

Middlesbrough

Personal Details:

Name: Alan Liddle

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Organisation Name: Chair - Stainton and Thornton Parish Council (Representative of parish/town council)

Comment text:

Good afternoon,

Please find attached our response and recommendations to your submitted draft recommendations for the alterations to the ward boundaries in Middlesbrough.

We hope you will consider and adopt our recommendations/proposals.

Kind regards,

Alan Liddle - Chair.

Stainton and Thornton Parish Council.

[REDACTED]

Email : [REDACTED]

Parish website : www.staintonandthorntonparishcouncil.org.uk

Attached Documents:

None attached

Submission to Review Officer (Middlesbrough) LGBCE on behalf of
Stainton and Thornton Parish Council.

Dear sirs,

Thank you for the opportunity to respond to your draft recommendations to the proposed changes to the Ward boundaries in Middlesbrough.

In your draft recommendations for Middlesbrough Borough Council, you are suggesting Stainton and Thornton combine with Stainsby Hall Farm to form a two-councillor ward, whilst losing the electors east of Stainton Way to Hemlington to give a more balanced electors number per councillor. The elector numbers quoted in draft recommendations Appendix A is 3753 for Stainton and Stainsby Hall Farm (2023) rising to 4938 for 2029. This latter figure is probably based on a “best guess” estimate considering the proposed housing developments in the pipeline for the areas.

I appreciate that any electoral figures given on ANY date will rapidly become out of date as time progresses. Having checked with the MBC Electoral Officer today (22nd August 2024), he informs me that the current numbers are as follows: 2922 electors registered in the PARISH of Stainton and Thornton and 3600 electors registered in in the CURRENT WARD of Stainton and Thornton, which includes the whole of the Parish of Stainton and Thornton plus a few electors from dwellings in Hemlington east of Stainton Way.

Electoral equality forms only part of the overall equation when deciding on ward boundaries and I would suggest that because of the A174 Parkway forming a barrier between the two suggested areas of Stainton and Thornton and Stainsby Hall Farm, the suggestion that the two communities become one ward providing effective and convenient local government should be re-considered with Stainsby being amalgamated into Brookfield and Trimdon and the current WARD of Stainton and Thornton become a two councillor ward in its own right. This can be justified by the CURRENT elector numbers AND the proposed housing developments that are currently underway. By keeping the current WARD boundary as it is, including the dwellings to the east of Stainton Way that you propose to move to Hemlington Ward, this would reduce the variance in the Hemlington Ward which according to Appendix A in your draft proposal stands at 15% for 2023.

In the adopted MBC Local Housing Plan 2014 Policy H23 Hemlington Grange suggested that 1230 dwellings be built with 750 of those dwellings being built by 2029. Those numbers have already been achieved, if not exceeded, hence the need to increase the number of ward councillors in Stainton and Thornton from one to two. In the same section of the adopted Local Plan for Hemlington Grange an 8-hectare section of land was allocated for Employment Use. This section of land has since been allocated for further housing rather than employment resulting in up to an extra 180 dwellings being built over and above the 1230 dwellings in the 2014 adopted Local Plan.

To further add to the housing numbers being proposed on Hemlington Grange, Middlesbrough Borough Council have re-acquired three fields from the Larchfield Community to the south of Hemlington Grange up to the Borough boundary and have allocated this for further housing development, resulting in another 150 ish dwellings being added to the 1230 allocation in the 2014 plan. Although no formal planning application has been put forward for these two sites MBC's expectations are that these sites will yield more than an extra 300 dwellings BEFORE 2029. As the Hemlington Grange site continues to be fully built out, I am confident that the elector numbers for the current Stainton and Thornton Ward will be close to, if not more than the suggested 4938 figure quoted in Appendix A for the recommended Stainton and Stainsby Hall Farm Ward figure.

In light of central government's proposals to "give" local councils housing targets, it has been suggested that MBC's target will be over 580 dwelling pa. for the coming years. To achieve this, sites will need to be put forward for development and over 50% of the land available for development within the Borough boundary is within the PARISH of Stainton and Thornton. MBC are currently putting together their new Local Plan, which they hope to be adopted in summer of 2025, and I am sure the Local Plan will reflect the fact that there will be significant housing developments proposed for Stainton and Thornton. To assist MBC with their perceived housing numbers/allocations, Bellway have already put forward a planning application for 587 houses to be built within the parish on an unallocated site at Stainton Vale Farm to the north of Low Lane. No decision has been made yet on this application by the MBC planning department, but these are the type of housing numbers/development that we are expecting within Stainton and Thornton in the very near future.

The suggestion that Stainton and Stainsby Hall Farm could ever be one community being separated by the A174 is misguided at best and because of the physical distance between them with no easy footpath/road to connect the two areas, the two individual communities would never feel like one.

Given the above information, I would ask you to reconsider your recommendations and allow the CURRENT ward of Stainton and Thornton become a two-councillor ward and Stainsby Hall Farm be joined/included in Brookfield and Trimdon Ward. Although there will be a variance from the average of elector numbers per councillor in the short term, I am sure this figure will balance/even out over next few years (2029).

Yours sincerely,

Alan Liddle – Chair.

Stainton and Thornton Parish Council.

[REDACTED]

Email:

[REDACTED]