

# **Land adjacent to Hemlington Hall School**

## **Draft Development Brief**



**Consultation Draft**

**April 2010**

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## **INTRODUCTION**

1. This development brief has been prepared by Middlesbrough Council in order to assist with the development of land adjacent to Hemlington Hall School. The site is allocated for housing development in the Regeneration DPD (Policy REG18).
2. In this location housing that is suitable for families and which can help address the problems of population decline should be provided in order to meet the identified housing needs of the town.
3. This brief will provide developers with the information that will enable them to achieve a high quality sustainable development on the site.
4. The document is set out as follows:
  - site and surroundings;
  - strategic context and acceptable land uses;
  - planning policy framework;
  - design;
  - implementation;
  - other considerations; and,
  - developer contributions.

## SITE & SURROUNDINGS

### Site Location

5. Figure 1 below illustrates the location of the site.

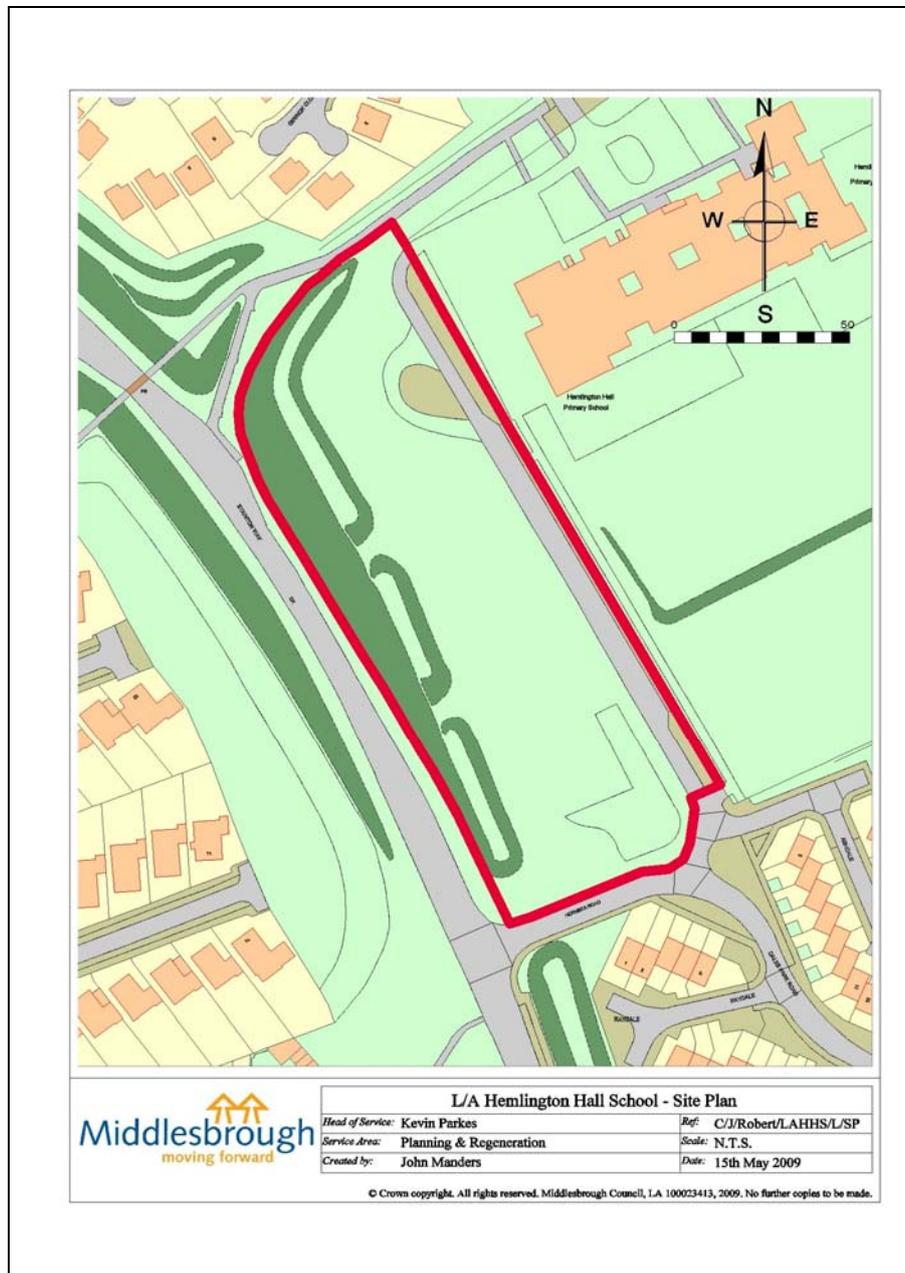


**Figure 1 – Site Context Plan**

6. The site is located off Hornsea Road and is within the Hemlington area. The surrounding area is predominantly residential in use and is well served by schools and community facilities. The various community uses within the immediate area include the Recreation Centre and Hemlington Initiative Centre.

## Site Description & Context

7. The site is Council owned and is currently vacant. The boundary is shown in Figure 2. The site measures 1.30 hectares (ha).



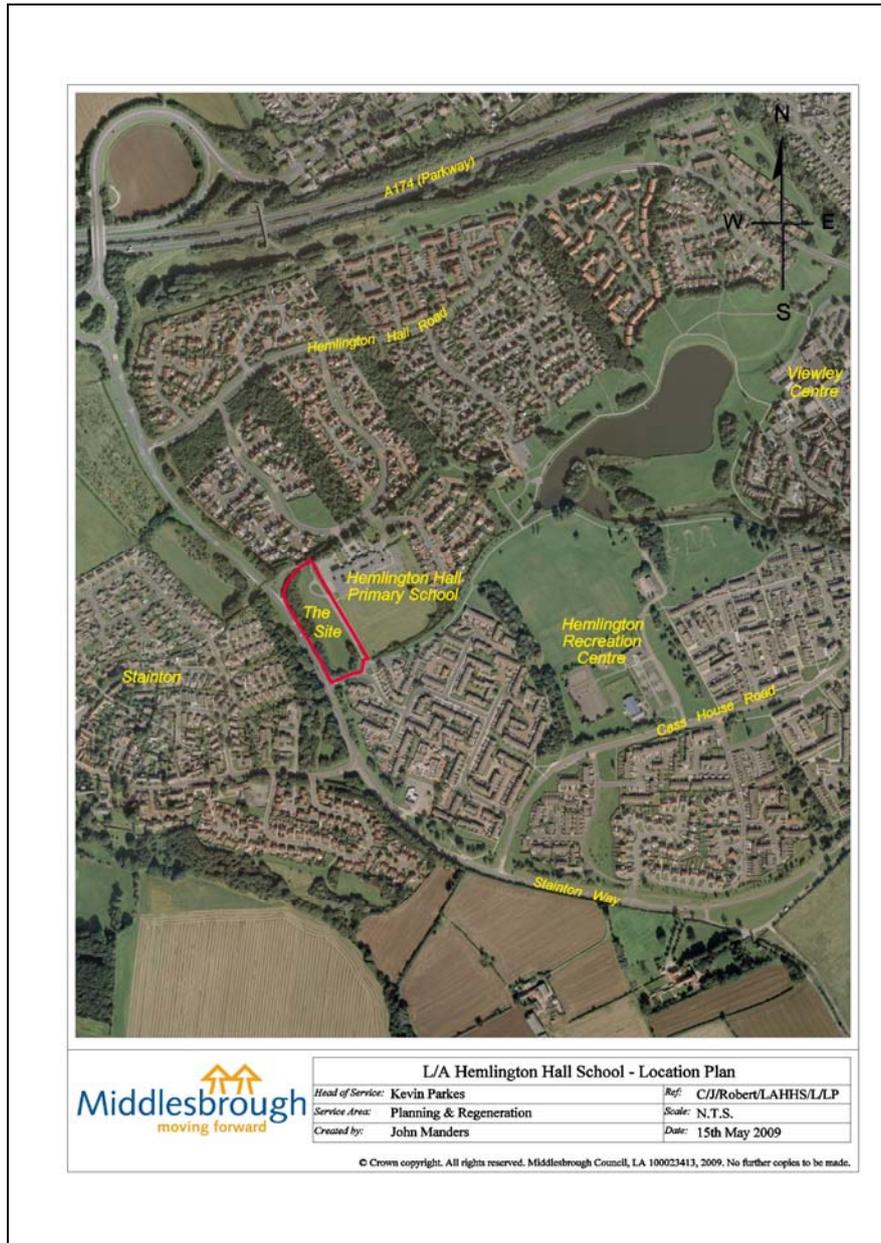
**Figure 2 – Site Plan**

8. The site is of disused appearance and includes a line of trees along its western boundary with Stainton Way that screen the site from the main road. There are no buildings on the site and, as such, it tends to attract only infrequent use for informal activities such as children's play and dog walking.



**Figure 3 - The site as viewed from the north**

9. The concrete strip (shown above in Figure 3) through the site was previously used as an access route by buses dropping children off at the school, although this arrangement is no longer in operation. Parents and children use this as a pedestrian route from the surrounding housing estates through to the school. This route suffers from a lack of lighting which makes it feel less safe and it is currently proposed to upgrade this path to improve user safety and complete the link from Hornsea Road to the cycle route north of the site (see paragraph 40 for further details).
10. Figure 4 shows the location of the site and identifies the key land uses and accesses in the immediate locality.



**Figure 4 – Site Location Plan**

### **Accessibility**

11. Access to the site is from Hornsea Road, which is located off Stainton Way. Stainton Way is a busy road that links to the A174 to the north, B1380 to the west and B1365 to the east.
12. There are bus stops close to the site on Stainton Way and Hemlington Hall Road that provide regular access to local shops and services, as well as the town centre.
13. National Cycle Route 65 (NCN 65) runs along the northern boundary of the site meaning that it is highly accessible by cycle.

14. As a result of the above factors, the site is considered to be in an accessible location.

### **Planning History**

15. There have been a number of planning applications submitted in relation to Hemlington Hall School over the last five years or so. However, these applications were small scale and have involved minor issues such as extending the existing perimeter fencing and installing a pre-fabricated storeroom on site. These applications are of such a scale that they do not impact upon the proposed development site.

### **STRATEGIC CONTEXT & ACCEPTABLE LAND USES**

16. The brief aims to outline the types of use preferred on the site and indicate the broad principles that should be followed to facilitate the development of the site.
17. The Regeneration DPD identifies the suitability of the site for residential development, with the objective of providing greater housing choice and improving the quality of housing on offer in the local area.
18. The Regeneration DPD (Policy REG18) states that the site can accommodate approximately 30 units, with these likely to be developed over the period up to 2011. It is expected that a minimum of 10% affordable units will be provided as part of any scheme.

### **PLANNING POLICY FRAMEWORK**

19. There are a number of policies that are relevant to the future development of the site and these are listed in full in Appendix One of this document.
20. The principles behind the development of this site, as outlined in the brief, are considered to be in accordance with all of the relevant national, regional and local planning policies.

## DESIGN

### Site Analysis

21. There are no buildings on the site. The site is of open appearance, with the line of trees along the western part of the site effectively providing a screen from the main road on Stainton Way. An access road runs along the eastern boundary of the site that previously linked the site to the adjacent school but has now been closed. A cyclepath (NCN 65) and footway run to the north of the site and link to the footbridge over Stainton Way.



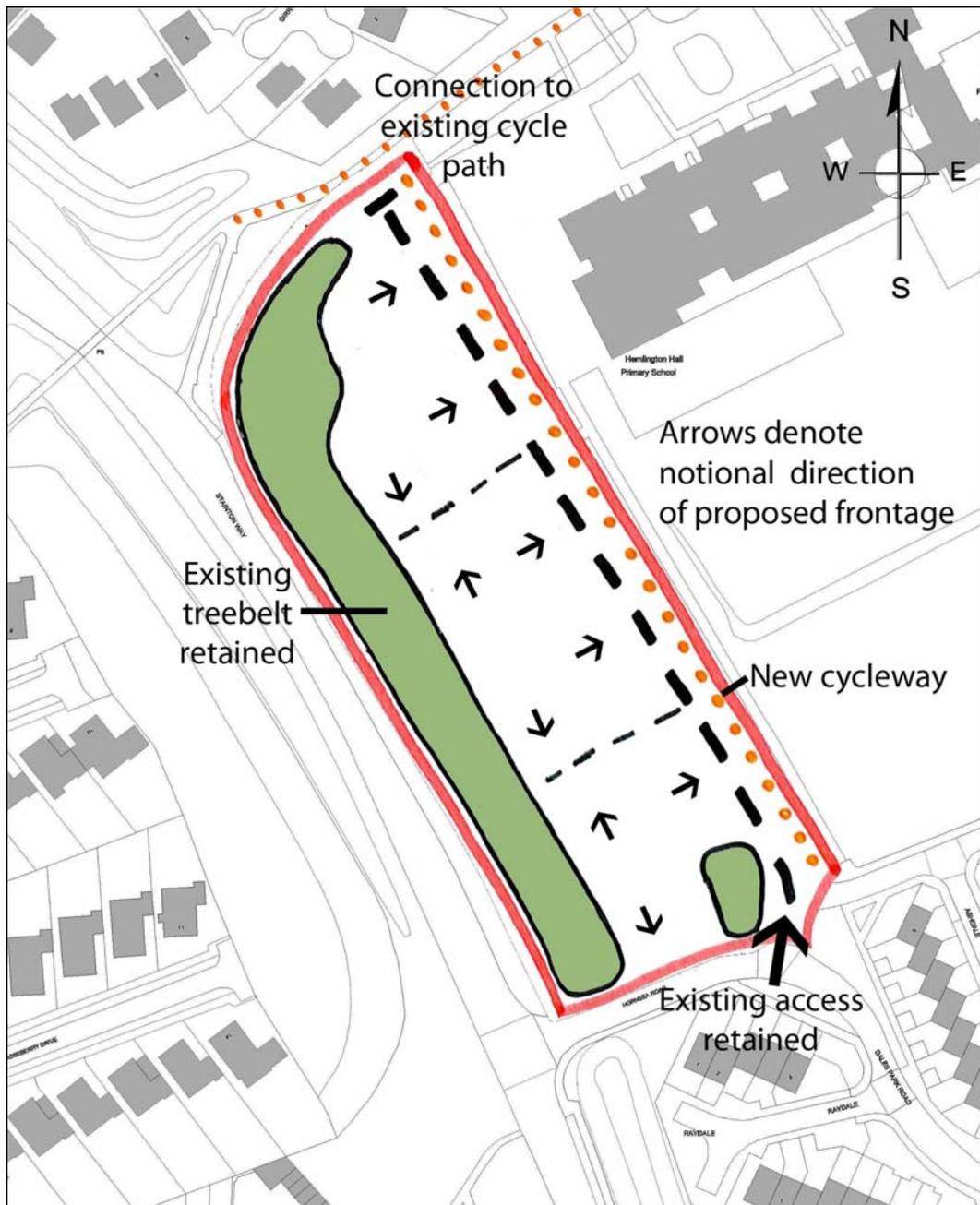
**Figure 5 - Eastern Site Boundary with Hemlington Hall School**



**Figure 6 - Footpath/Cycleway along the northern site boundary**

### **Design Requirements / Layout**

22. This section describes how the site should be developed in order to maximise design quality. In line with the principle of sustainable communities, any residential environment created should be:
  - active, inclusive and safe;
  - environmentally sensitive;
  - well designed and built;
  - well connected; and,
  - well served.
  
23. The following plan shows the indicative design principles to be used in the development of the site.



**Figure 7 – Notional frontage and access arrangement**

24. Streets should be well designed through a well-structured building layout. Any housing built should face onto the new internal site roads (as indicated above in Figure 7). This will assist with addressing security fears on the cycleway by providing a high degree of supervision of the route.
25. The retention of the existing tree belt along the southern boundary of the site should be maximised in order to act as both a visual and noise buffer to Stainton Way. This will enhance the amenity of any residential development on the site.

26. The design for the houses should offer flexible accommodation for a range of household sizes with well-considered layouts. The overall design of the development should be cohesive, utilising architectural quality to create a distinctive character.
27. Secured by Design is the UK Police flagship initiative that supports the principles of “designing out crime” by use of effective crime prevention and security standards for a range of applications. Secured by Design is the minimum standard for safety and security and any residential development should conform to this standard. This requirement is in accordance with Core Strategy Policy CS5.
28. It is a requirement of Core Strategy Policy CS5 that any development conforms to the Code for Sustainable Homes. The Council will expect the development to achieve Level 3 of the Code as a minimum but will strive for Level 4 standard.
29. The residential development should be compliant with the principles of Building for Life ([www.buildingforlife.org](http://www.buildingforlife.org)), the national standard for well-designed homes and neighbourhoods. There are 20 Building for Life criteria, all of which embody the vision of functional, attractive and sustainable housing. These criteria consider key issues, such as:
  - the relationship of the development with community facilities, both existing and proposed;
  - the accessibility of the development;
  - the distinctiveness of the scheme in terms of design;
  - the creation of a safe and well designed community; and,
  - the performance of the development in relation to energy use.

Any development should be compliant with at least 14 of these criteria, thus attaining either a silver or gold standard.

### **Housing Mix & Type**

30. The site should provide good quality family housing in order to address the lack of this type of housing in Middlesbrough. The development will provide predominantly 3 bedroom homes, although the site has potential to accommodate a small element of 2 and 4 bedroom homes. The preference is for detached and semi-detached housing to be built, as opposed to terraced housing, as a way of ensuring that the needs of families are met and that the new development is appropriate to its surroundings.
31. It is felt that 2½-3 storey development is particularly appropriate on the western boundary as there are no residential properties adjacent to this

and no issues with regard to potential overlooking. Two storey dwellings should be built on the eastern and southern site boundaries adjacent to the school. Such variety would give the site an interesting visual appearance, as well as retaining a sense of continuity with the surrounding residential estates and ensuring that the school playing fields are protected from an unacceptable degree of overlooking.

32. High design quality is required incorporating good-quality, traditional materials, complemented by a high standard of hard and soft landscaping. A design statement, containing written and illustrative material, will be required at tender stage to show:

- design content – site analysis and development objectives;
- design principles – how the site and context informs the design solution, and,
- design solution – the design concepts and how the proposal will make a positive contribution to its surroundings.

### **Affordable Housing**

33. As referred to in paragraph 18, the Council requirement is for a minimum of 10% affordable housing to be provided on site. These affordable units should form part of any scheme submitted for development of the site. It is likely that developers will need to identify a preferred Registered Social Landlord (RSL) to deliver the affordable housing element.

### **Privacy & Spacing Standards**

34. The following are standard requirements of development, namely:

- a minimum unobstructed distance of 21m between principal room windows which face each other;
- a minimum unobstructed distance of 14m between principal room windows where buildings are single storey; and,
- where proposed dwellings adjoin developable land, a minimum of half these distances will normally be required between any principal window and the site boundary, to maintain spacing standards.

35. In addition, further guidance on the relationship between the layout of developments and security is provided in Secured by Design and should be considered as part of the final schematic design for the site.

## **Open Space**

36. Any design for the site should incorporate a landscape plan illustrating how the site will link with the surrounding environment.
37. Due to the limited size of the site, the Council does not require the provision of play facilities with the development but will seek a contribution to the provision of enhanced play/sports facilities at Hemlington Recreation Centre.

## **Access, Movement & Parking**

38. There is an existing vehicular access to the site from Hornsea Road. It is proposed that this access is retained and enhanced as necessary to serve the proposed site.
39. Parents and children from some of the surrounding estates also use the site on their way to and from school and this pedestrian route in its current condition is of neither the appropriate quality or safety to be fit for this purpose.
40. A proposal is being developed to address this issue by providing a new foot/cycle route through the site as part of the Safe Routes to Schools programme. This route will be appropriately surfaced and lit so as to improve user safety. The route will link to NCN 65 that runs along the northern boundary of the site. This route is shown in Figure 7.
41. Movement around the site will be via a new network of smaller roads. The developer will be responsible for providing the internal highway infrastructure, therefore meaning that developer contributions would not be sought in relation to this.
42. Standard parking requirements for a residential dwelling are 2 spaces per household. This includes both visitor and residents parking. In a conventional development this provision is expected to consist of a garage and driveway – the driveway must be at least 6m in length from the back of footpath.

## **IMPLEMENTATION**

### **Status and Role of the Development Brief**

43. This brief has been prepared in order to provide specific guidance in relation to the preparation of a full planning application for development of the site.
44. This document provides clear guidance for developers with regard to all of the key issues that the Council consider will affect the future development of the site. Any proposal for development of the site

should be in compliance with the brief unless it can be demonstrated that there are other material planning considerations that allow some variation from the guidance.

### **Submission Requirements**

45. The Council will provide the successful bidder with a list of required documents that will need to form part of any planning application to develop the site.

## **OTHER CONSIDERATIONS**

### **Flooding**

46. The site is within Flood Zone 1, which is categorised as being land at a low risk (i.e. the extent of a flood with a 1% or greater chance of happening each year) of flooding. However, PPS25 states that any development proposal of one hectare or greater in Flood Zone 1 should be accompanied by a Flood Risk Assessment (FRA) and this will therefore be required as part of any planning application for residential development on the site. Developers should enter into early discussions with the Environment Agency to decide upon the scope of the assessment that is necessary.
47. PPS25 states the requirement that flood risk to and from new development should be reduced through location, layout and design, incorporating Sustainable Drainage Systems (SUDS). As such, PPS25 requires that appropriate surface water drainage arrangements are put in place in new developments to both reduce the risk of the site flooding directly, as well as ensuring that the risk of an increase in flooding to others is kept to a minimum. Development on the site should comply with this requirement.

## **DEVELOPER CONTRIBUTIONS**

48. Government Circular 05/2005 regarding planning obligations gives local authorities the power to require developers to make financial contributions to mitigate certain impacts of schemes. On this site a contribution of £30,000 towards improved landscaping on the site and the maintenance and enhancement of play/sports facilities at Hemlington Recreation Centre will be required.

## **Appendix One – Relevant Planning Policies**

### **The North East of England Plan Regional Spatial Strategy to 2021 – Government Office for the North East (July 2008)**

#### Policy 10 – Tees Valley City-Region

Strategies, plans and programmes, and planning proposals, should support the polycentric development and redevelopment of the Tees Valley City-Region by:

#### 10.3 Sustainable Communities

- b. developing housing to support the economic growth strategies in sustainable locations, mainly on previously developed land in areas where it does not undermine existing housing markets, particularly housing market restructuring areas.

### **Core Strategy (adopted February 2008)**

#### Policy CS4 – Sustainable Development

All development will be required to contribute to achieving sustainable development principles by, where appropriate:

- a. contributing to achieving sustainable economic development to support efficient, competitive and innovative business, commercial and industrial sectors;
- b. the creation of inclusive communities reducing deprivation and the disparities between the poorer and wealthier sections of the town;
- c. respecting the diverse needs of communities;
- d. ensuring everyone has access to the health, education, jobs, shops, leisure and other community and cultural facilities that they need in their daily lives;
- e. contributing to raising the hope, aspirations and achievement of young people and adults;
- f. promotion of a healthier and safer community for all;
- g. being located so that services and facilities are accessible on foot, bicycle, or by public transport. Reliance on the private car must be reduced or minimised and the use of sustainable forms of transport encouraged;
- h. making the most efficient use of land, with priority being given to development on previously developed land, in particular vacant and derelict sites and buildings, ensuring that there is a sufficient supply of land of a suitable quality in the right locations to meet the development needs of the people of Middlesbrough;
- i. locating developments that attract large numbers of people in those locations which are accessible by sustainable forms of transport and will contribute most to achieving social inclusion;

- j. ensuring that biodiversity assets, geodiversity assets, wildlife species, natural habitats, water resources, landscape character, green infrastructure, air quality and water quality; within and outside Middlesbrough are protected. Where possible such assets should be enhanced;
- k. protecting and enhancing Middlesbrough's historic heritage and townscape character;
- l. delivering development of a high quality design that contributes to improvements in the quality of the townscape;
- m. ensuring that inappropriate development is not carried out in the floodplain and that sustainable methods of surface drainage are used. This should include the incorporation of Sustainable Drainage Systems in new developments to mitigate against localised flooding, promote water conservation and help protect water quality;
- n. minimising the generation of waste and maximising the use of recycled materials;
- o. contributing to reducing the causes and impacts of climate change; and
- p. incorporating within developments of 10 dwellings, or a floorspace of 1,000 sq. m., or more onsite renewable energy facilities or energy saving technologies (for example combined heat and power systems, photovoltaic cells and wind turbines) that provide as a minimum 10% of energy requirements. There should be no demonstrable harm to biodiversity interests or on visual or residential amenities or by way of pollution generation. Where such harm is likely it will be necessary to demonstrate that this is outweighed by the benefits contributing to diverse and sustainable energy supplies and reducing carbon emissions; provision should be made to mitigate or compensate for any such harm.

Where necessary development will be phased to ensure the delivery of sustainable communities and adherence to the principles of sustainable development.

#### Policy CS5 – Design

All development proposals will be required to demonstrate a high quality of design in terms of layout, form and contribution to the character and appearance of the area. Proposals will be required to contribute to achieving the following:

- a. enhancement of the best characteristics of Middlesbrough's built environment to create a positive identity for the town and improve the quality of life of its population;
- b. promotion of development and investment in those areas of the town that will benefit most from such action;
- c. securing a high standard of design for all development, ensuring that it is well integrated with the immediate and wider context, including where appropriate the incorporation of public art;

- d. removal of barriers to access and movement within the town, and enjoyment of the built environment by Middlesbrough's population and visitors to the town;
- e. creation of a safe and attractive environment, at all times of the day and night, where crime and disorder, or fear of crime, does not undermine quality of life or community cohesion by incorporating the aims and objectives of both 'Secured by Design' and 'Designing Out Crime' concepts into development layouts;
- f. ensuring a quality of new development that enhances both the built and natural environments;
- g. the creation of high quality open spaces that contribute to successful, popular and viable sustainable communities;
- h. the preservation or enhancement of the character or appearance of conservation areas and other areas of special interest and character;
- i. safeguarding buildings identified as being of special historic or architectural interest, and ensuring that any adaptation or reuse is undertaken sympathetically and protects, or, where possible, enhances, the special characteristics of the building; and
- j. incorporation of features in terms of layout, design and specification to achieve high levels of energy and environmental efficiency. All new residential buildings should be completed to a Buildings Research Establishment Environmental Assessment Method (BREEAM) rating of very good or excellent. Development should also meet the Energy Efficient Best Practice Standard and conform to the Code for Sustainable Homes.

Where Design and Access Statements are required they must contain a level of detail appropriate to the scale and nature of the development and the sensitivity of its location. The Council will appoint Design Champions to assist in achieving high quality design. An Urban Design Framework SPD will be prepared to provide further guidance on design issues and the implementation of this policy.

#### Policy CS6 – Developer Contributions

Where necessary, to make a scheme acceptable in planning terms, and where directly related to the proposed development, the Council will negotiate contributions towards the cost of providing infrastructure and of meeting social and environmental requirements. The nature and scale of the contribution sought will be determined having regard to the:

- a. scale and form of development;
- b. capacity of existing infrastructure provision; and
- c. potential impact of the development upon the surrounding area and facilities.

The appropriate range and level of contributions will be assessed in a comprehensive manner, taking into account the above criteria, strategic infrastructure requirements and, where appropriate, the use of standard charges and formula.

## Policy CS9 – Housing Strategy

The housing requirements of the Regional Spatial Strategy will be provided in locations that are in general accordance with the development priorities identified in Policy CS1. The strategic locations for meeting this requirement, and their phasing, are as follows:

	2004-2011	2011-2016	2016-2023
Gross completions (up to 1 January 2007)	996	-	-
Commitments (up to 1 January 2007)	2,452	350	-
Housing allocations – strategic locations			
Greater Middlehaven	500	1,015	1,265
<b>Greater Hemlington</b>	<b>190</b>	<b>375</b>	<b>215</b>
Inner Middlesbrough/Grove Hill	238	860	150
Requirements for non-strategic housing allocations	521	419	442

The Council will work with partner organisations to ensure that the above housing requirements are provided in a manner that delivers a balanced and sustainable housing stock to meet the current and future needs of the population. This will be achieved through:

- a. supporting housing market restructuring and resisting those proposals that will prejudice its delivery;
- b. increasing the supply of housing to meet the aspirations of the economically active population;
- c. focusing investment and remodelling to transform areas of less popular housing stock;
- d. providing a wider range of housing types including more higher value dwellings and city-style urban living;
- e. consolidating and building upon the success of popular neighbourhoods; and
- f. seeking to accommodate a minimum of 70% of new housing development on appropriate, previously developed ‘brownfield’ housing sites.

This translates into the following strategy for different neighbourhoods/areas.

### Greater Hemlington

- new housing to meet aspirational needs and create a sustainable and balanced mix of housing;
- creation of a sustainable urban extension of high value, high quality, mix, type and tenure housing; and
- apartments will not be allowed unless they are part of a larger scheme and required to create a sustainable mixed community.

## Regeneration Development Plan Document (adopted February 2009)

### Policy REG18 – Housing Allocations

The following sites are allocated for housing development within the specified phased release dates.

	2004-11	2011-2016	2016-2021	2021+	Affordable Units
Hemlington Hall School	30				3 (10%)

In addition, the following national policy documents were used in the preparation of this Development Brief:

- PPS1 – Delivering Sustainable Development (January 2005)
- PPS3 – Housing (November 2006)
- PPG13 – Transport (April 2001)
- PPS25 – Development and Flood Risk (December 2006).