



Land at Grange Farm

Middlesbrough

January 2017

Contents

Executive Summary		Need for Housing Development	6	Is the Site Deliverable?	11
Introduction	4	Is the Site Sustainable?	7	What is the Vision of the Site?	12
Site & Its Context	5			Conclusions	15



Executive Summary

This Development Statement has been prepared by Taylor Wimpey UK Ltd to promote the Land at Grange Farm, Stainton Way, Middlesbrough for residential development in the emerging Middlesbrough Local Plan.

The Land at Grange Farm can deliver a sustainable extension to Middlesbrough which can accommodate up to 430 homes (an alternative option for up to 170 homes is also presented) with a significant amount of green infrastructure.

This Development Statement demonstrates that:

- The site is a suitable location for future housing development;
- The development of the site would deliver a range of benefits including the provision of high quality housing with a significant amount of green infrastructure;
- There are no technical or environmental constraints that would preclude the development of the site; and
- There would be no adverse impacts that would significantly or demonstrably outweigh the benefits of allocating the site for residential development.

Introduction

This Development Statement has been prepared on behalf of Taylor Wimpey UK Limited. It promotes the allocation of land that extends to around 27 hectares (67 acres) at Grange Farm, Middlesbrough within the emerging Middlesbrough Local Plan for residential development.

Taylor Wimpey UK Ltd is one of the leading homebuilders in the Tees Valley and the UK, and is responsible nationally for building over 10,000 homes annually. Taylor Wimpey has extensive experience in Middlesbrough having delivered the Rose Cottage Farm, Acklam Hall and Scholars Rise developments, as well as being the Council's preferred developer on the nearby Hemlington Grange development.

There is a clear need for the Council to secure the provision of a broad range of deliverable housing sites across the plan period in order to deliver the Council's key objectives to grow the economy, develop great places to live and improve the quality of life for its residents. The National Planning Policy Framework (NPPF) requires Local Planning Authorities to "boost significantly the supply of housing" and to ensure that the Local Plan, "meets the full, objectively assessed needs for market and affordable housing in the housing market area." The land at Grange Farm presents the opportunity to create a sustainable, distinctive and attractive development that will help meet the housing needs of the area over the plan period.

A detailed assessment of the site's constraints and opportunities has been undertaken and this Development Statement sets out why Taylor Wimpey UK Limited consider the allocation of this land would make a sustainable residential allocation in the emerging Middlesbrough Local Plan.

This Development Statement concludes having assessed the economic, social and environmental context of the site, that the land at Grange Farm is a site which is sustainable and deliverable for future housing development.



Figure 1: Aerial Image

The Site and Its Context

The site lies to the direct south of Stainton Way with the residential estate of Hemlington to the north, a cluster of residential properties to the east, including Stainton Grange, and open fields to the south and west. Beyond Stainton Grange to the east is Hemlington Grange, a large residential led development with planning permission for around 1230 dwellings and a new Police Headquarters for Cleveland Police.

The site is currently used as agricultural land with a farmhouse and associated agricultural buildings. It is located outside of, but adjacent to, the development limits as set out in the Local Development Framework. It constitutes 'white land' that is not subject to any development allocations or ecological, environmental or heritage designations. The site is not located within a Green Wedge.

The site is located in a sustainable and accessible location to reach a range of day to day employment, education, retail and recreational facilities by foot, cycle and public transport.

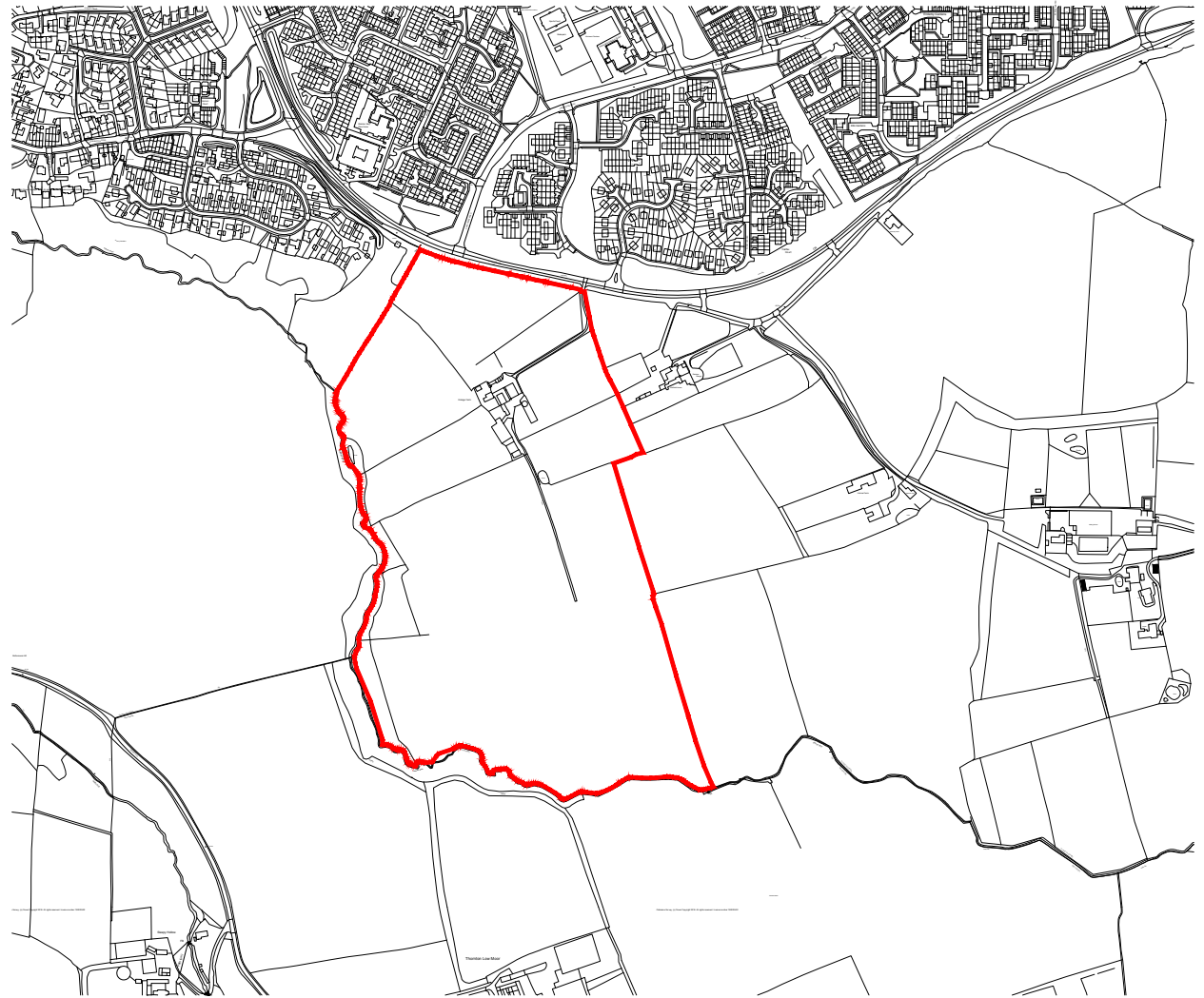


Figure 2: Site Location Plan

Planning Policy Context

National Planning Policy Framework

One of the social dimensions of sustainable development is to ensure that sufficient land of the right type is available in the right places and at the right time to meet the needs of present and future generations. The NPPF also outlines a Core Planning Principle (Para. 17) of making every effort to objectively identify then meet the housing needs of an area and respond positively to wider opportunities for growth.

The NPPF requires local planning authorities to “ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area” to ‘boost significantly the supply of housing’ (Para. 47) and that “housing applications are considered in the context of the presumption in favour of sustainable development” (Para. 49).

There is a clear need for the Council to secure the provision of a broad range of deliverable housing sites in order to ensure that the full objectively assessed housing needs of the Borough are met across the plan period.



National Planning Policy Framework



Middlesbrough Housing Local Plan

Housing Core Strategy and Housing Development Plan Document

Adopted November 2014

Development Plan

The site is outside, but adjacent to, the development limits and is not subject to any restrictive planning policy designations. It is therefore ‘white land’ in the open countryside in planning terms.

The Middlesbrough Housing Local Plan (2014) intended to address 3 key issues namely to, address population decline, create sustainable communities and create a balanced housing market. The provision of the right type of housing on the Land at Grange Farm will help the Council build on the early success of the Housing Local Plan by ensuring that an appropriate level of housing is delivered in an attractive market location across the new extended plan period.

Is the Site Sustainable?

Is the Site in a Sustainable Location?

There are a number of bus stops within close proximity to the site offering a range of services to Middlesbrough Town Centre and throughout the Borough. In particular, Bus Service 12 (Stagecoach) provides a service approximately every 10-15mins throughout the day to destinations throughout the Borough, including Middlesbrough Bus Station and the Parkway Shopping Centre. The site is located within 1000m of Hemlington Hall Primary School, St Gerard's RC Primary School, Viewley Hill Primary School, Hemlington Neighbourhood Centre (Retail, Library, Post Office, Churches) and Hemlington Recreation Centre. Within 2000m walking distance of the site lies the Parkway District Centre (inc. large Tesco supermarket) and a number of education facilities including Kings Academy.

Access

Vehicular access to the site is currently provided from Stainton Way in the form of a priority controlled junction in the north west corner of the site, which provides access to the existing Grange Farm.

The existing access arrangement to the farm already incorporates a ghost right turn lane. Such an arrangement would be required by the local highway authority to cater for a larger volume of traffic movements turning into the site. Therefore subject to further discussions with the Council's Highways Department, it is envisaged that the vehicular access into the site will be provided at the same location although with improvements to facilitate the potential increase in traffic

The site has an extensive frontage with Stainton Way and highway verge that provides scope for pedestrian and cycle access points (inc emergency access if necessary) with associated footpath provision, again, subject to further discussions with the Council's Highways Department.

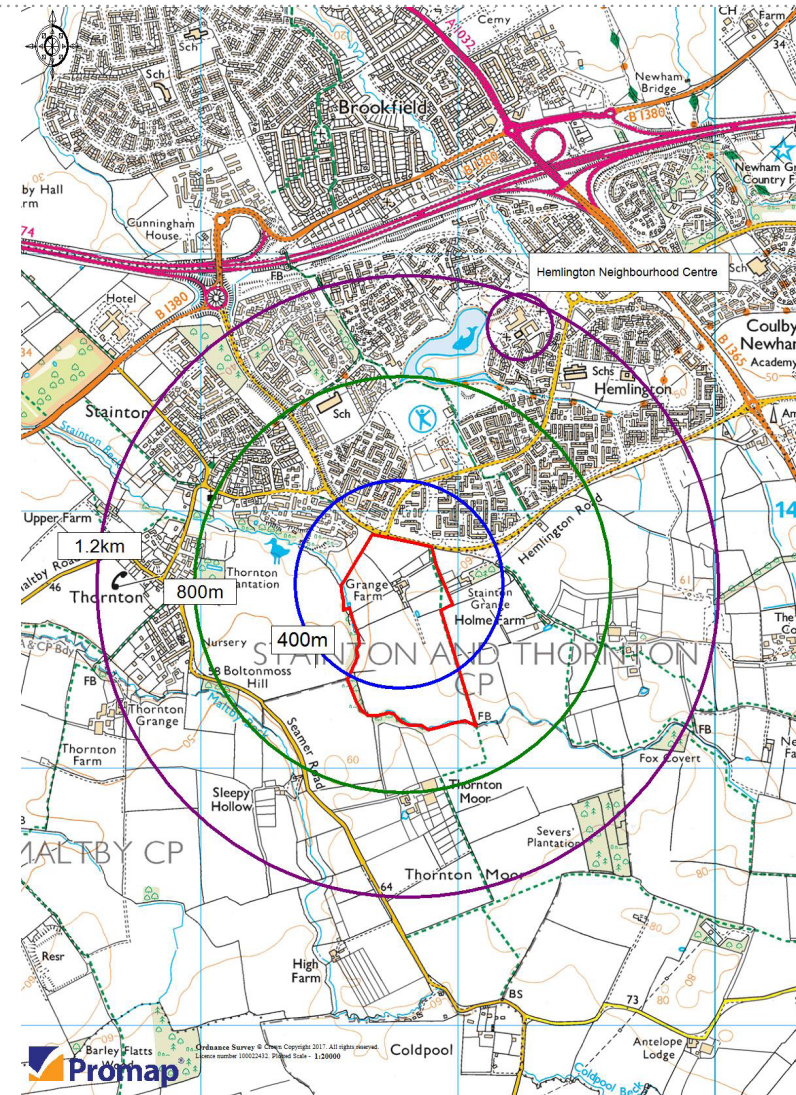


Figure 2: Context Plan

Is the Site Sustainable? (Cont.)

Would the Site Represent Sustainable Development?

The development of the right mix of housing on the site and associated greenspace will fulfil the three dimensions for sustainable development and assist the Council in meeting its core objectives to address population decline, create a balanced housing market and create sustainable communities.

Residential Development on the land at Grange Farm would contribute to each of these three dimensions in the following ways:

Economic Role

The delivery of housing on the site will contribute to building a strong and responsive and competitive economy. It will:

- Create and safeguard jobs. Every £1 million of new house building output supports 12 net jobs (seven direct and five indirect) for a year.
- Enhance the vitality and viability of local services and facilities through increased local spending.
- Increase Council Tax Receipts (Around £570,000 per annum based on average of Council Tax band C for 430 dwellings).
- New Homes Bonus Receipts (Around £3.4 million over 6 years based on average of Council Tax band C for 430 dwellings).

Social Role

The delivery of housing on the site will support the creation of a strong, vibrant and healthy community by:

- Boosting the supply of market and affordable housing within Borough to meet the needs of the present and future generations;
- Creating a high quality built environment; and
- Providing housing in a location which is accessible to local services to provide for the community's needs and promote health, social and cultural wellbeing.



Is the Site Sustainable? (Cont.)

Figure 3: Drainage Strategy

Environmental Role

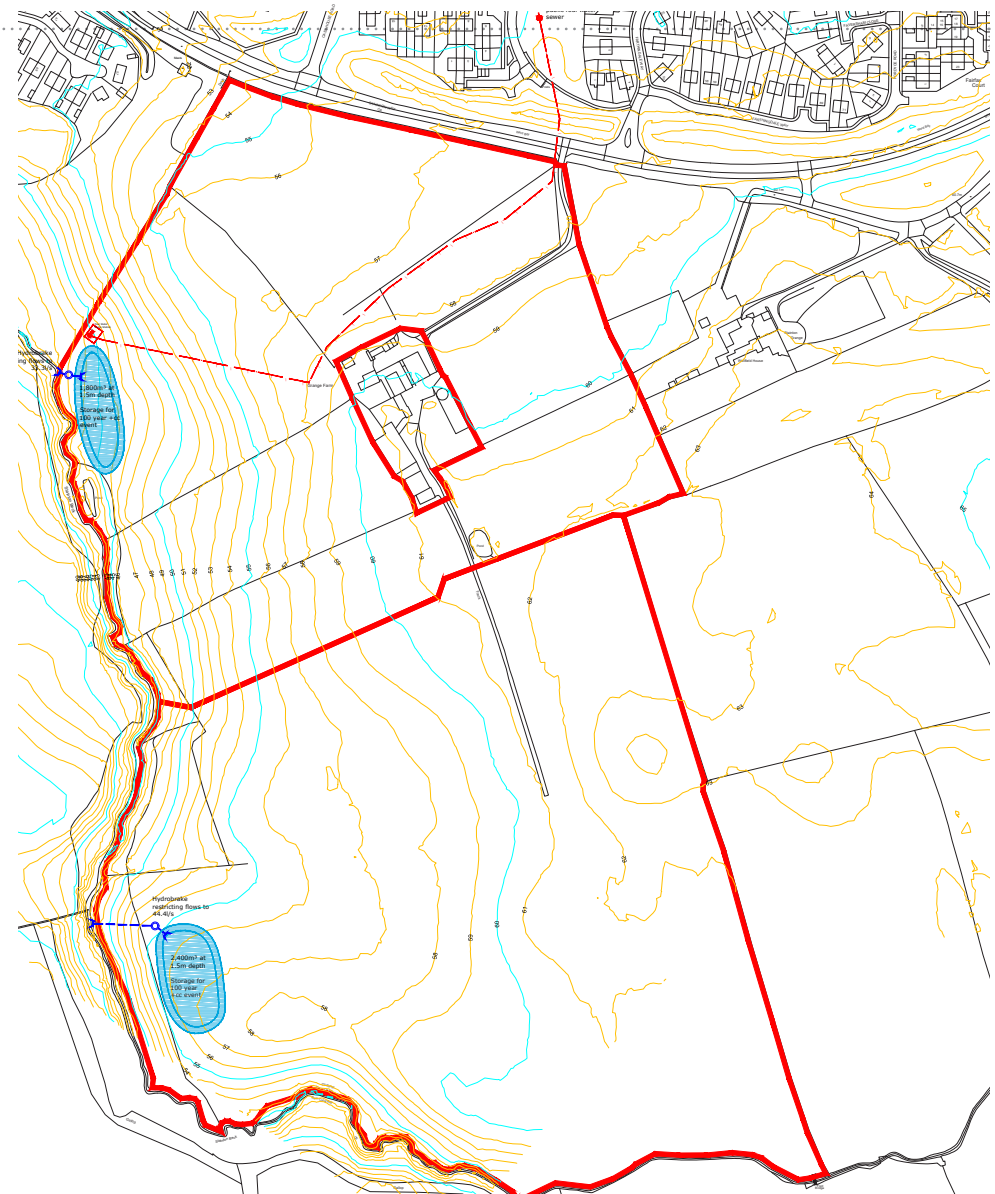
The development proposals will contribute to protecting and enhancing the natural, built and historic environment by:

- Retaining the Grange Farm buildings;
- Retaining, where possible, existing hedgerows and trees across the site;
- Providing a significant amount of new landscape planting; and
- Retain a gap between Grange Farm and Stainton Grange to protect the setting of the Stainton Grange (Grade 2*) and provide a significant area of open space.

A review of relevant technical constraints has been undertaken and the initial assessment has not identified any constraints that would preclude the development of the site for either of the development options proposed. A summary of work undertaken is outlined below:

Ecology – a Phase 1 Extended Habitat Survey has been undertaken and concludes that the results of the MAGIC data search and the ERIC NE desk search indicate that there are no statutory or non-statutory designated sites on or within immediate proximity to the site. One statutory designated site and five non-statutory designated sites were identified within 2 km of the site boundary, with Stainton Quarry LNR located approximately 70 m to the west of the Site on either side of Stainton Beck. It is recommended that a landscape buffer is planted on-site along the boundary in order to limit any disturbance, and to ensure that there are not any significant adverse impacts on the LNR. The retention, protection and enhancement of existing planting along the sites boundaries and those features of ecological value within the site can be achieved as part of the proposals and the significant additional landscape planting across the site provides opportunities for biodiversity enhancements

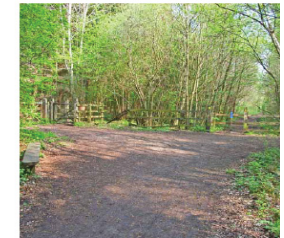
Flood Risk – the site is located within Flood Zone 1 and therefore has a low probability of flooding. A Drainage Strategy Plan has been prepared and confirms that foul and surface water can be adequately drained.



Is the Site Sustainable? (Cont.)

Heritage – a Heritage Assessment has been undertaken which confirms that the Grade II* Stainton Grange lies immediately to the east of the site and the Stainton and Thornton Conservation Area lies approximately 600m to the west. The Assessment assessed the significance of these assets and the contribution that the site makes to their setting and then provided recommendations on the design and layout which have been incorporated into the development options presented in this Development Statement.

Landscape - A Landscape and Visual Appraisal has been undertaken to inform the preparation of the development options for the site. It has established that the site has the capacity to accommodate well designed residential development without significant harm to the landscape character and visual resources.



Public Footpath

Grange Farm

Mature vegetation alongside Stainton Way



Is the Site Deliverable?

The National Planning Policy Framework states that sites should be “available now, offer a suitable location for development and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.”

Suitability

- Sustainable location with good links to employment, education, retail and services;
- The site is not subject to any heritage or ecological designations that would preclude development;
- The site is wholly within Flood Zone 1 and is therefore at the lowest risk of flooding possible;
- The site is adjacent to a residential area and redevelopment for residential purposes would not introduce an incompatible land use; and
- There are no landscape reasons to prevent development.

Availability

- The landowners are willing to dispose of the land for residential purposes and Taylor Wimpey has an interest in the site to bring it forward for development. The site is available now.
- Taylor Wimpey are willing developers with a track record of delivering of housing which can meet the identified needs of the Borough.
- Taylor Wimpey is seeking to develop the site at the earliest opportunity and it would therefore be brought forward in the first five years of the plan period.

Achievability

- The land is relatively flat and ground conditions are appropriate for residential development. Therefore limited earthworks and no significant remediation will be required;
- Adequate access can be provided into the site;
- Technical issues have been assessed and there are no such matters which would preclude development of this site.

The site is considered to be suitable, available and achievable and must therefore be considered to be a deliverable site for housing.

What is the Vision for the Site?

Site Analysis

The site lies to the direct south of Stainton Way and is well related to existing residential development to the north and west. Moreover, there is planning permission in place for the majority of the Hemlington Grange development to the east which includes a new police headquarters, around 1230 dwellings and employment uses. As such, the area is predominately residential in character.

The site itself is currently used as agricultural land with a farmhouse and associated agricultural buildings, which will be retained as part of the development proposals. The site is largely surrounded by existing trees and hedgerow planting.

Site Opportunities & Constraints

Having due regard to the built and natural form of the surroundings, as set out above, the starting point for designing the scheme was to identify the constraints and opportunities that the site offers and thereafter setting out a number of clear development principles.

The Constraints & Opportunities Plan prepared by FPCR provides details of the existing site features and has been used to define the site constraints and lead to the preparation of the two development options.



Figure 4: Constraints & Opportunities Plan

What is the Vision for the Site? (Cont.)

The Masterplan

Two masterplan options are presented within this Development Statement to give the Council the opportunity to consider the allocation of some or all of the land which is under Taylor Wimpey UK Ltd's control at Grange Farm.

The principal considerations are the same for both development options and can be summarised as follows:

- Retention, where possible, of the existing hedgerows and trees across the site;
- Access from Stainton Way;
- Provide a network of footpaths within the site and strengthen links to the existing Public Right of Way to the east
- Maintain an area free of built development between Grange Farm and Stainton Grange;
- Provision of significant tree planting across the site;
- Strengthen the structural tree planting around the site boundary; and

Option 1 – around 170 homes

In addition to the above, option 1 will specifically deliver the following key elements:

- Around 170 high quality new homes;
- Around 5.8 hectares of green infrastructure; and
- Lower density properties around the perimeter of the developable areas.



Figure 5: Masterplan - Option 1

What is the Vision of the Site? (Cont.)

Option 2- around 430 homes

Option 2 will deliver the following key elements:

- Around 430 high quality homes;
- Significantly more green infrastructure (around 11.75 hectares);
- Lower density properties around the perimeter of the developable areas; and
- Proposed parkland including trim trails and footpaths on the southern boundary of the site.

The two development options demonstrate that the site can deliver a high quality well integrated residential development with a significant amount of greenspace.



Figure 6: Masterplan - Option 2

Conclusions

The land at Grange Farm provides the opportunity to deliver a development of up to 430 homes (second option for up to 170 dwellings also proposed) with associated landscaping and open space in an attractive and sustainable setting on the edge of Middlesbrough.

This Development Statement presents two development options for the Council to consider and Taylor Wimpey UK Ltd would be happy to progress with whichever option the Council deem most appropriate.

The site is available with willing landowners and developer to deliver high quality housing during the course of the plan period to assist in rebalancing the housing stock and creating new dwellings to meet the current and future needs of the Borough.

The development of the site, as proposed, will not constrain or compromise the delivery of Hemlington Grange as a strategic housing site which, in any event, is now being progressed by Taylor Wimpey. Indeed, the proposed development will complement it by the creation of additional high quality housing scheme responding to a different part of the market. This will in turn assist the Council meet their housing objectives to; address population decline, create sustainable communities and create a balanced housing market.

The land at Grange Farm, Middlesbrough provides a sustainable and logical non-strategic opportunity.

The site is deliverable, as:-

- It is AVAILABLE for development NOW
- It offers a SUITABLE LOCATION for development NOW
- A SIGNIFICANT AMOUNT of housing can be delivered on the site within 5 years
- Development of the site is VIABLE



Figure 7: Illustrative Visualisation

Taylor
Wimpey