

Stainsby Country Park & Masterplan

Frequently Asked Questions



How did the Council respond to the previous consultations?

The Council:

- listened to what you said and the Masterplan no longer proposes housing development on Mandale Meadow;
- commissioned independent specialist consultants to assess the potential road alignments. The route included in the Masterplan provides the necessary infrastructure whilst minimising the impact on the Meadow;
- have sought to achieve a more environmentally friendly development with the introduction of “One Planet Living” principles within the Masterplan; and
- are now undertaking a further consultation on the Masterplan.

Why is the Stainton Way Western Extension (SWWE) required and what is the purpose?

As identified within the 2014 Local Plan, the SWWE is required to meet the transport needs of the town.

The SWWE serves three key priorities:

- a) to provide access to the proposed housing developments;
- b) to satisfy the forecast increase in car usage; and,
- c) to provide strategic mitigation to bring forward the Council’s wider housing development programme.

What will the Speed Limit be for the Stainton Way Western Extension?

The speed limit on the Stainton Way Western Extension will be a maximum of 30 mph and as identified within the masterplan, the design will include traffic calming measures.

Will the Road ever be widened?

There are no plans to widen the Stainton Way Western Extension in the future. A large percentage of the road will run through the housing development making expanding the width of the road impossible. The road will be similar to Newham Way in Coulby Newham.

Why does the Stainton Way Western Extension have to connect to Mandale Roundabout?

The principle of providing a direct highway connection between B1380 Low Lane and A1130 Mandale Road was identified in a study carried out in 2013 to support the Housing Local Plan, and is fundamental to the efficient operation of the Borough’s road network and, in particular, its ability to accommodate predicted traffic growth due

to new housing developments in south Middlesbrough together with other factors such as increased levels of vehicular traffic.

The point at which the Stainton Way Western Extension will connect into the existing road network at its northern end is dictated by a number of factors, including:

- a) ensuring the design meets the necessary highway requirements;
- b) ensuring that suitable provision is made for pedestrian and cyclists; and,
- c) ensuring that the layout operates as efficiently as possible.

What is the expected traffic volume of the SWWE?

The road has been designed and modelled to operate in a similar way to the Newham Way/Stainton Way. Traffic flows will therefore be similar to these routes.

How does building a spine road reduce the need to travel and encourage people to walk and cycle?

As part of the authorities transport policies it is necessary to cater for all modes of travel so whilst it is necessary to mitigate existing, forecast traffic growth, it is also necessary to provide viable high quality travel alternatives.

Just as the road provides a strategic element so do the pedestrian/cycle links that the development will provide.

As a key principle the Masterplan provides a network of green high quality pedestrian/cycle links which seek to promote sustainable travel and reduce car dependence. At the heart of the proposed development is a new local centre and community hub, which will ensure that non car access is viable and attractive.

These links integrate within the Country Park and green spaces to provide traffic free routes that cater for both leisure and commuter journeys. A strategic North/South route is provided which will connect areas such as Stainton and the South of Middlesbrough to the town centre.

These routes will also connect into adjacent facilities at Mandale which will enable onward travel to Stockton and Thornaby ensuring that the development integrates both locally and beyond.

How will the green space be managed?

Usually developers will look to appoint private companies to manage and maintain public green space created by new developments. For Stainsby, the Council will seek to take on the ownership and management of the Country Park to ensure it is maintained and protected moving forward.

What is the difference between the terms Masterplan and Development Guidance?

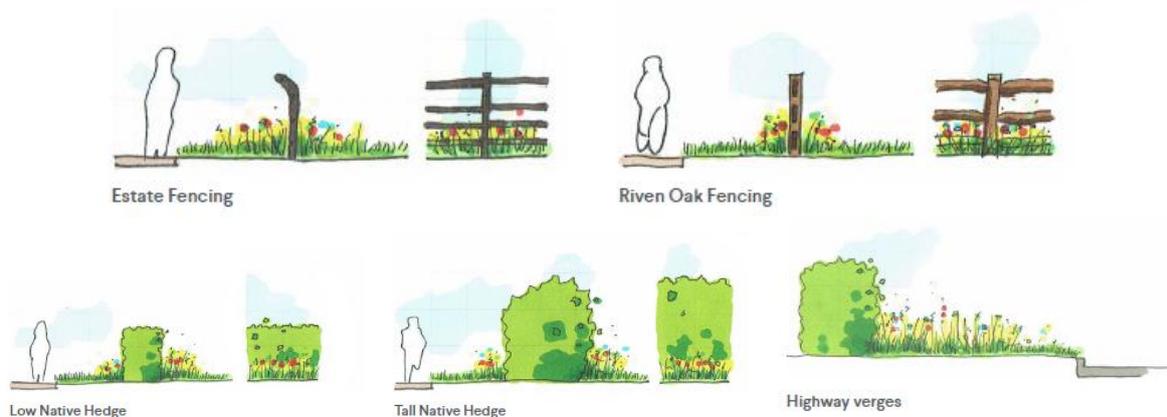
Information provided through the consultation references both the masterplan and design guidance. The aim of the Council is to adopt the masterplan as development guidance meaning both terms are used to refer to the same document.

Will I be able to access the green space from Mandale Roundabout?

Yes, access to the Green Spaces (Country Park and Meadow) will be actively encouraged and the design will provide the necessary infrastructure for both pedestrians and cyclists, whilst also linking into the wider networks.

How will the scheme be designed to stop illegal access to the open space?

Design features will be factored into the development to stop illegal vehicles accessing the Country Park. It is proposed that a mixture of low fencing and hedgerows will be used to achieve this. Further information on this is provided within the Masterplan under section 4.13.



What could happen if the masterplan is not adopted as Development Guidance?

Should the Stainsby Country Park & Masterplan not be adopted by the Council as Development Guidance the following risks have been identified:

- a) the alignment of the road through the private land could be developed with a route that the Council will have no control over;
- b) developers could look to maximise the density and volume of housing;
- c) the Council will have little control over the quality of the housing delivered;
- d) level of green space provided for the creation of the Country Park may be reduced to accommodate a larger built environment;

- e) quality of the local centre may be affected and not be provided in the ideal position on the site;
- f) typically on developments like Stainsby, each developer will appoint its own agent to manage the green space provided, leading to a number of different agents managing the Country Park; and,
- g) the Masterplan is developed following a full public consultation and takes into account the desires of the community, without it they are not heard by developers and will not be reflected in the development.