

Frequently asked questions raised in the consultation on a proposed link road in Coulby Newham

Introduction

Public consultation was carried out to get feedback on the proposed scheme from 19th August to 3rd September 2024. This consultation exercise allowed local residents and key stakeholders to review and comment on the proposals.

In line with best practice, a consultation strategy was coordinated with to enable effective engagement. The consultation strategy included the following:

- Resident Flyers
- Online Surveys
- Email Correspondence
- Emails to Ward Councillors

Frequently asked questions and responses

1. Some residents outlined concerns about the proposed development's effect on the highway system.

The road will not be in use until the residential development is occupied.

The principle and design of the proposed road is in accordance with policy and as such traffic volumes will not be affected as the road will not generate traffic in its own right.

Traffic impacts have been looked at through the local plan, any future development would include traffic modelling and impact assessment during a separate planning application process.

2. Residents expressed concern about the proposed development's effect on the amenity of the area.

The road is located within the allocated housing development site, there are no residential properties immediately affected by the construction or operation.

It will not result in any impact on resident's privacy and light and will not have a significant impact on the visual amenity of the area.

To protect residential amenity, the development will follow a Construction Environmental Management Plan (CEMP). This CEMP ensures that the effects of construction on the environment will be avoided, minimised or mitigated. This covers prominent issues including pollution control and operational control. Full details are available within the submitted CEMP document.

Furthermore, the road will not be in use until the residential development is occupied. The principle and design of the proposed road is in accordance with policy.

The site is not within the Green Belt, so will not impact it.

3. Concerns were raised about either impact of local plant- or animal- life, or the sufficiency/reality of delivering 10% Biodiversity Net Gain (BNG).

As part of the proposal, both a Preliminary Ecological Appraisal (PEA) and a Biodiversity Net Gain (BNG) Assessment have been completed.

The BNG Assessment outlines that due to the nature of the proposals, a road to facilitate further residential development - there is no potential for habitat creation.

It is proposed that habitat creation associated with the wider residential developments is utilised, to offset the losses associated with the proposed road.

4. Residents were concerned about the proposed development's drainage and flooding.

The development consists of 4 phases of road construction, with surface water mitigation being implemented alongside this in the form of SUDS and swales.

As part of the proposal, Flood Risk Assessment (FRA) has been completed. The FRA outlines that the proposed development is in Flood Zone 1, and therefore is defined as having less than 1 in 1000 annual probability of river or sea flooding.

The Drainage Strategy submitted as part of the application details how surface water will be managed as part of the delivery of the access road.

5. Residents raised concerns about the proposal impact on public transport and active travel.

The design of the carriageway is more than suitable to support bus routes which require 6.7m or more.

Footpaths and cycleways are not proposed within this application, these will be considered within the larger housing application to ensure footpaths meet the requirements of the housing development.

A couple of residents were concerned about the consultation process and considered either the process or information available was not sufficient. Details of the consultation were available via the Council's website. This public consultation is not a mandatory exercise, there will be a further round of consultation as part of the statutory consultation for the planning application, whereby residents can voice further concerns, based on the full application.

Conclusion

A Statement of Community Involvement (SCI) has been prepared by Hedley Planning Services (the "Agent") on behalf of Middlesbrough (the "Applicant") to accompany the proposal for the construction of Access Road with associated SUDS Basins and Swales.

This can be viewed as part of [the planning application](#).