

WAYS TO GET IN TOUCH

We would welcome your comments on the draft development proposals. Please submit all comments before 31st October 2021.

There are four ways in which you can make your views known.

1. Complete and submit the electronic form available at: <https://www.elgplanning.co.uk/XXXX>
2. Write to our Planning Consultants: ELG Planning, 55 Coniscliffe Road, Darlington, Co. Durham, DL3 7EH
3. Send an email to: consultation@elgplanning.co.uk leaving your name and address along with your comments
4. Comments via Twitter @ELGPlanning

A copy of this information leaflet and the draft site layout plan are available to view online at <https://www.elgplanning.co.uk/consultation>

Please Note

This community involvement exercise has been commissioned by our client to involve the public in the planning application process prior to any planning application being submitted.

It will not replace the normal consultation exercise undertaken by the Council when dealing with any formal planning application.

All responses will be held by the company in accordance with GDPR 2018. Your contact details will not be made public or be retained on any database.

COMMUNITY CONSULTATION



PROPOSED RESIDENTIAL DEVELOPMENT AT MOUNT LEVEN FARM, LEVEN BANK ROAD, YARM

ELG

OCTOBER 2021

THE PROPOSED DEVELOPMENT

A full planning application is currently being prepared for submission to Stockton-on-Tees Borough Council in due course for the erection of 215no. dwellings at the Mount Leven Farm site, of which approximately 35no. are proposed as affordable bungalows, with the remaining affordable requirement (equating to 20% of the dwellings over the whole site) in the form of first homes (30% discounted sale on open market house prices).

The site presently holds planning consent for the erection of 332no. retirement dwellings, a 68-bed nursing home and community facilities under application reference 15/2161/RE M. This consent has been implemented and works could recommence accordingly.

Unlike the existing consent, the intention would not be to restrict the occupancy of the houses to over 55's but to deliver more accessible housing than the current consent, which people of any age could occupy longer into their later years, helping people to stay in their homes for longer.

Stockton's present policy requirement is 50% accessible and adaptable dwellings, with 8% wheelchair user dwellings. In contrast, our client proposes to deliver 100% accessible and adaptable dwellings, and 20% wheelchair user dwellings. Such provision would exceed the policy requirements significantly, and also deliver far more adaptable and wheelchair user dwellings than the current consent that was granted prior to Stockton adopting the above requirements through their Local Plan. Crucially, the new proposals will foster the creation of a mixed community as opposed to one specifically restricted to a certain age group.

Like the current consent, the theme of the development is still to deliver dwellings across a series of villages, with our client looking to develop villages 1, 3, 4 and 5, as shown by the draft site plan (right). These will broadly follow the currently approved layouts and be set within extensive landscaping, with pedestrian connections through the site to the country park beyond.

By virtue of the current consent and Local Plan allocation, housing development would be in accordance with the development plan in principle. Moreover, the enhanced accessibility and adaptability of dwellings, with more wheelchair user provision, would accord with the underlying thrust of the Local Plan to deliver housing on the site that meets the needs of the ageing population. The application will of course be accompanied by a suite of technical reports for review by the Council to ensure all matters are addressed effectively (e.g., flood risk and drainage, landscaping, transport etc.).

Our client's site does not represent the full extent of the land that holds consent at present, and to confirm, the remaining villages (i.e., 2, 6 and 7) from the original masterplan will be delivered by others and contain the care home and remaining dwellings making up the 346 no. dwellings allocation in the Local Plan.



Draft proposed site plan