

Stainton and Thornton Neighbourhood Plan Examination

Middlesbrough Council Officers Response to the Examiner's Additional Questions:

Question 4

Adopted Housing Local Plan (HLP) Policies H23 and H27 allocated land at Hemlington Grange and Rose Cottage Farm for a minimum of 1,230 dwellings and 326 dwellings respectively (i.e. a minimum of 1,556 dwellings).

Paragraph 2.2 of the Neighbourhood Plan sets out the actual number of dwellings that are projected to be completed on the two sites. The basis for the calculation of the figure is set out below.

Hemlington Grange

Planning permission M/FP/0082/16/P was granted for a hybrid application for a total of 1,230 dwellings on 11th April 2016. The application covered the majority of the allocated site, but excluded three fields to the south, known as Hemlington Grange South, that are within the allocated site. A development brief was adopted on 27th October 2020 for Hemlington Grange South, which identifies a housing capacity of approximately 130 to 150 dwellings.

The Hemlington North site is covered by the original planning permission. At that time, it was expected to be brought forward as a care facility, but this is no longer deliverable. The Council did prepare a development brief for affordable housing on this site, but this was subsequently withdrawn and is no longer in effect. However, the work undertaken on this brief suggested a site capacity of 25-30 units, which remains representative of the development opportunity in this location. This would be in addition to the 1,230 covered under the original permission.

It is, therefore, expected that the allocated site of Hemlington Grange will deliver between 1,385 dwellings and 1,410 dwellings. The range reflects the lower and upper dwelling estimates set out in the adopted development brief for Hemlington Grange South and the previously prepared development brief for Hemlington North.

Rose Cottage Farm

Rose Cottage Farm has been fully built out. The total number of dwellings permitted/completed was 314 dwellings.

Total projected dwellings

Hemlington Grange: 1,385 to 1,410 dwellings

Rose Cottage Farm: 314 dwellings

Total on both sites: 1,699 to 1,724 dwellings

The figure in paragraph 2.2 of the Neighbourhood Plan of 1,708 dwellings is very close to the mid-point within this range.