

# Land at Stainton Vale Farm, Middlesbrough

VISION DOCUMENT

AUGUST 2021

**Bellway**

**BARTON  
WILLMORE**

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**Barton Willmore**

The Forum  
The Pearl  
New Bridge Street West  
Newcastle  
NE1 8AQ

T: 0191 605 3500  
E: [planningnorthern@bartonwillmore.co.uk](mailto:planningnorthern@bartonwillmore.co.uk)

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Author:	HJ
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# Introduction

Barton Willmore is instructed by Bellway to prepare this vision document which sets out how land at Stainton Vale Farm (the Site) can be brought forward to create a high quality residential development.

The Site is broadly triangular in shape and located south-east of the junction between the A174 (Teeside Parkway) and the A19. It is currently divided into four fields in agriculture use, separated by a mature hedge to the north, fences and a farm track.

Stainton is a settlement developed south of the A174, west of Stainton Way and North of Stainton Beck, between the settlements of Acklam, Hemlington and Thornton. The settlement is located to the southern edge of Middlesbrough and benefits from an established bus connection going through Acklam and Linthorpe. It is one of the primary routes into Middlesbrough from the South and has access to a range of local services.

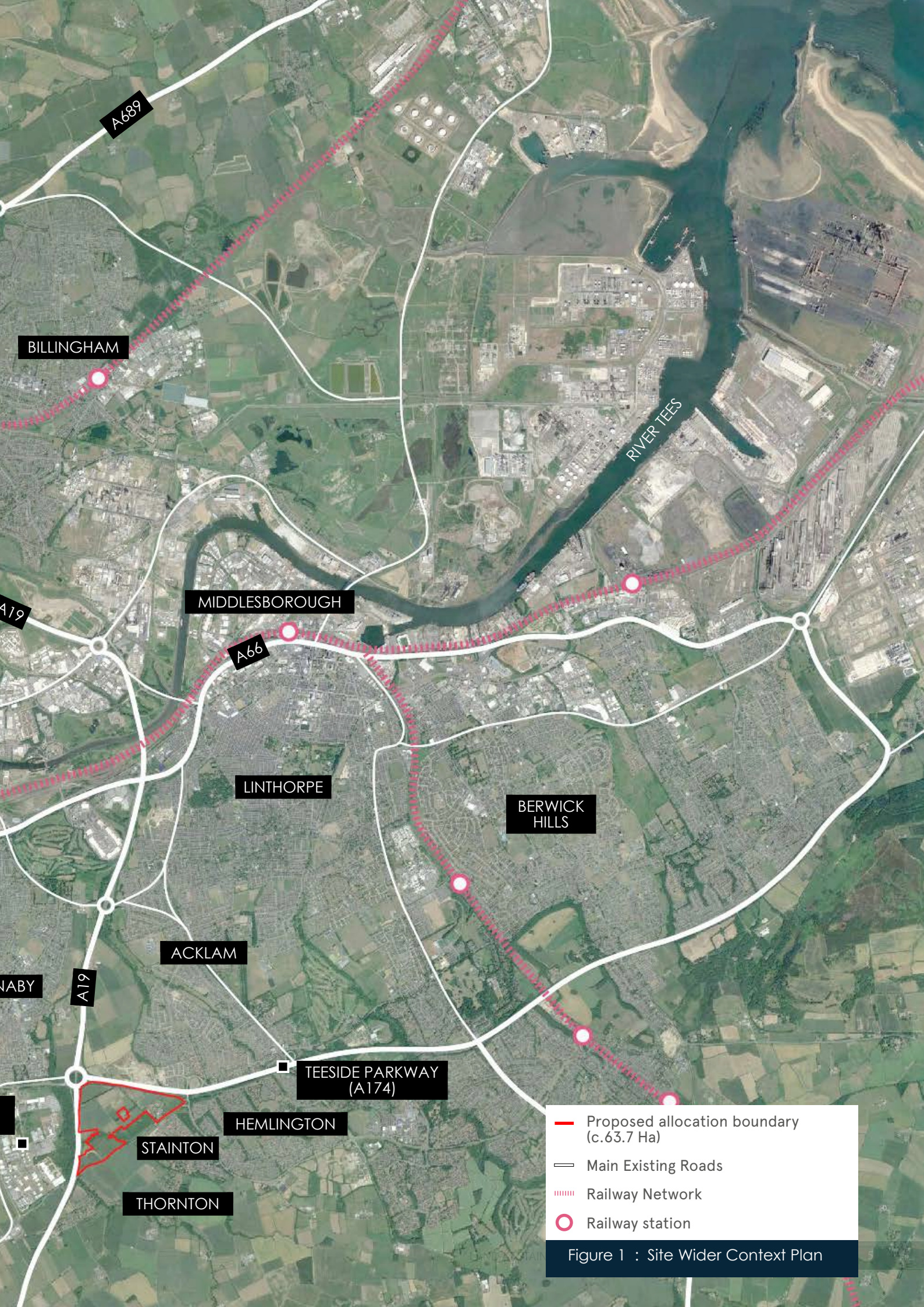
The development of the Site at Stainton Vale Farm represents the potential to continue the pattern of residential development currently happening in Hemlington, the south of Acklam, and the west of Stainton.

The Site represents a significant solution to support Middlesbrough's development to deliver new family and affordable homes contributing to the future housing requirements.

The purpose of this document is to provide an initial assessment of the Site, its constraints and context and its relation to surrounding areas. The assessment is based on Site visits and includes a supporting illustrative masterplan and design principles setting out how the Site could be developed to provide at least 850 new dwellings alongside improved pedestrian cycle links and extensive areas of open space enhancing the existing landscape.







A689

BILLINGHAM

RIVER TEES

MIDDLESBOROUGH

A66

LINTHORPE

BERWICK HILLS

ACKLAM

TEESIDE PARKWAY (A174)

HEMLINGTON

STAINTON

THORNTON

- Proposed allocation boundary (c.63.7 Ha)
- Main Existing Roads
- Railway Network
- Railway station

Figure 1 : Site Wider Context Plan



# Vision

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Bellway's vision for the Site is the creation of an integrated and high quality residential development that provides excellent standards of urban design and links new homes with extensive areas of open space and with connections to the existing and proposed communities that surround the Site.

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This document provides the design rationale for the Site and identifies a number of elements that comprise the overarching vision :

- Provide high quality market and affordable homes, delivering much needed homes for local people;
- Create an integrated, accessible residential scheme which benefits from existing connections to the north and south and access to a range of services;
- Create an attractive and high quality residential neighbourhood which responds to the landscape context;
- Deliver imaginatively designed new homes with gardens, with easy access to a range of facilities including schools, open spaces, play spaces and community facilities; and,
- Be accessible by existing public transport based on the Low Lane (B1380) corridor.









# Site Location & Description

## SITE LOCATION

The Site is located to the west of Stainton and to the north west of Low Lane (B1380). The A174 (Teesside Parkway) and the A19 forms respectively the north and west boundary of the Site with the junction between the two main roads located to the north-west of the Site. The Stainton Beck and associated woodland owned by the Woodland Trust forms the south boundary.

Stainton is approximately 10.5 km south of Middlesbrough and it can be accessed within 30 minutes by bus. The settlement lies adjacent to the urban areas of Acklam, opposite the A174, Hemlington lies on the other side from Stainton Lane and Thornton is opposite Stainton Beck. These areas have seen significant growth with more planned in the next years.

## SITE DESCRIPTION

The Site extends to approximately 63.7 hectares / 157.4 acres in size. It comprises several large agricultural fields broadly defined by a mature hedgerow to the north, a farm track and few fences.

Stainton Vale Farm is located in the centre of the Site in a compound of buildings. An existing farm track crosses the Site from south east and north west and cross the A174 with a bridge towards Stainsby Hall Farm.

The Sporting Lodge Inn is a hotel with a restaurant, a bar, a gym, as well as meeting rooms and function rooms, located in the eastern corner of the Site. The hotel will be retained.

To the centre of the Site, around Stainton Vale Farm, lies a group of trees and some mature hedgerows.

The land in the north east corner of the Site (including Sporting Lodge Inn) is controlled by a third party.

The settlement of Stainton has extended to the west in recent years and two housing allocation sites are located along Low Lane, opposite the Site.







A19

STAINSBY HALL FARM

TEESIDE PARKWAY (A174)

SPORTING LODGE HOTEL

STAINTON VALE FARM

STAINTON BECK

STRAIT LANE

LOW LANE (B1380)

STAINTON

THORNTON

- Proposed allocation boundary (c. 63.7 Ha)
- ▨ Allocated Residential Development

Figure 2 : Site Location Plan



# Contextual Assessment

Stainton has grown significantly in recent years and has a range of facilities which supports the community. All the services are within a 15-minute walk from the Site.

Local services include Sporting Lodge Inns (including restaurant, bar and gym), The Stainton Public House, a post office and two churches. There are also a number of businesses located throughout the village including a hairdresser, a beauty salon, driving schools and local businesses.

## PUBLIC TRANSPORT

Stainton benefits from a bus service directly linking with Middlesbrough and passing by Acklam and Linthorpe. The closest bus stops from the Site are located near the junction between Strait Lane and Low Lane, approximately 800 metres from the centre of the Site.

## WALKING & CYCLING

There are two public right of way crossing the Site from south east and north west and crossing the A174 with a bridge towards Stainsby Hall Farm. The on-site PRow provide access to the countryside and link with other surrounding PRow and the wide public footpath network along Low Lane and Strait Lane.

Stainton centre where most facilities are located is accessible in 15 minutes by foot or 5 minutes by bike.

## EDUCATION

Hemlington Primary School is located 1.8 km away from the centre of the Site, on the western edge of Hemlington and is the closest primary school for Stainton.

It is accessible by foot in 20 minutes or 6 minutes by bike.







A19

STAINSBY HALL FARM

TEESIDE PARKWAY (A174)

SPORTING LODGE HOTEL

STAINTON VALE FARM

SPORTING LODGE INNS

HEMLINGTON HALL PRIMARY SCHOOL

STAINTON BECK

STRAIT LANE

METHODIST CHURCH

LOW LANE (B1380)

STAINTON VILLAGE HALL

THE STAINTON INN & TEA ROOM

THE STAINTON PUBLIC HOUSE

POST OFFICE

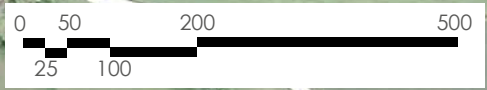
PARISH CHURCH

STAINTON

THORNTON

- Proposed allocation boundary (c. 63.7 Ha)
- Existing Road
- Bus Stop
- Accessibility radius (400m)
- Public Right of Way (PRoW)
- Community Facilities
- Food & Drinks
- Post Office
- Place of Worship
- Education

Figure 3 : Neighboring Assessment Plan





## LOCAL CHARACTER

The Site is located 1.5 km away from Stainton and Thornton Conservation area. Stainton is based on a historic village with clusters of older and more modern houses in traditional village setting. The character of the built form is now undoubtedly suburban in nature. The open countryside beyond plays a strong part into the place's character, with striking views across the Stainton Beck Valley.

The settlement has grown steadily from a historic centre near the Stainton Beck and along Strait Lane, Hemlington Road and Meldyke Lane. Stainton is predominantly residential in nature and is defined by a number of housing estates most recently along Strait Lane with many cul-de-sacs streets with small clusters of development along its lengths. Houses generally front onto the streets with regular set backs and front parking.

### Materials & Block Pattern

The style of houses in Stainton is relatively similar. The buildings are usually two storeys (also many bungalows example) with a slated pitched roof of varied angles. Common materials used around the settlement includes red brick, stone and white render.

### Boundary Treatments

The properties benefits from clear boundaries made of low height hedgerow, stone walls, various groups of shrubs, metal railings and fences. It contributes greatly to the character and sense of enclosure of the street.







Figure 4 : Townscape Assessment Plan





# Planning Context

## THE PLAN

Middlesbrough Council's current Development Plan consists of saved polices of the 1999 Local Plan, Core Strategy (2008), Regeneration Development Plan Document (2009) and the Housing Local Plan (2014).

Since 2016, the Council have been preparing a new Local Plan which will replace the existing Development Plan policies and will act as the starting point for decision making. When adopted, this will replace a number of existing planning policy documents, set out the housing requirement, and provide a basis for determining planning applications within Middlesbrough.

## THE SITE

The Site is predominantly agricultural in use and is designated as Green Wedge in the 1999 Local Plan. The Green Wedge designation forms part of the Council's network of Green Infrastructure and support their greenspace network. However, as the Council are aiming to achieve a high level of housing growth in order to support the economic target set by the Tees Valley Combined Authority's Strategic Economic Plan, the land at Stainton Vale Farm has been identified through the Council's evidence base as a suitable and deliverable location for housing to support their aims and aspirations.

The Site has been assessed in the Council's Strategic Housing Land Availability Assessment as an available, achievable and developable site which can contribute housing throughout the Local Plan period. Further evidence base documents such as the Landscape and Heritage assessment also support this conclusion. Noted constraints to overcome are the Grade II Listed Buildings at the central Farmstead, and the Local Wildlife Site located to the south west of the Site.

The Site could provide at least 850 dwellings over the plan period. This will comprise a range of dwelling types, on-site affordable housing, access off Low Lane and a high quality landscape setting. The development of the Site must also ensure pedestrian and cycle connectivity and access to the existing green infrastructure network.





Figure 5 : Middlesbrough HLAA Site plan (2017)

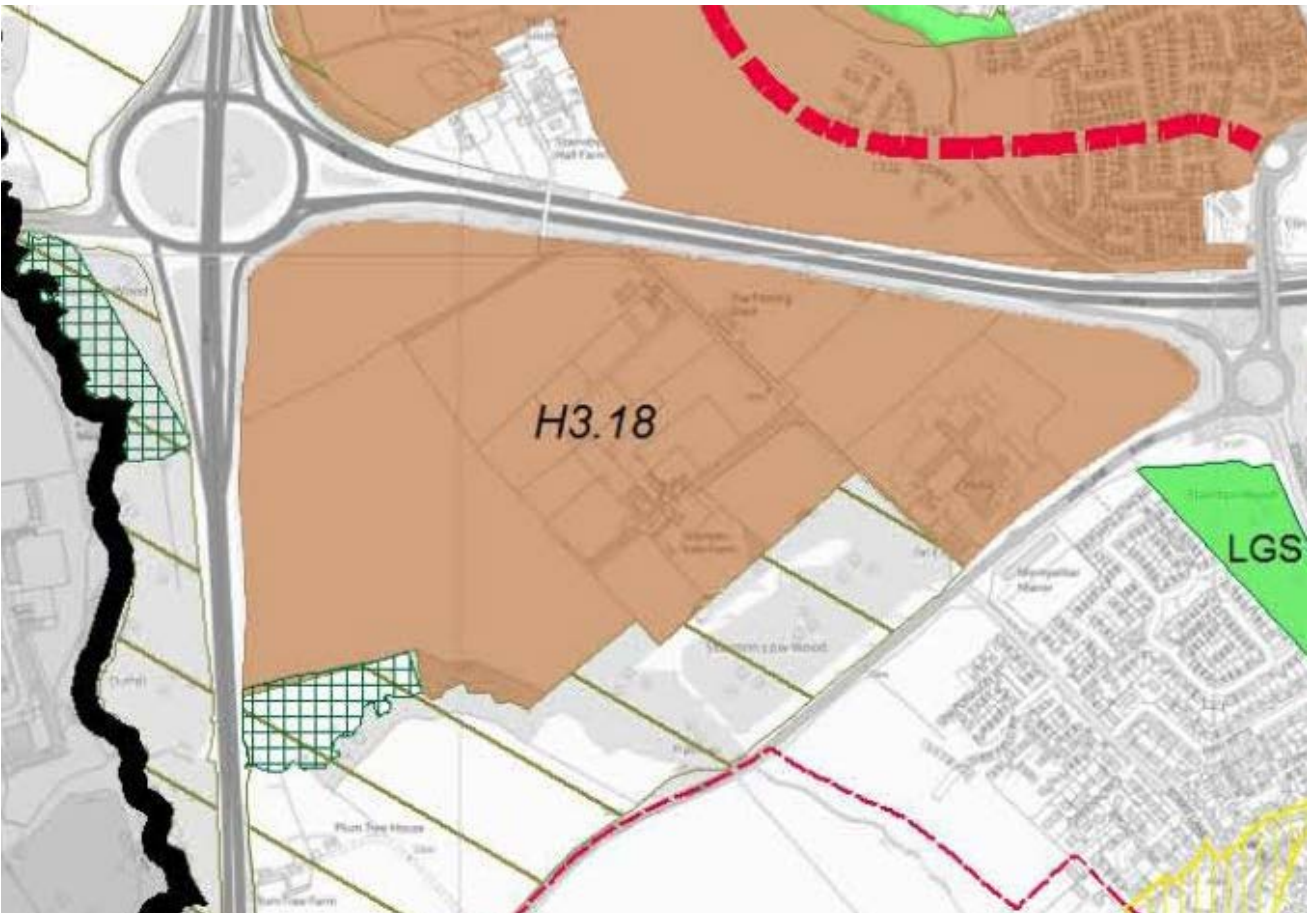


Figure 6 : Extract from Middlesbrough Local Plan (November 2018)



## DRAFT NEIGHBOURHOOD PLAN

Stainton and Thornton Parish Council submitted its draft Neighbourhood Plan for examination on 3 June 2021. This sets out the vision, objectives and policies to ensure that the Parish of Stainton and Thornton maintains its character over the period 2021-2036. A summary of some key policies are outlined below:

- **Policy ST1: Green Infrastructure** outlines the role development plays in contributing towards the protection, enhancement and provision of new green infrastructure spaces and linkages.
- **Policy ST3: Natural Environment** protects the distinctive local character of the open landscapes, ensuring development does not harm valued public views / vistas, landscape features, footpaths, public rights of way and wildlife areas.
- **Policy ST7: Infrastructure and Rights of Way** ensures development incorporates successful infrastructure and road managements systems, alongside routes for pedestrians, riders and cyclists which are traffic free and/or pedestrian and cycle friendly and safe.
- **Policy ST8: Services/Schools/Shops/Unicorn Centre/Larchfield** promotes 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.
- **Policy ST9: Design Principles** focuses on key principles and objectives for built form within new development. This includes ensuring development reflects and enhances the character of the villages or rural area, ensuring the delivery of a mix of housing options to meet the current needs of residents (including provision of affordable housing), the consideration of Building for Life principles, and objectives relating to coalescence, open space and path networks.
- **Policy: ST10 New Developments on Green Field Sites** outlines key principles and objectives for proposed development on Green Field Sites. Development should be designed to:
  - Form distinct new communities;
  - Incorporate a diverse housing mix (including affordable housing);
  - Provide an attractively landscaped low-density development;
  - Include strong landscape buffers between development and the countryside which also provide a continuous habitat for wildlife;
  - Incorporate children's play areas and connected footpath and cycle way routes providing routes linking with the countryside and adjacent facilities and services;
  - Provide green routes through the housing areas that enhance the quality of the development and provide wildlife habitats;
  - Retain existing farmsteads, trees, hedgerows, ditches, watercourses, and heritage assets within the development;
  - Consider significant impacts on the road network;
  - Avoid areas at risk of flooding and incorporate sustainable drainage measures; and,
  - Consider provision of community, retail, sports and leisure facilities.



# Stainton & Thornton

## DRAFT NEIGHBOURHOOD PLAN

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

Submission Document  
June 2021

Figure 7 : Stainton and Thornton Parish Council Draft Neighbourhood Plan

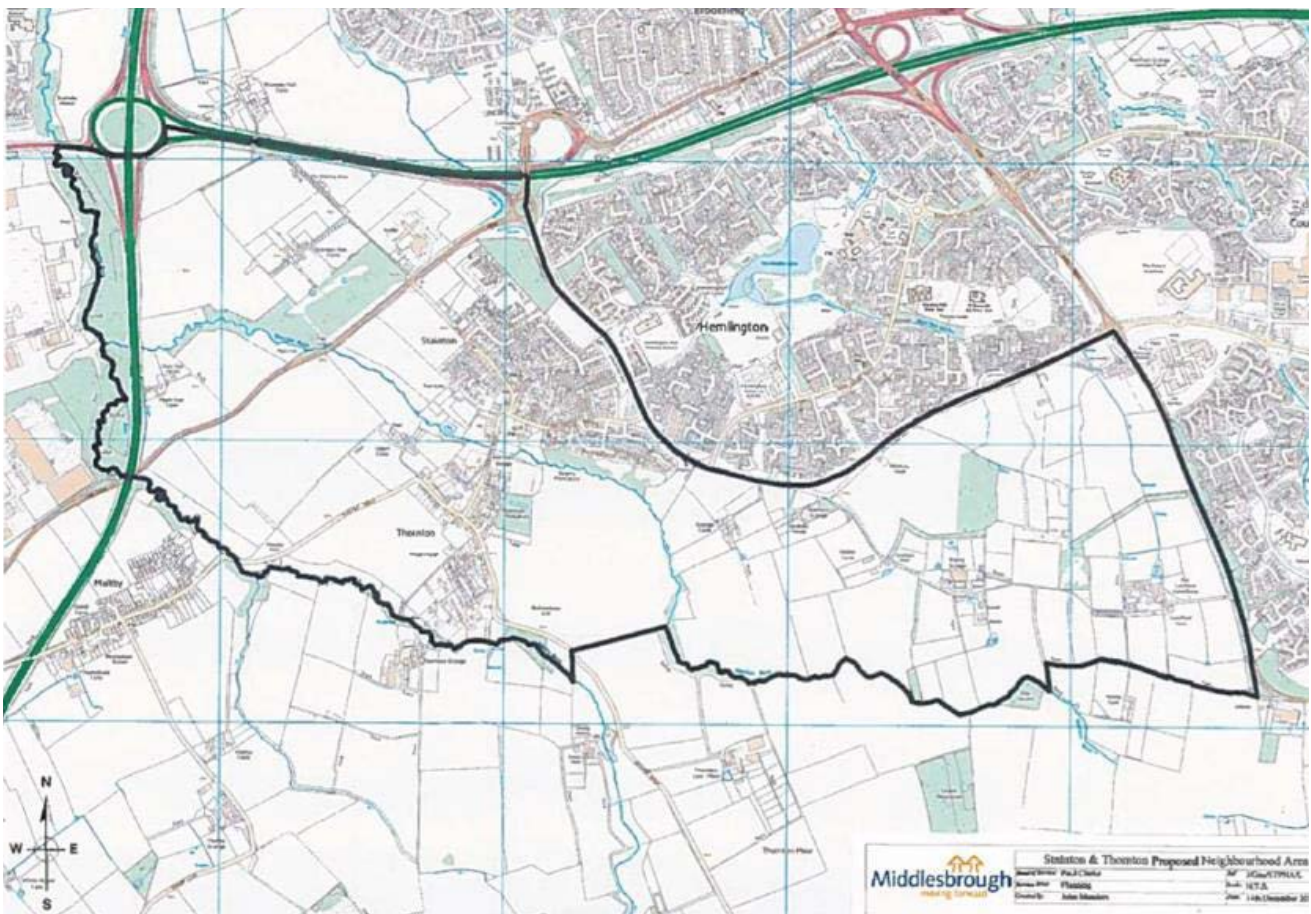


Figure 8 : Stainton & Thorton: Neighbourhood Plan Boundary

# Site Assessment

## ACCESS

Vehicular access to the Site can be provided via Low Lane with three potential access options currently being considered : A, B and C. Option A would be via a roundabout at the crossing with Strait Lane, option B through the PRoW track adjacent to the Woodland Trust Land. Option C would be further south of the Site and across Stainton Beck.

There are also further opportunities to deliver pedestrian and cycle linkages to the surrounding built-up area.

## LANDSCAPE FEATURES

The Site consists several fields which are currently arable farmland and devoid of many landscape features. The fields are divided by a mature hedgerow to the north, measuring c.1.5m in height with a few trees along its length, as well as a few group of trees around the building on Site. The Site is well enclosed with hedgerows and group of trees all along its boundary. The Site is not recognised as having a special landscape quality and is not the subject of any landscape designations.

## FLOOD RISK

According to the Environment Agency maps, the Site is in Flood Zone 1 which is defined as land assessed as having less than 1 in 1,000 years annual probability of flooding and is suitable for residential development.

## ARCHAEOLOGY & HERITAGE

Stainton Vale Farmhouse and the Pair of Dovecotes and Linking Outhouses are Grade II Listed Building on Site. An appropriate development set back should be provided to protect their setting. Stainton and Thornton Conservation Area is within 1.5 km of the Site.

## TOPOGRAPHY & DRAINAGE

The Site is broadly flat with a gradual fall from east to west towards where the proposed development would provide drainage attenuation ponds. Initial investigations have indicated that Site drainage can be achieved via an appropriately designed Sustainable Urban Drainage System.

## ECOLOGY

The Site is not subject to any local, regional or international statutory or non-statutory ecology designations.

Two areas to the west of the Site, one on the western side of the A19 and one on the eastern side, adjacent to the Site is designated as a Local Wildlife Site. A small portion of the latter extends to within the Site boundary.

As noted, the Site itself includes a mature hedgerow running east west cutting across the Site along with the mature trees scattered around the Site. These would be retained as much as possible as part of the proposed development alongside additional planting to enhance the character of the new development.

## UTILITIES & INFRASTRUCTURE

All supporting infrastructure such as gas, electricity, broadband and water are within the direct vicinity of the Site and are easily accessible. Overall, there are no utilities or infrastructure constraints that would prevent the development of the Site







- |  |   |  |                                     |
|--|---|--|-------------------------------------|
|  | Proposed allocation boundary (c. 63.7 Ha) |  | Listed Building                     |
|  | Existing Road                             |  | Conservation area                   |
|  | Public Right of Way (PRoW)                |  | Bus Stop                            |
|  | Local Tree Cover                          |  | Accessibility radius (400M)         |
|  | Watercourse / Pond                        |  | Substation                          |
|  | Flooding Zone 2                           |  | Indicative Vehicular Access options |
|  | Local Wildlife Site (LWS)                 |  | Allocated Residential Development   |

Figure 9 : Site Assessment Plan



# Masterplan

Taking into account the location of the Site and the density of existing residential development, an average density of around 30 dwellings per net hectare has initially been applied. **This provide the potential to deliver at least 850 homes.**

The proposed density allows for the creation of a sustainable and balanced residential development, comprising a mix of housing types, sizes and tenures.

## DESIGN PRINCIPLES & FEATURES

- A Vehicular access option from Low Lane with a new roundabout.
- B Vehicular access option from Low Lane following the PRow.
- C Vehicular access option from Low Lane.
- 01 Part of the Sporting Lodge Hotel retained as gym for local community benefit.
- 02 Mixed-use area, well-connected with existing development south of Low Lane via local path networks.
- 03 Incorporation of sustainable drainage measures such as attenuation ponds to the western boundary of the Site, discharging into Stainton Beck.
- 04 The proposed green infrastructure strategy is focused on the retention and enhancement of the mature trees and the hedgerows crossing the Site helping create a north-south and east west green axis which provides wildlife habitats connected with existing corridors such as Stainton Beck;
- 05 The incorporation of existing PRow crossing the Site, creating a well connected foot/cycle path network providing routes which join with the surrounding residential areas across the Site, the proposed mixed-use provision, local shop and areas of open space.
- 06 New planting area proposed along the south-eastern boundary to extend the community woodland owned by the woodland trust and provide a strong landscape buffer to the south.
- 07 From an ecological perspective, the inter-linked layout of green space through green corridors is designed to promote biodiversity.
- 08 The group of trees surrounding Stainton Vale Farm have been retained to preserve and enhance the setting of the Grade II Listed Buildings.
- 09 Site high point.
- 10 Potential to deliver shop for local community benefit.
- 11 Well connected play facilities.







STAINSBY HALL FARM

TEESIDE PARKWAY (A174)

STAINTON VALE FARM

STAINTON BECK

STRAIT LANE

LOW LANE (B1380)

STAINTON

A19

- Site Boundary (c. 63.7 Ha)
- Mixed-Use Area (c.2.92 Ha)
- Residential (c. 28.8 Ha)
- Open space (c. 32.0 Ha)
- Main Residential Street
- Secondary Residential Street
- Public Right of Way
- Tree Cover
- Watercourse / Pond
- ★ Potential Local Retail
- ★ Play Provision

Figure 10 : Concept Masterplan



# Delivery & Phasing

Assuming a delivery of 50 units on average per year, the development is estimated to be delivered over six phases spread over 12 years. The detail of the phases is illustrated in figure 11 and the delivery numbers are shown per phases in table 1.

Phases 2021-2033	Development Area (ha)	Units
Phase 1 (2021-2025)	c.4.3	c.130
Phase 2 (2025-2027)	c.2.9	c.90
Phase 3 (2027-2029)	c.5.4	c.160
Phase 4 (2029-2031)	c.2.8	c.85
Phase 5 (2031-2033)	c.1.9	c.60
<b>Sub Total</b>	<b>c.17.3</b>	<b>c.525</b>
Potential Future Residential	c.11.5	c.345
<b>Grand Total</b>	<b>c.28.8</b>	<b>c.870</b>

Table 1 : Indicative Phasing Plan







A19

STAINSBY HALL FARM

TEESIDE PARKWAY (A174)

SPORTING LODGE HOTEL

STAINTON BECK

STRAIT LANE

LOW LANE (B1380)

STAINTON

THORNTON

— Site Boundary (c. 63.7 Ha)

▨ Potential Future Phases

Figure 11 : Indicative Development Parcels

# Conclusion

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The Site at Stainton Vale Farm forms the majority of the land identified through the Council's evidence base as a suitable and deliverable location for housing. This initial masterplanning exercise has assessed and evaluated the land within the control of Bellway Homes and identified the potential parameters for development through a concept masterplan. The masterplan considers the likely access arrangement, landscape, heritage, site levels and means of potential drainage and identifies approximately 28.8 ha for residential development which could potentially deliver at least 850 homes.

These homes would be set within a high-quality landscape environment that sensitively incorporates Stainton Vale Farm (including its two Grade II listed buildings), two Public Rights of Way as well as existing landscape features such as mature trees and a number of hedgerows.

The concept masterplan shows a green cruciform of interconnected and varied open spaces that positively integrate the proposed development within its surroundings. Extensive areas of open space and landscape will also be provided around the Site to further enhance its setting and deliver high-quality amenity space.

Outwith Bellway's ownership, but included within the land identified by the Council as suitable for housing, are two additional areas of land. Firstly, the Sporting Lodge Inn is expected to be retained and integrated within the overall masterplan. Secondly, a plot of land in the north east corner is controlled by Miller Homes which is expected to be promoted and brought forward separately, however, we are happy to engage with Miller Homes as works progress.







