

A Message from the Project Team

Thank you for viewing this Online Public Consultation. **Comment and Feedback**

The display boards show how we would like to develop the site at Ingleby Barwick and provide details about the proposed residential-led development.

We are bringing this site forward in response to an awareness that Stockton does not have sufficient housing to meet demand over the next five years.

Acceptability of residential development in this part of Stockton-on-Tees, and on this site, has been established, and we believe our proposals will complement other sites also approved nearby,

We are very excited about this opportunity and want to show you our plans and ideas, and find out what you think about them. Please spend some time viewing this online public consultation and provide feedback using the Feedback Form or other online facilities.

We are working to tight timescales, and knowing how busy this time of year can be for people, with school and family holidays also creating challenges to available time, have decided to conduct this consultation in an online format only.

This consultation is to find out what you think, and to hear about any concerns you may have about the proposals. Your comments and opinions are important to us, and will help us understand your priorities and concerns as the project moves forward. Should you have any questions which are not answered by the content of the display boards, please email them to lowlane@resultscommunications.co.uk, providing contact details, and a member of the project team will contact you.

Feedback forms are available to download - please ensure you follow the instructions on the form when downloading to a device, completing and uploading/attaching to an email to lowlane@resultscommunications.co.uk to return your comments and feedback to ensure the form you return is not blank. Please ensure you provide your name, address and contact telephone number(s) in order to validate your feedback. Alternatively, you can print and complete the form by hand and return it by post - just contact us to find out the address.

Feedback can be provided until 11.59pm on 6 September 2017.



Above: Aerial view of the site at Low Lane and Thornaby Road with boundary marked

The Site

The land is being brought forward by a local landowner seeking to develop the site into a residential development with associated open space and recreational facilities.

The application site is situated to the immediate south east of Ingleby Barwick, lying to the north west of the junction of Low Lane and Thornaby Road. Teesside Industrial Estate lies on the eastern side of Thornaby Road opposite the site.

The site extends to approximately 32 Hectares (80 acres) and consists of generally flat land that has been in arable cultivation for many years. The southern, eastern and western sides form three sides of a rectangle whilst the northern boundary runs on a northeast/southwest angle alongside Bassleton Beck.

The land is bounded to the west by the remains of a mature hedge with occasional field trees within the hedge. The land beyond the hedge forms the consented Ingleby Manor development (see Board 3 also).

Planning History

This is not the first development proposal for this application site.

The outline proposal before you now has been prepared following the granting of outline planning permission, at appeal, for the development of the western half of the application site for up to 200 homes, including provision of the means of access and open space (appeal reference APP/H0738/W/15/3134512, decision dated 6 December 2016).

The new proposal and application also takes note of the changing dynamics in this part of Ingleby Barwick with the grant of planning permissions for residential development and associated local facilities on land to the west of the application site, as shown on Board 3.



Above: Aerial map showing the site in context with boundary marked

The Site and Surrounding Area

History and Context

The application site was historically identified as one of the sites proposed for village development as part of Ingleby Barwick’s creation. This never progressed as the masterplan was refined and the site has remained in agricultural usage over time.

Adjacent Activity 1

Land to the west of the application site was the subject of a recovered appeal decision by the Secretary of State in September 2013 for a new secondary school and 350 homes (appeal ref: APP/H0738/A/13/219538, LPA ref: 12/2517/OUT). This is referred to as the Permitted Ingleby Manor Development.

In allowing the appeal, the Secretary of State carefully weighed the harmful impacts of the development against the benefits and considered that the latter outweighed the former.

The Inspector’s report, accepted in full by the Secretary of State, considered that permission for housing on the site should be given irrespective of the parallel need for the school that also formed part of the application.

Adjacent Activity 2

An application for 550 homes on land to the west of the application site and to the north of the Ingleby Manor Development site was the subject of a recovered appeal decision by the Secretary of State, having been recommended for approval by officers but refused by Planning Committee. The Planning Inspector recommended that the appeal be allowed. However, some of the recommendations of the Inspector were not accepted by the Secretary of State and the appeal was dismissed in January 2015 (appeal ref: APP/H0738/A/14/2214781, LPA ref:13/3107/OUT).

However, that decision was the subject of a legal challenge in the High Court and was subsequently quashed by order of the Court in July 2015. The appeal was redetermined by the Secretary of State and allowed in May 2016 (appeal ref: APP/H0738/A/14/2214781). A key finding of the redetermined appeal decision was that no regard should be had to the Green Wedge areas shown on the Local Plan Proposals Map since the development plan policy to which they relate (Local Plan Policy EN14) was not saved and is no longer extant.

Furthermore, as the Core Strategy Strategic Diagram is just that, a diagram, it cannot be relied upon to precisely

identify the location and extent of green wedges or any other designations of land. Extreme caution should therefore be taken in determining that an area of land lies within a Green Wedge.

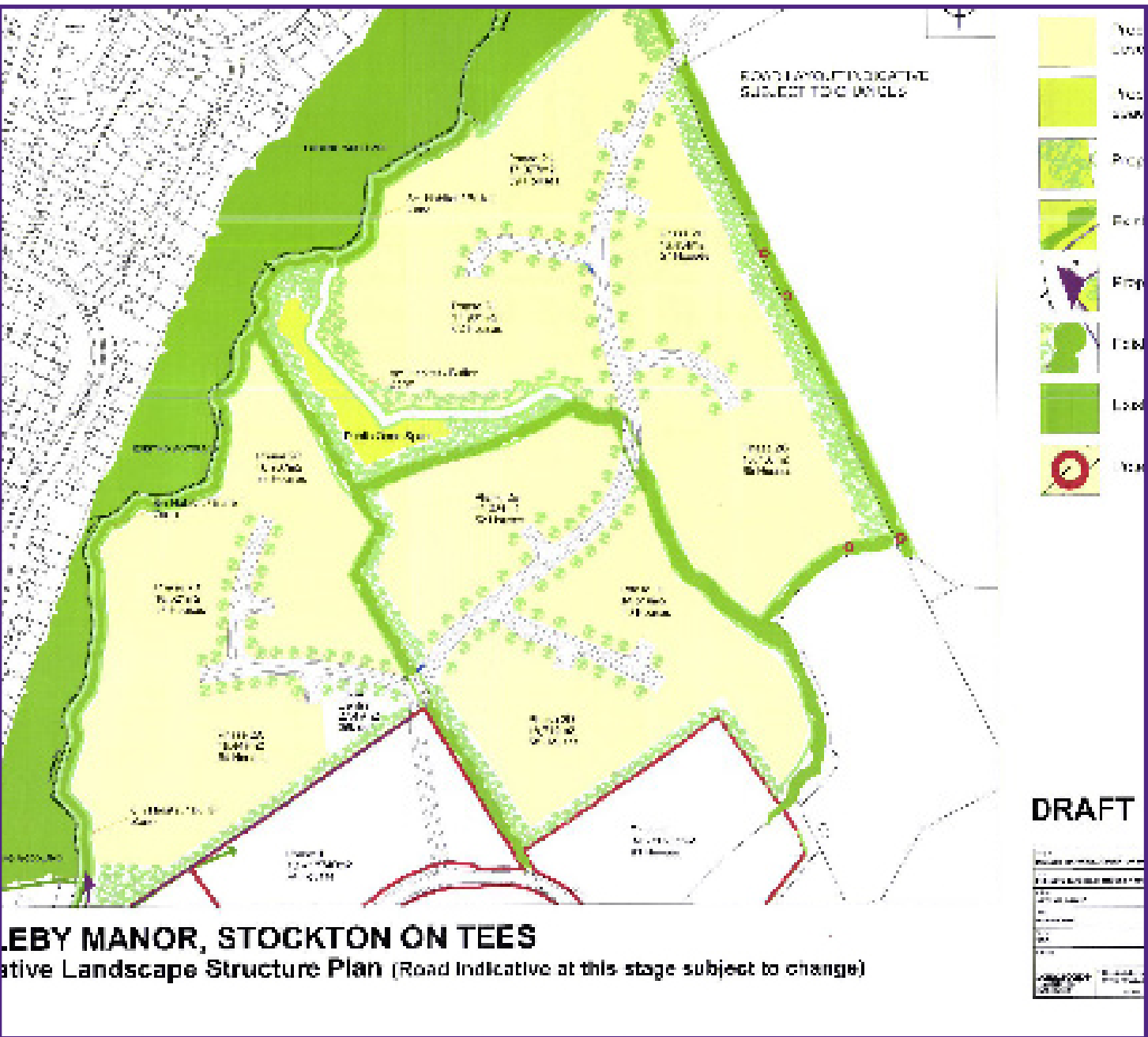
The Application Site

The application site was the subject of outline proposals for up to 550 homes, which were rejected by the Local Planning Authority in April 2014 (14/0208/OUT).

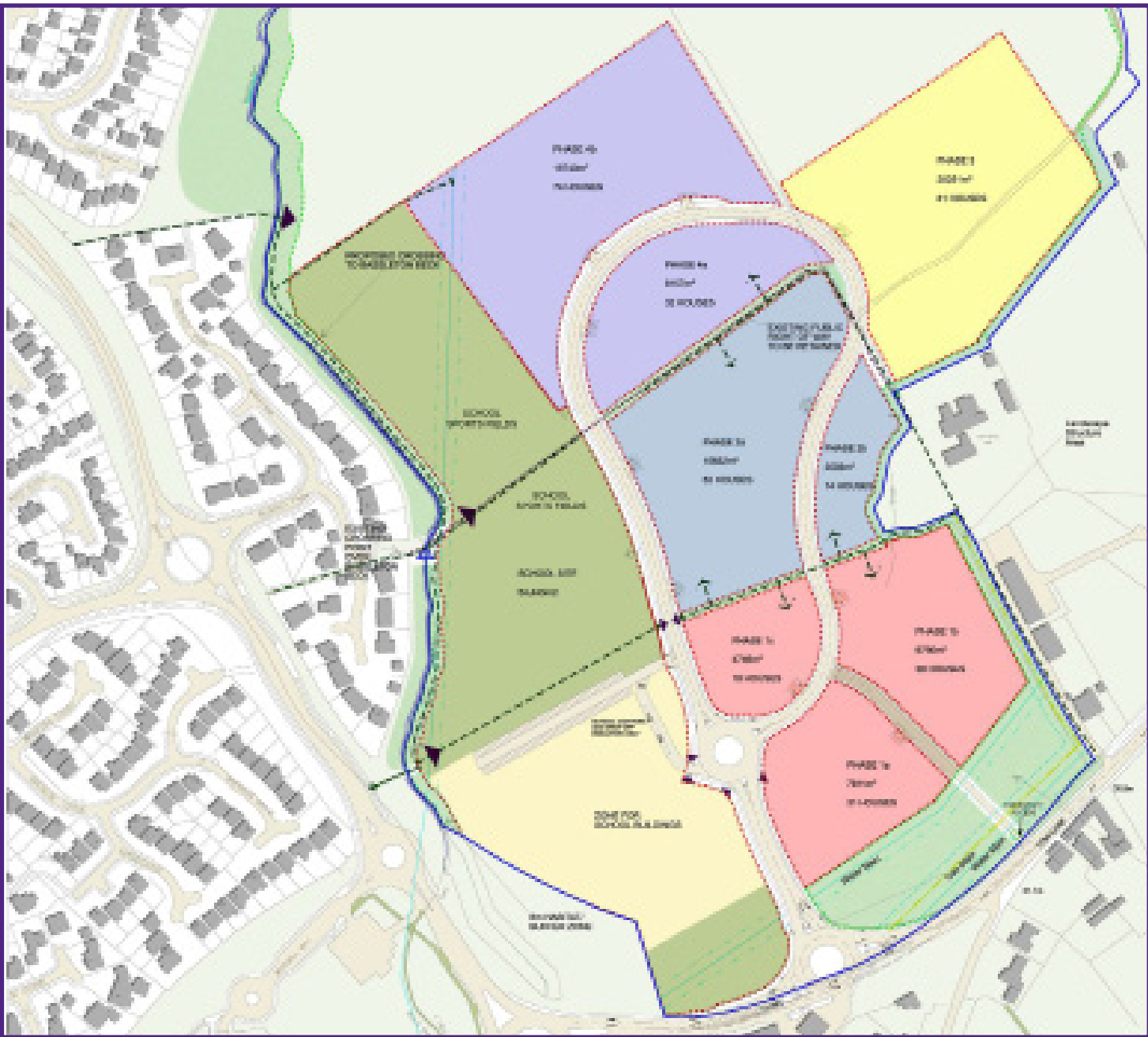
That application was due to be considered at a public inquiry in early 2015. Following the unexpected decision of the Secretary of State in respect of the appeal for the second planning application, and questioning of the robustness of the decision pending the outcome of the legal challenge, that appeal was withdrawn prior to the inquiry actually taking place.

In April 2015, a revised outline application for residential development of up to 200 homes on the site, including provision of means of access and open space, was submitted. The LPA failed to determine the application in a timely manner, and in September 2015 an appeal against non-determination was submitted to The Planning Inspectorate, and subsequently allowed, as referenced on Board 2.

Below: Masterplan showing proposed residential development for site north of Permitted Ingleby Manor Development



Below: Masterplan showing Free School & Sixth Form with adjacent housing development



The Site in Context

The Proposed Development

An Outline Planning Application is being prepared for a residential development on a site approximately 32 Ha (80 acres) with associated open space and recreational facilities. In summary, the proposals comprise:

- . Development of up to 400 family homes
- . Mixture of two-, three-, four- and five-bedroom family homes in a range of houstypes
- . Mix could include terraced properties but it is envisaged that the development will mainly comprise detached and semi-detached houses
- . Provision of a Neighbourhood Centre
- . Provision of a Multi-Cultural Centre
- . Provision of a Primary School
- . Means of Access
- . Extension to Maltby Cricket Club
- . Provision of Public Open Space.

As this is an outline application, no individual housing design details are available at this stage. The application is supported by illustrative material showing how the site might be laid out. It is envisaged that the development would not rise above two storeys in height, although as is common in many new developments, the roof spaces of some properties may be utilised as part of any scheme.

This pattern of development envisaged is broadly similar to other parts of Ingleby Barwick.

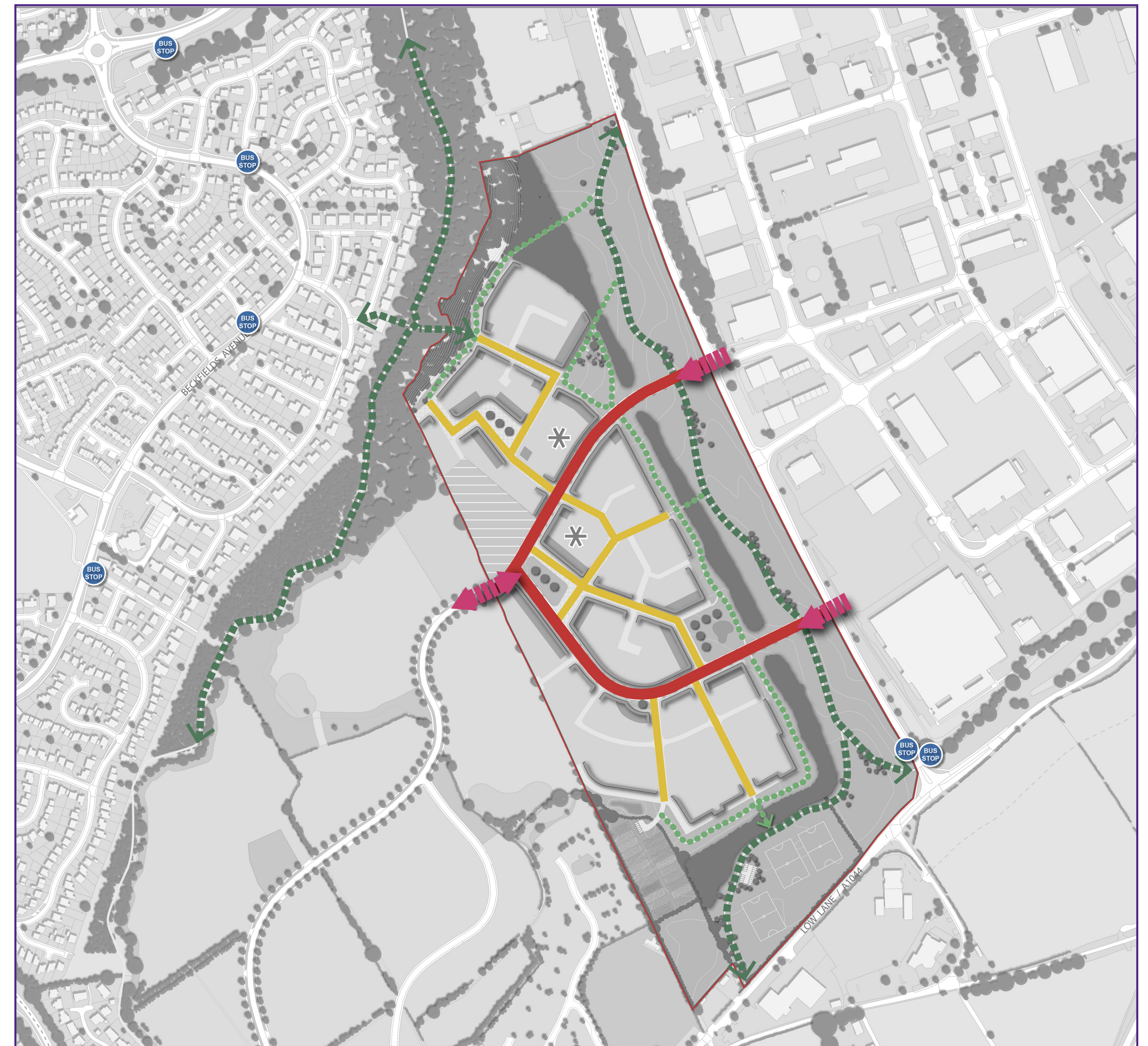
Access

Access to the site is proposed via two new junctions onto Thornaby Road. The northern-most junction will provide the primary access to the site via a new roundabout to be built opposite one of the existing entrance points to Teesside Industrial Estate.

The roads into the application site will be wide enough to allow access by new bus services that could penetrate across the site onto the adjacent site and through onto Low Lane. A similar connection point is shown on the application that was approved for the adjacent site.

A second access, for emergency vehicles, is proposed towards the southern end of Thornaby Road via a ghost island right turn facility. An internal link will be provided within the site between the two roads. The second link onto Thornaby Road will not be required during the first phase of the development. No direct vehicular access is proposed onto Low Lane.

Pedestrian connection points onto the surrounding network are proposed.



Above: Masterplan drawing showing the proposed accesses off Thornaby Road, including the new roundabout at its junction with William Crosthwaite Avenue leading into the industrial estate and a secondary access off Thornaby Road to the south

The Masterplan

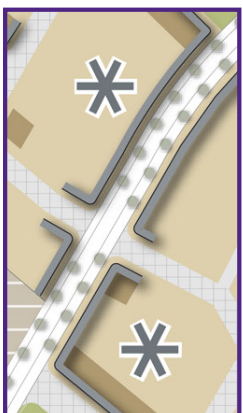


The planning application being prepared relates to the development of the greenfield site bounded by Thornaby Road and Low Lane, Ingleby Barwick, to provide up to 400 homes together with a neighbourhood centre, multi-cultural centre, primary school, means of access, extension to Maltby Cricket Club and public open space.

The application will be submitted in outline form with all matters of detail reserved.

The degree of harm arising from the development needs to be balanced against a range of other factors including the absence of a demonstrable five year land supply and the extent to which the development proposals provide a substantial and effective buffer against the adjacent Teesside Industrial Estate.

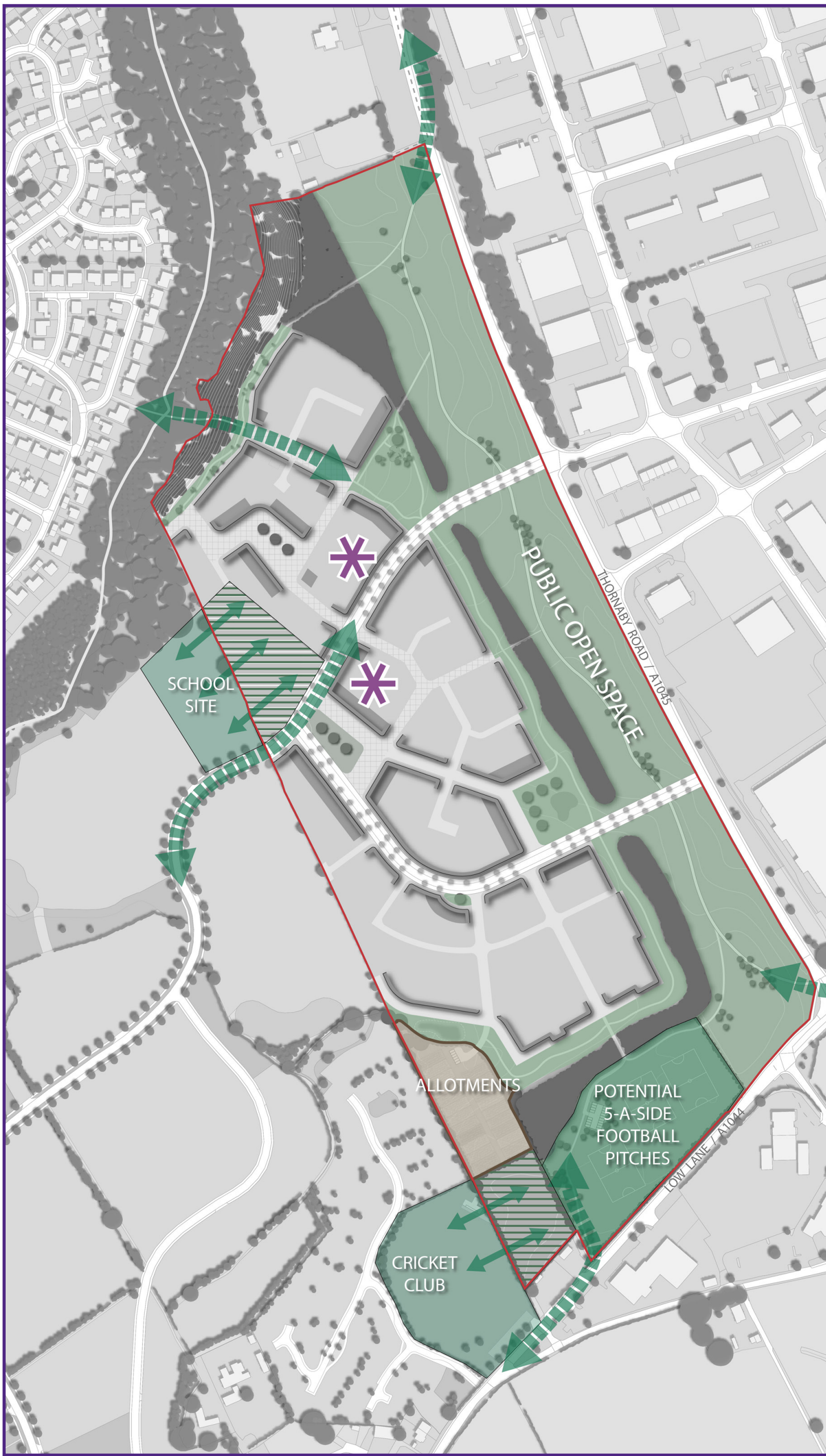
The proposal represents a sustainable and appropriate form of development for the site, which is acceptable in planning terms at this location. Indeed, the Local Planning Authority accepts that there remains a persistent and significant shortage of deliverable housing land supply within the Borough and therefore a pressing need for additional housing to be provided.



Legend:
Top: Proposed location of Multi-Cultural Centre
Bottom: Proposed location of Shopping Centre



Community Benefits



The Multi-Cultural Centre

Ingleby Barwick has grown rapidly over the past 25 years and is now one of the largest private housing estate in Europe, where a large, peaceful and prosperous community of 20,000 residents live.

Ingleby Barwick is clearly a place where people with diverse faiths and ethnicity live in harmony. The rapid growth has brought some concern for the provision of amenities. The lack of amenities means there is a growing support amongst the residents, especially from the BME community, to establish a Cultural Centre, which can have multiple uses. This could include activities designed to promote community cohesion and foster better relations between the faiths.

The Children’s Nursery

Although Ingleby Barwick has many children’s nurseries around the estate, there is not one within proximity of the proposed development area. Furthermore, the fact that there will be a potential school development taking place suggests that it would be hugely beneficial and relevant to consider a proposal for a children’s nursery to accommodate wrap around care working in collaboration with the school but also offer additional services for parents who may well require pre-school childcare.

Indoor Play Park

The proposed development area also has potential to consider a fun and interactive indoor and outdoor play park that could be used all year around. The play areas

would also be a great facility for the local community to use on weekends and serve many families within the surrounding areas of Ingleby.

This would bring all communities together in one Hub and give us awareness, education and strengthen our community within Ingleby Barwick and the Tees Valley region.

Maltby Cricket Club

Maltby Cricket Club have been in discussions with the landowner about extending the existing cricket club onto the land indicated.

This would enable the club to add junior playing facilities (a cricket pitch for children playing at under-13 age groups and below). The area also has the potential to accommodate improved indoor and outdoor cricket practice facilities.

The Club has long held the ambition to add winter sport playing facilities to create truly all year-round facilities for the local community. If planning permission is granted, Maltby Cricket Club would seek a partnership with an existing winter sports club (Rugby or Hockey being the preferred options) to develop plans for the addition of suitable pitches and supporting facilities.

Ecology & Landscaping



Primary School

We have limited information about the proposed school at this time, as this is an outline planning application. It is likely to be a two-form entry system. More details will follow as the scheme progresses.

What Happens Next?

The Online Public Consultation is open now and we encourage people to view the boards and provide comment and feedback using the appropriate Feedback Form, which is also available to download.

Feedback can be returned via post or by email as detailed on the Feedback Form. If you are emailing your comments, please ensure you provide your name, address, and telephone contact details in order to ensure your feedback is deemed valid by the Local Planning Authority.

Feedback can be provided until 11.59pm on 6 September 2017, giving consultees 28 days to view, download or print the consultation boards and feedback forms, provide their comment and/or feedback, and raise any questions or concerns about the development proposals.

All completed feedback forms and emailed comments will be gathered and included in a report called a Statement of Community Involvement in support of the planning application. All comments - negative, positive and indifferent - will be included in the report, with any report. Personal details will not be included.

Providing Feedback

Anyone can provide feedback to this online public consultation.

Feedback can be provided in a number of ways:

- Via the interactive feedback form, which allows consultees to print or download and save the form. The form can be completed by hand, or on a device. It is the consultee's responsibility to ensure that the feedback form is saved prior to and after being completed, and that the feedback form returned is complete, rather than blank
- Via email, to the dedicated email address at lowlane@resultscommunications.co.uk, ensuring you provide your name, address and telephone number so we can reach you if we have any queries
- Via the form on the Contact Us page of the website, again providing name, address and telephone number so we can reach you if we have any queries
- By post - if you prefer to print the feedback form and post it to us you will need to contact us to get the address to send your feedback form to.

The Planning Application

Once the planning application is ready to be submitted, it will be lodged with Stockton Council's Planning Department, which will then validate the application and begin its own statutory consultation. The council will notify consultees they deem to be affected by the proposed development, and provide details of how comment and feedback can be provided.

Participating in this pre-application public consultation does not affect your rights as a consultee to take part in the council's statutory consultation; nor does it affect your right to change your views about the proposals.

Experiencing Problems?

All of the information about this development proposal has been designed to be as accessible and informative as possible.

We understand, however, that not everyone is as familiar with computers and different file formats and functions, so if you are experiencing any difficulties accessing or completing the files, please let us know by contacting us at lowlane@resultscommunications.co.uk or via the Contact Us page of the website.