate Lane. Since Dixons Bank roadworks, increased traffic and speed, only 1 footpath, forced to cross road,   | Noted. This is beyond the remit of the NP; however, the issue is being taken forward with Middlesbrough Council on traffic associated with Dixons Bank, including reduced speed limit  |
| Gordon and Barbara Stage  | General   | We don't want any more development in Marton whatsoever  | Noted. -No change necessary. It is not within the remit of NPs to limit further built development in Neighbourhood Areas; however, the Council currently have a deliverable supply of 7.59 years, which indicates that no further allocations will be required at the time of writing this modification. |
| V Eland   | Parks and Open Spaces                             | The area of Marton West Beck within our ward needs including as being specified as protected green space. This area should include the area currently up for sale adjacent to Gunnergate Lane / Fairy Dell   | Noted. No change necessary - Marton West Beck is recognised in the Council's Open Spaces Needs Assessment 2017 as a Local Wildlife Site and is graded as exceptional   |
| Brian Dinsdale  | Parks and Open Spaces                             | Protection of valuable parkland and green space is a high priority for me and my family and we all welcome the contents of the plan in this regard   | Noted – no change necessary.   |

| Agency / Organisation or Resident | Policy Area / Section / Original paragraph | Summary of Key Issues / Concerns   | How the Key Issues / Concerns have been addressed  |
|-----------------------------------|--|--|--|
| Ian Morrish                       | Parks and Open Spaces                      | Marton West Beck needs including as a green / open space from Stainton Way to Brass Castle Lane  | Noted. No change necessary - Marton West Beck is recognised in the Council's Open Spaces Needs Assessment 2017 as a Local Wildlife Site and is graded as exceptional   |
| A Brownlee                        | General                                    | I think the green space adjoining Cheltenham Avenue needs maintaining  | Noted – no change necessary.   |
| Jeannette Bowen                   | General                                    | Include:<br>a) need to protect open / green space<br>b) increase in bungalows<br>c) safe roadways / traffic calming<br>d) cycle tracks included  | Noted. These issues are addressed in the Modified Plan via policies MW1 and MW2 and in the Public Transport section, paras 92-94   |
| R Harper                          | General                                    | The junction of Brass Castle Lane with A172 is dangerous and not capable of handling further traffic. Why can't our planners activate the blatantly obvious and well penned solution of diverting the Lane to exit at the Guisborough Road traffic lights-controlled junction. Achievable by a minor alteration to the housing plan it is ludicrous not to take this irreversible opportunity  | Noted. This is beyond the remit of the NP; however, the issue is being taken forward with Middlesbrough Council on traffic associated with Dixons Bank, and A172.  |
| Jon and Sally Zigmund             | Policy MW3, MW4                            | MW3 refers to "The capacity of existing infrastructure". I suggest this should specifically refer to broadband capacity.<br>Either MW3.2 or possibly MW3.5 could be extended to refer to the "local broadband network".<br>Similarly MW4 could usefully refer to the developer ensuring existing broadband capacity is not damaged and ideally enhanced.<br>I'm hoping the plan can suggest planning consents for any significant development - for example at Ford Riding School - are subject to the requirement that the broadband for others isn't degraded further and is ideally enhanced. | Noted. The NPPF acknowledges that "advanced, high-quality and reliable communications infrastructure is essential for economic growth and social well-being." It confirms planning policies should: support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections; ...and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution).<br>Parts of the ward suffer from a lack of high speed broadband. NF therefore wish to support proposals to improve broadband capacity throughout the ward<br>Policy MW3 has been amended to reflect this desire |

| Agency / Organisation or Resident | Policy Area / Section / Original paragraph | Summary of Key Issues / Concerns  | How the Key Issues / Concerns have been addressed  |
|-----------------------------------|--|---|--|
| Jon and Sally Zigmond             | General                                    | Broadband is an essential service. Development wouldn't be permitted if our water supply became unreliable as a result. The same should apply to our broadband.   | Noted. The NPPF acknowledges that “advanced, high-quality and reliable communications infrastructure is essential for economic growth and social well-being.” It confirms planning policies should: support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections; ...and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution).<br>Parts of the ward suffer from a lack of high speed broadband. NF therefore wish to support proposals to improve broadband capacity throughout the ward<br>Policy MW3 been amended to reflect this desire |
| Mr and Mrs George Hazard          | General                                    | Our main concern is the over development of Marton West in general. The ward has a number of green areas that enhance community living standards and we wish these to be maintained. I hope you will strongly oppose any planned / proposed development that might be in the pipeline | Noted No change necessary. It is not within the remit of NPs to limit further built development in Neighbourhood Areas; however, the Council currently have a deliverable supply of 7.59 years, which indicates that no further allocations will be required at the time of writing this modification. Proposed policies preserving green spaces will, if adopted, provide the Council with policy support to prevent inappropriate development.   |

**List of statutory bodies and key individuals consulted**

**Appendix 1**

|      | <b>First name</b> | <b>Surname</b> | <b>Job Title</b>                                | <b>Organisation</b>                                    | <b>Email (where known) / Address</b>                                  |
|------|-------------------|----------------|---|--|---|
| Mr   | Andy              | Preston        | Mayor   | Middlesbrough Council                                  |   |
| Mr   | Simon             | Clarke         | Member of Parliament                            | Middlesbrough South and East<br>Cleveland constituency |   |
| Cllr | John              | Hobson         | Elected member – Marton West<br>ward            | Middlesbrough Council                                  |   |
| Cllr | Chris             | Hobson         | Elected member – Marton West<br>ward            | Middlesbrough Council                                  |   |
| Mr   | Richard           | Meeres         | Managing Director                               | Ridsdale and Co<br>Newham Hall                         |   |
| Mr   | Paul              | Clarke         | Head of Planning                                | Middlesbrough Council                                  |   |
| Mr   | Charlton          | Gibben         | Planning Officer<br>Neighbourhood Planning Lead | Middlesbrough Council                                  |   |
| Ms   | Angela            | Livingstone    | Clerk to the Council                            | Nunthorpe Parish Council                               |   |
| Mr   | Jim               | Holmes         | Clerk to the Council                            | Stainton and Thornton Parish<br>Council                |   |
| Mrs  | Lorna             | Sutcliffe      | Chair   | Marton West Community Council                          |   |
| Ms   | Karen             | Smith          | Office Manager                                  | Middlesbrough Golf Club                                |   |
| Mr   | David             | Everitt        | Chair   | Friends of Fairy Dell                                  |   |
| Mr   | Jeremy            | Garside        | Chief Executive                                 | Tees Valley Wildlife Trust                             | Margrove Heritage Centre, Margrove Park,<br>Boosbeck, Saltburn        |
|      |                   |                |   | Middlesbrough Environment City                         | Sandy Flatts Lane, Middlesbrough TS5 7YN                              |
|      |                   |                |   | Lingfield Primary School                               | Buxton Avenue, Marton   |
|      |                   |                |   | South Tees Clinical Commissioning<br>Group             |   |
|      |                   |                |   | Redcar and Cleveland Council                           | Kirkleatham Street, Redcar, TS10 1RT                                  |
|      |                   |                |   | Tees Valley Combined Authority                         | Cavendish House Teesdale Business Park,<br>Stockton-on-Tees, TS17 6QY |
|      |                   |                |   | Cleveland Police                                       | Community Safety Hub, 1 Cliffland Way,<br>Hemlington, TS8 9GL         |
|      |                   |                |   | North Yorkshire County Council                         | County Hall, Northallerton, DL7 8AD                                   |
|      |                   |                |   | Hambledon District Council                             | Civic Centre, Stone Cross, Rotary Way,<br>Northallerton, DL6 2UU      |
|      |                   |                |   | Environment Agency                                     |   |

|  | First name | Surname | Job Title | Organisation                     | Email (where known)   |
|--|------------|---------|-----------|----------------------------------|---|
|  |            |         |           | Historic England                 |   |
|  |            |         |           | Natural England                  |   |
|  |            |         |           | Ramblers Association             |   |
|  |            |         |           | RSPB Saltholme                   | A178 Seaton Carew Rd, Stockton-on-Tees, Middlesbrough TS2 1TU     |
|  |            |         |           | Public Health England North East | Floor 2, Citygate, Gallowgate, Newcastle upon Tyne NE1 4WH        |
|  |            |         |           | Network Rail                     |   |
|  |            |         |           | Northumbrian Water               | Northumbria House, Abbey Road, Durham DH1 5FJ                     |
|  |            |         |           | Northern Gas Networks            | Customer Care Team, 1st Floor, 1 Emperor Way, Sunderland, SR3 3XR |
|  |            |         |           | BT Group plc                     | BT Centre, 81 Newgate Street, London EC1A 7AJ                     |
|  |            |         |           | Virgin Media                     | sustainability@virginmedia.co.uk                                  |
|  |            |         |           | Highways England                 |   |
|  |            |         |           | Coal Authority                   |   |
|  |            |         |           | Homes England                    |   |
|  |            |         |           | Marine Management Organisation   |   |
|  |            |         |           | Department for Transport         | Great Minster House, 33 Horseferry Road London, SW1P 4DR          |
|  |            |         |           | Northern Powergrid               | Alix House, Falcon Court Stockton on Tees TS18 3TU                |
|  |            |         |           |                                  |   |
|  |            |         |           |                                  |   |
|  |            |         |           |                                  |   |
|  |            |         |           |                                  |   |

## Informal consultation document – October 2019

## Marton West Community Council 'MAKING MARTON MATTER'

- The purpose of this newsletter is to seek your views on a *limited update* to the Marton West Neighbourhood Plan, which was approved in 2016
- Boundary changes have led to the Marton West ward being expanded to include:
  - The Newham Hall estate, including the Hall, Farm, Lodge and Workshops;
  - Brass Castle Lane from the B1365
  - A housing development at De Brus Park which is bordered by parkland and the Middlesbrough golf course (collectively identified as the De Brus area)
- Middlesbrough Council has decided that the De Brus area should be incorporated into the Marton West Neighbourhood Area and Forum and that an early review of the Neighbourhood Plan should be undertaken
- With the support of our local Councillors, John and Chris Hobson and the Marton West Community Council, a new Neighbourhood Forum has been established, that draws residents from each area of the ward.
- The limited update to our Neighbourhood Plan being put forward by your Neighbourhood Forum, relates to Policy MW1, Parks and Green Spaces, (changes to the policy are in bold italics) i.e.

*Development will not be permitted which would have an adverse effect on the use, management, amenity or enjoyment of Bonny Grove Park, Sudbury Pond and that part of Fairy Dell, which falls within Marton West. Opportunities to enhance their public accessibility and continued maintenance as valued local facilities will be supported.*

*Parkland to the south of, and indivisible from, Newham Hall, is designated as Local Green Space due to its historic and considerable regional significance, along with the need to protect ancient trees and local landscape*

*Applications which result in the loss of green space, **veteran, notable and mature trees and local valued** landscapes, which make a positive contribution to the character of the area and local amenity, will be **refused, in accordance with the National Planning Policy Framework, (NPPF) unless there are wholly exceptional reasons***

- This policy change is supported by evidence from an independent Landscape and Heritage Assessment, commissioned by Middlesbrough Council, which highlighted that:

...The regional significance of Newham Hall and its designed landscape is a key consideration. It represents an important, and rare, survival of a 19th century industrialist's mansion, as well as the farm complex.

...Map regression analysis indicates that the 19th century landscape structure, developed in parallel with the house, home farm and lodge, is virtually intact – meaning that the Grade II-listed Hall sits within its original setting. Given that the two assets were designed in parallel, the parkland is indivisible from the significance of the Hall itself. The significance of the asset group as a whole could be argued to be more than regional, given the rarity of survival of ironmasters' houses in the region and more generally, and the intactness of house and landscape.

- The NPPF allows communities to identify and protect green areas of particular importance to them. Your Neighbourhood Forum has proposed this Local Green Space designation as the green space is:
  - a) In reasonably close proximity to the community it serves;
  - b) Demonstrably special to its local community and holds a particular local significance, because of its beauty, historic significance and tranquillity, and
  - c) Local in character and is not an extensive tract of land.

As part of the process to update our Neighbourhood Plan, the Marton West Community Council has recommended that the Neighbourhood Forum undertake a consultation on the limited update, with residents and businesses across the Marton West ward

You are therefore invited to submit any comments on this proposed limited update to the Marton West Neighbourhood Plan, **by 12<sup>th</sup> November, 2019**

If you believe there are other elements of the plan that require amendment, please reference the specific policy number and indicate what your concerns are. The existing Marton West Neighbourhood Plan can be found on the Middlesbrough Council website under Neighbourhood Planning

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I support / do not support <sup>1</sup> the limited update of the Marton West Neighbourhood Plan

Additional comments

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Name:

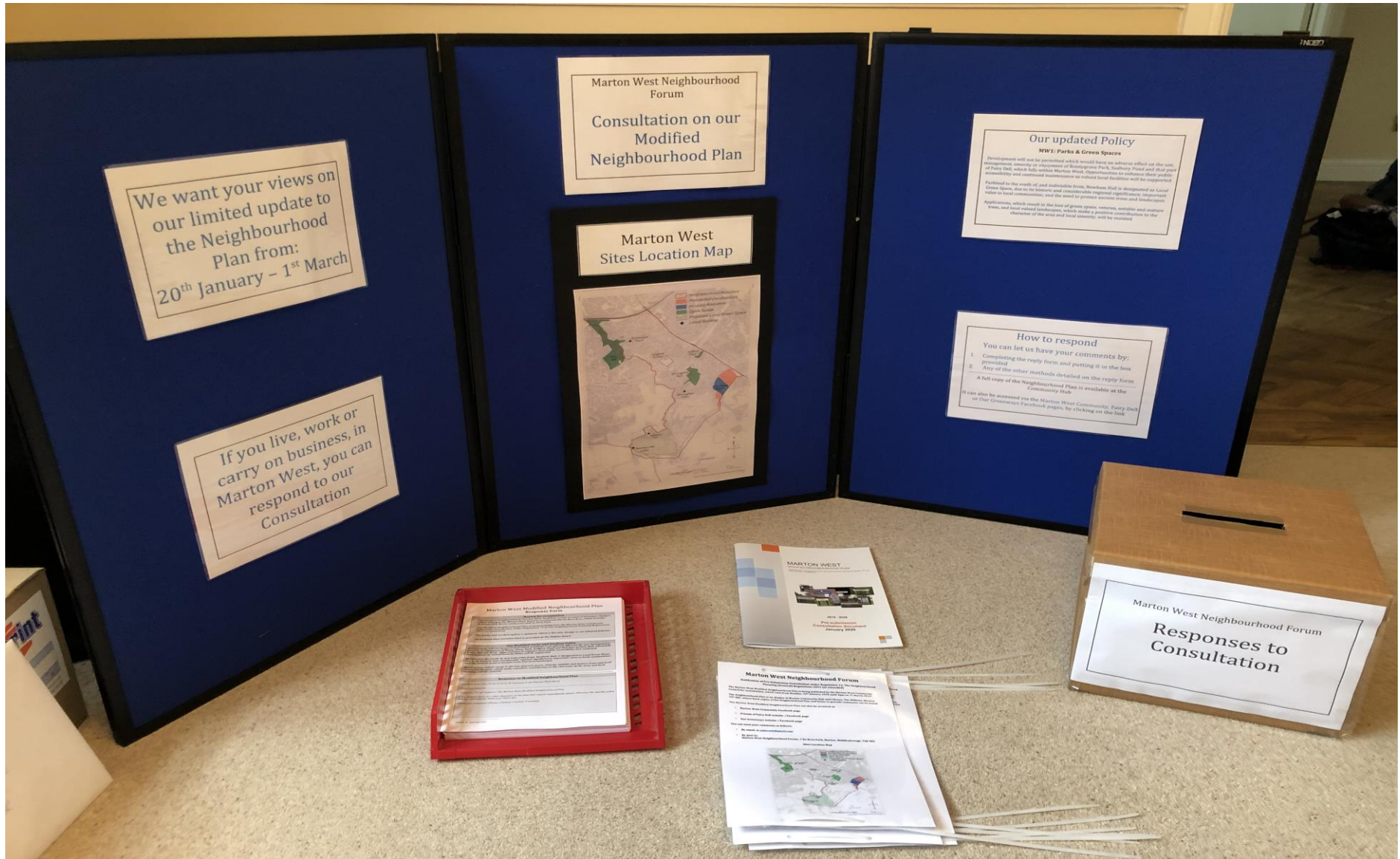
Address:

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<sup>1</sup> Delete as appropriate







Marton West Modified Neighbourhood Plan – Consultation Statement