

Middlesbrough

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Comment text:

Related subject: Ayresome Ward, Stainton & Thornton, Kader, Trimdon

Please find attached my response to the Local Government Boundary Commission for England's draft proposal for Middlesbrough

Kind Regards
Cllr Jackie Young

Attached Documents:

- ward-boundary-j-young-final.pdf

Dear Sirs,

MIDDLESBROUGH WARD BOUNDARY – PHASE III

I would like to thank the Local Government Boundary Commission for England for their work on Phase II of the ward boundary amendments for Middlesbrough. At the time of engagement, I was a sitting member of the Overview and Scrutiny Board and I thank all members and democratic services team who worked together to provide Middlesbrough Council's joint boundary document. Middlesbrough Council's proposed ward boundary for Phase II was discussed at Full Council on Wednesday, 8th March and approved by all members in attendance.

I can understand the difficulty the LGBCE would have faced using the council's joint proposal due to some of the wards still being out of the +/- 10% electorate ratio per councillor but felt with your experience of these reviews most adjustments would be made in the South of Middlesbrough. I also feel had the Labour group's ideas been discussed at the time of the councillor workshops, perhaps a different joint proposal which we could all agree on could have been provided to the LGBCE. Had I known of the suggested change to the boundary for Ayresome Ward I would have provided a more detailed explanation in my initial response as to why the current boundary for Ayresome Ward works and which the LGBCE agreed. I appreciate the opportunity to comment on the draft proposals.

Retail Park

West Lane

Acklam Gardens
Acklam Green

Whinney Banks

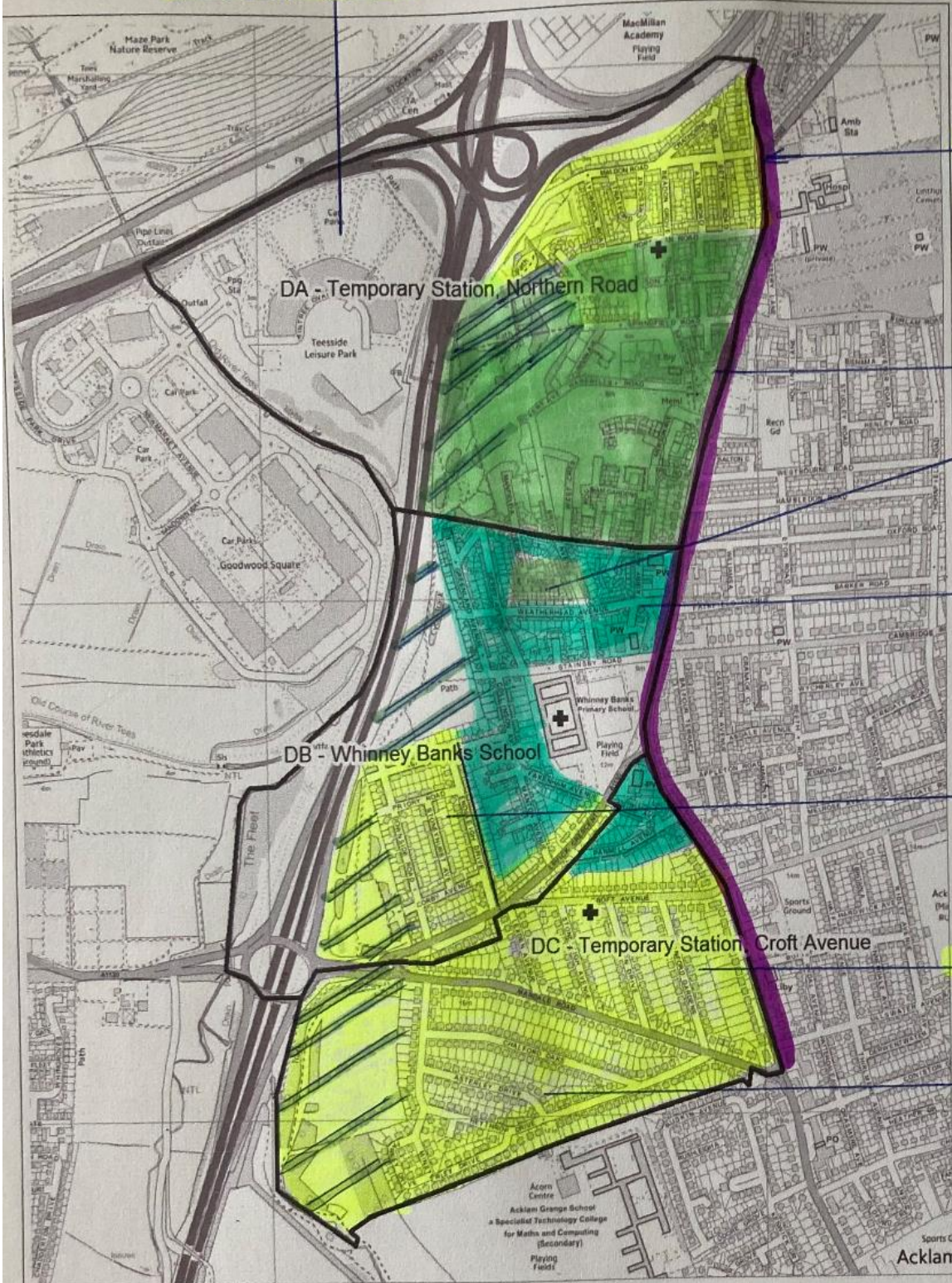
Acklam - Private
Developer

Acklam

Acklam

Acklam Road

greenspaces



The Heythrop Drive area, highlighted yellow, to the South of Mandale road is separate to the Kader ward and all the streets (namely, Chalford Oaks, Heythrop Drive, Asterley Drive, Farley Drive, Minsterley Drive and Hadnall Close) exit onto Mandale Road. Acklam Grange School behind Heythrop Drive is the divider for the ward. Mandale Road is a long road and has 118 homes. I do not believe the residents to the north of Mandale Road would think they are not linked to those on the south side of Mandale Road. The houses north of Mandale Road, to the right on the map and starting with Downside road, Ashford Avenue, Priory Road, Corby Avenue, Stoneyhurst Avenue and Endsleigh Drive, were one of the first private housing estates built within the Acklam North region. The estate was built on Acklam North land and residents confirm they consider they live in Acklam. To the right of Mandale Road on the map we have Lexden Avenue, Stoneleigh Avenue, Preen Drive, Cranford Gardens down to another main road Croft Avenue and the houses in this area were private development houses within the Acklam North region and residents again consider they live in Acklam.

The Whinney Banks estate was built some years before the second world war and consisted of many streets with 2 up 2 down houses with no bathrooms which were wholly unsuitable due to the large families who lived in the houses. In the 1940's Middlesbrough Council commissioned Max Lock to write the Middlesbrough Plan which was adopted in 1945 and is a fascinating read which goes into great detail about housing and other relevant requirements for the folk of Middlesbrough. Mr Lock goes into detail about the social housing on the Whinney Banks estate and once his report was published demolition started and the majority of the smaller dwellings on this estate were knocked down to make way for larger properties to be built. The land was left derelict for decades. In 1966 Whinney Banks Youth Club was built and was used by everyone in the surrounding area however in 2009 the youth club was demolished with the promise the community would receive a new community centre. Unfortunately, that has never materialised. Removing the youth club from this estate demoralised and ripped the heart out of this community. What is left of the Whinney Banks housing estate is very small and has streets such as Fakenham Avenue, Manton Ave, Collinson, Central, Kirby, Bruce and Middleton Avenue's, Weatherhead, Stainsby and Whinney Banks Road. In fact, St. Francis Close bungalows built in 2015 by Thirteen Group were built on land formerly occupied by dwellings demolished by the council decades ago and renamed Acklam Green. St. Francis Close was built in the middle of what remains of the Whinney Banks estate. Residents on St. Francis Close associate themselves with living in Acklam Green area.

In 2006 Bellway homes started to build the new Acklam Green Estate which included Duxford Road, Rousham Gardens, Queensbury Grove etc., before selling the remainder of the land to Gleeson's who proceeded to continue building on the derelict land but later renamed the estate they had built on as Acklam Gardens. On the map above Acklam Gardens and Acklam Green is shown in light green along with St. Francis Close.

The West Lane community, highlighted yellow north of the map were divided from their neighbours when the A66 was built in the 1980's and, despite being devastated to lose so many neighbours when the houses were knocked down, they remain a very strong community. 7 streets remain, Ayton, Bethune, Beadon, Lydbrook, Stratford Crescent, Maldon and Crathorne. West Lane residents exit from their homes onto Acklam Road. Again, like the residents of Whinney Banks, this community has suffered due to the need for infrastructure to improve the town's road networks.

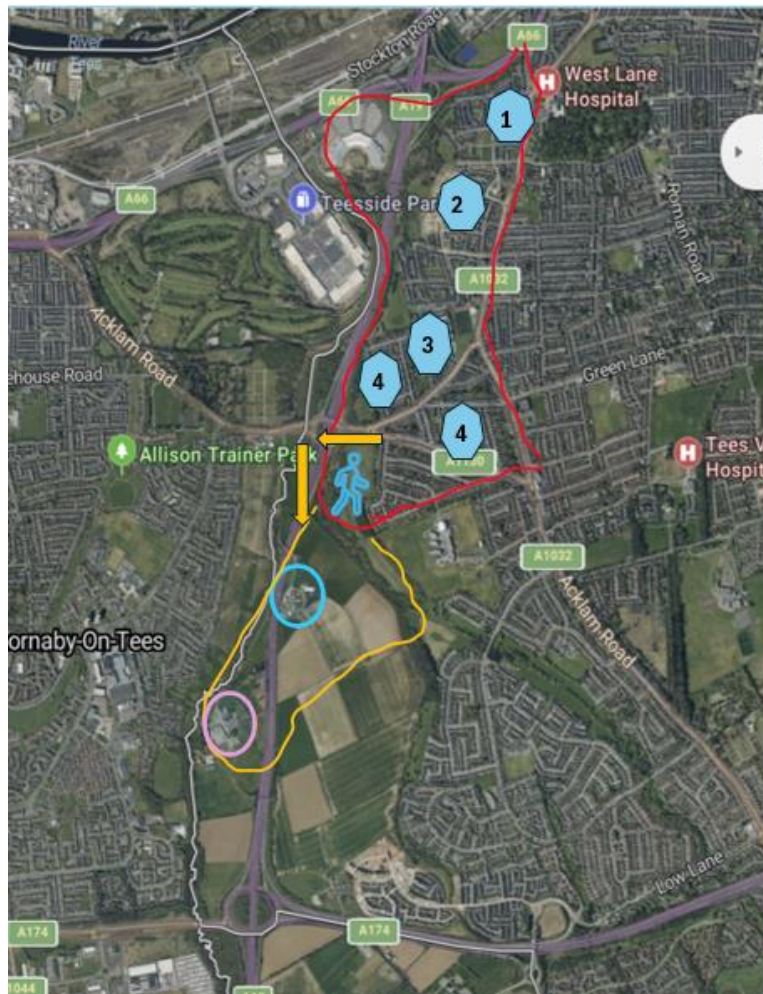
The retail park to the east of the map is a massive benefit for everyone living in the current Ayresome Ward. All residents if able can walk to Teesside Park to go shopping, eat out or enjoy socialising such as the cinema and bowling. I personally cycle from my home to Teesside Park and

it is a well-used pedestrian and cycle path. This path is within the green spaces showing on the map and can be accessed from all of the estate. Teesside Park on our doorstep is a benefit this ward appreciates we have and sets us apart from a lot of other wards in Middlesbrough and brings the community together.

I support and thank the LGBCE for not placing the “Heythrop Drive area” into Kader Ward. As I explain above the currently named Ayresome Ward is a community built up from years of modernisation to create pockets of housing estates within a ward. Some would say small villages and everyone looks after each other. The ward consists of Acklam, Acklam Road, Acklam Green, Acklam Gardens, Whinney Banks and West Lane. In fact, before Acklam Road was extended and the A66 built we also had Acklam Garden City within the ward. This was east of the current Acklam Road on Burlam Road and is now in the Linthorpe Area. Acklam Garden City social club was demolished to make way for the new road.

Objection: Looking at the new draft ward boundary I notice Mandale Field/Meadows (access via Mandale Road) has been removed from Ayresome Ward. There are no plans to build housing on Mandale Field/Meadows, there would be no change to electoral numbers by adding this green space to the Stainton and Thornton Ward. Therefore, I would kindly request this is left in situ in the Ayresome ward area. The area in question is some 3 minutes walk from my home and I regularly walk the field and report any issues. I would go further and ask that the field behind Mandale Meadows sitting alongside Acklam Grange School and currently in the Kader Ward be left in Kader Ward and the field after that which is now Newfield Village Green and will never have houses built on it due to protected status remain in Trimdon Ward where it rightly belongs. The A174 is a dual carriageway and is what divides Stainton and Thornton from all of the Acklam based Wards (Ayresome/Trimdon/Kader). It would be unfair in my opinion for the one Stainton & Thornton ward councillor to cover such a large area, especially considering it is all green spaces and currently has no planning permission to build houses on any of it. The A174 should be the boundary cut off for Stainton & Thornton and any adjustments to correct the electorate numbers to the South could be made by adjusting the ward boundary's around Stainton & Thornton, Coulby Newham and Hemlington.

New proposal : Stainsby Hall Farm and Stainsby Grange has 15 properties with electorate of circa 32. I would suggest the residents residing in the Stainsby Grange and Stainsby Hall Farm join with Ayresome Ward where they will be fully represented by the ward Cllrs of Ayresome. This would add an extra 16 residents per cllr and a “Drift” of -24 rather than -40 as predicted for 2029. The map on the next page shows access to Stainsby Farm from Mandale Road. To walk from my property to the farm is less than 10 minutes. The houses to the west of the A19 (major road) are not accessible by foot from the current Trimdon ward or Stainton & Thornton ward. Many people are surprised to learn that the properties on the west of the A19 are actually in Middlesbrough and I can totally understand the frustration of residents who expressed their concerns that they felt under represented and didn't feel part of Middlesbrough. We have an opportunity now to correct this.



- Stainsby Grange
- Stainsby Hall Farm
- Current Ayresome Ward
- Proposed additional area to Ayresome Ward
- 1 West Lane
- 2 Acklam Green & Acklam Gardens Estate
- 3 Whinney Banks Estate
- 4 Acklam
- 🚶 Open Green Space
- ➡ Access to Stainsby Farm is from Ayresome Ward

WARD NAME

I was pleased to note that the LGBCE agreed that the Ayresome ward name should be changed. I was slightly confused that the name change would be Acklam West & Whinney Banks as per the council proposal as the council proposal also listed my suggested name change to Acklam North and there was another suggestion to rename the ward Whinney Banks & West Lane. It is important residents have their say and I appreciate the LGBCE asking for residents' opinions on the subject. Based on your recommendation I have spoken to many residents from across the full ward about the suggested name change to Acklam West & Whinney Banks. It's important to me as a Ward Councillor that I take onboard everyone's opinion. What was clear after discussions with residents was that a ward name should represent all who reside in the ward. As the map on page two shows, the LGBCE can see clearly that the ward is made up of many communities, Whinney Banks, West Lane, Acklam Green, Acklam Gardens, Acklam Road and Acklam. My suggestion to rename the ward to Acklam North is simply to maintain the historical identity within the ward and to keep the name short and simple, Acklam North. I can fully understand when looking at the full map of Middlesbrough on paper that North, East, South and West is clear and Acklam West would seem correct on paper. However, I would like to see the history of the area maintained and the area, which is currently Acklam North, and has been since the 1700's, keeps its heritage.

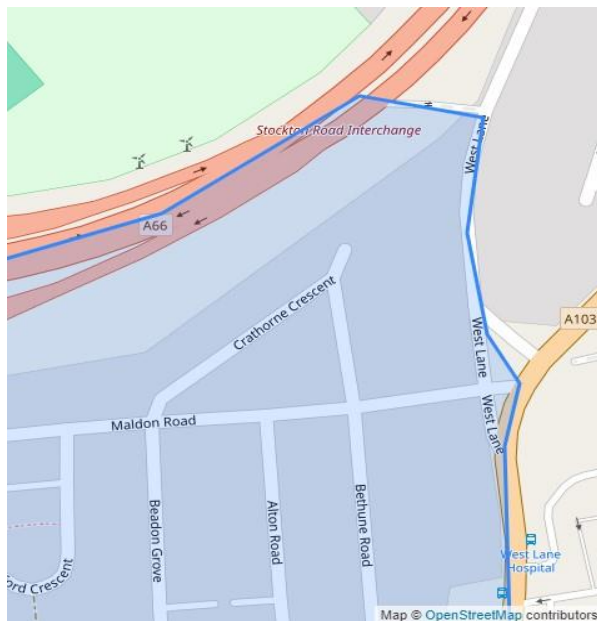
I would hope my detailed response and proof below helped the LGBCE come to the decision during Phase II that Ayresome was unhelpful for residents. I would like the LGBCE to reconsider

using my suggested name change based on historical facts in my original submission, which I repeat below.

The first map clip (from the MapIt UK web site) shows the whole of the current Ayresome Ward, the eastern boundary running along Acklam Road and terminating so far along West Lane, where it meets Newport Ward.



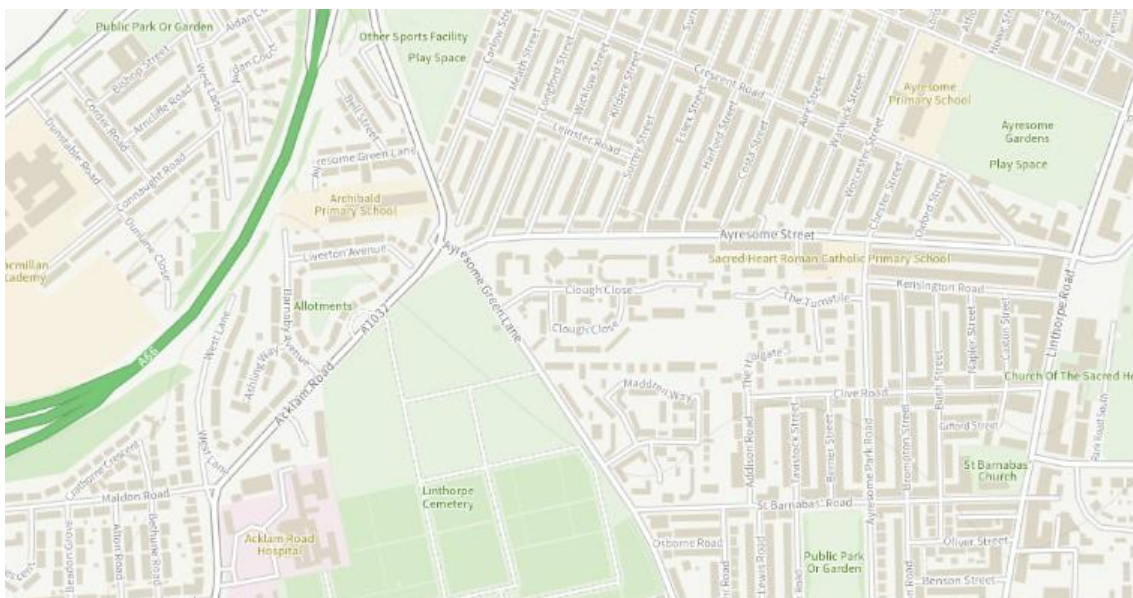
Zooming in to the north east corner enables the street names at the north east corner to be seen clearly.



The next map clip is taken from the Side-by-side facility on the National Library of Scotland web site. It enables the north east corner of Ayresome Ward today (bottom left hand corner) to be compared with the same area in the OS survey of 1853. This clip also includes the area some distance to the east of Ayresome Ward and it can clearly be seen that Ayresome (now under the A66) and Ayresome Grange (top right hand corner) are both well outside of the Ayresome Ward boundary.



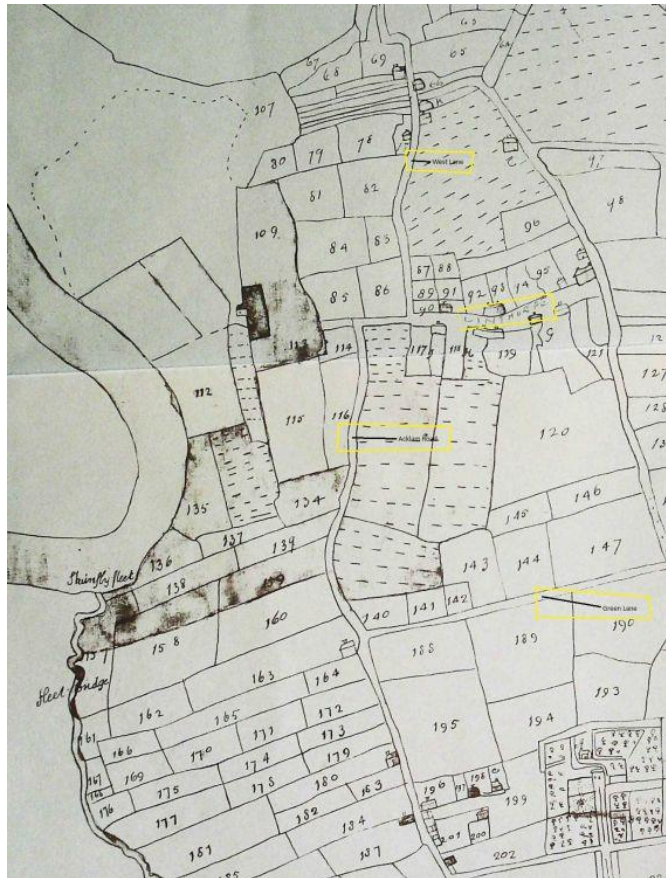
Widening out the same present day mapping eastwards enables us to see the parts of Middlesbrough which people associate with Ayresome now – Ayresome Street, Ayresome Green Lane, Ayresome Gardens and Ayresome Primary School. Ayresome Park, former home of Middlesbrough F.C. was on Ayresome Street just east of its junction with Ayresome Green Lane. All of these places are to the north east of Ayresome Ward, clearly demonstrating that the ward name is inappropriate and confusing to people.



The map clip below is of the western part of William Hustler's estate in about 1730. Acklam Hall can clearly be seen. At the bottom right corner is the road from Yarm to Guisborough "Lath gate", now Ladgate Lane with the building which is now the Blue Bell Hotel in the field number 247. The lower half of the map, therefore, covers the current wards of Trimdon, Kader and Acklam whilst the upper half covers Ayresome, Linthorpe and Park wards.



Zooming in on the upper half, Acklam Hall is in the lower right corner. Fleet Bridge (now the A19 Mandale Interchange) is marked. Annotations have been added for West Lane/Acklam Road running north to south and Green Lane. The original map legend "Linthorpe" is approximately along the route of Burlam Road and Chipchase Road. Ayresome would be the fields marked 66 and K, above the added annotation indicating the approximate route of West Lane.



Given the location of the current Ayresome Ward being the northern part of the historical Acklam Estate to the west of Linthorpe, the appropriate name for the ward is Acklam North.

To summarise I confirm the following

- Change the name of Ayresome Ward to Acklam North
- Add Stainsby Farm and Stainsby Grange, electorate of circa 32 into the newly named ward
- Move Mandale Field/Meadows back into Ayresome
- Keep the greenspace land to the left of Acklam Grange School in Kader Ward
- Keep Newfield Village Green in Trimdon Ward
- Stainton and Thornton ward should stop at the A174

- I thank the commission for reading and considering my proposals and I would be more than happy to travel to Blyth to discuss Ayresome Ward in more detail or to meet and walk the ward or please call me if you have any questions.

Kind Regards

Councillor Jackie Young

Ayresome Ward