



The countryside charity  
North and East Yorkshire

PO Box 189  
York  
YO7  
9BL

[www.cpreney.org.uk](http://www.cpreney.org.uk)

Tel: 07983 088120  
Email: [info@cpreney.org.uk](mailto:info@cpreney.org.uk)

Branch Chair Mrs Jan Arger

**Authority:** Stockton on Tees Borough Council

**Type of consultation:** Planning Application

**Full details of application/consultation: 23/0208/REV Erection of 215 Dwellinghouses – Revised application 21/2925/FUL - Erection of 215no. dwellinghouses with associated infrastructure**

**At land at:** Mount Leven Farm, Leven Bank Road, Yarm, TS15 9JJ

**Type of response:** Objection

**Date of Submission:** 27<sup>th</sup> March 2023

All responses or queries relating to this submission should be directed to the Secretary for the Trustees at the contact details shown above on this frontispiece.

All CPRE North and East Yorkshire comments are prepared by the charity using professional planners whose research and recommendations form the basis of this response in line with national CPRE policies.

External planning consultant used in this response:



KVA Planning Consultancy  
Katie Atkinson, BA (Hons), Dip TP, MA  
MRTPI  
[www.kvapanning.co.uk](http://www.kvapanning.co.uk)

## Comment

CPRE North and East Yorkshire ('CPRENEY') welcomes the opportunity to provide Stockton on Tees Borough

Council ('The Council') with comments in response to a revised application for the erection of 215 dwellings at Mount Leven Farm, Yarm. The applicant submitted a previous proposal for the site to the Council to which the charity commented upon in January 2022 as CPRENY and in August 2022 as CPRENEY.

CPRENEY is aware that the applicant is twin tracking this proposal with a subsequent appeal into the previous refusal. However, in terms of this application, very little additional information has been proffered, including any justification as to the removal of the age restrictive occupancy.

CPRENEY has considered the documents submitted through the revised application which seeks to address the Council's previous reasons for refusal in relation to design. However, given the fact that very little has changed in relation to the proposals our previous objections are maintained.

Fundamentally and as set out previously, CPRENEY acknowledges that the site benefits from a part-implemented planning consent for 'Mount Leven Retirement Village', comprising 332 dwellings for the over 55's and 68-bed care home facility with related leisure/social facilities ('Community Hub') and infrastructure (Planning Application Ref. 13/0776/EIS) with a reserved matters application being approved in February 2016 (Application Ref. 15/2161/REM).

Our response to the application proposals in January 2022 and August 2023 clarified our opinion that as the Council can demonstrate a 5.33-year supply of available housing land, the Development Plan for the Council should be considered up to date, and full weight should be given to it in the planning balance. Policy H1 of the Local Plan deals with the provision of housing, setting out in accordance with the permissions granted previously on the site (detailed above) that the proposed site is allocated as an existing 'housing commitment'.

Policy H4 sets out how the Council intend to deal with 'need' across the borough. Point 7 of the policy states *'The Council will support proposals for specialist housing, including extra care and supported housing to meet identified needs. Accommodation will seek to deliver and promote independent living'*. Point 14 of the Policy specifically sets out *'At the following specific commitments, the Council require the delivery of the following mix of house types through the current planning permission or any subsequent application.'* The following table clearly states that the commitment at Mount Leven is for *'Housing specific to meeting the needs of the ageing population,'* in line with the extant planning consent. No other commitment or allocation in the Local Plan is specifically for the ageing population – the permission granted is for housing for the over 55's only.

As the Council can demonstrate over a 5year housing land supply and has not allocated land elsewhere in the LP for this provision, CPRENEY question the need for the removal of this element of the proposed development and ask that the Council carefully consider the proposals against their assessment of need. A retirement village brings about additional benefits to those residents' seeking independence with a like-minded community and professional assistance nearby if required. The applicant has proposed a development mix of market and affordable housing, to address the needs of first-time buyers, families and those wishing to down-size at this location. CPRENEY believe that the applicant still should submit a key piece of evidence justifying the need for this fundamental change.

As such, CPRENEY maintains its objection to this proposal.

### **Conclusion**

CPRENEY welcomes the opportunity to provide the Council with comments regarding the revised proposal at t Mount Leven Farm, Yarm.

CPRENEY recognise that the principle of development has been established via Policy H1 of the Local Plan and

that the proposed type of development supported in the Plan is for 'Housing specific to meeting the needs of the ageing population' in line with the extant previous planning approval on the site.

Furthermore, the Council should ensure that the applicant has demonstrated sufficient 'need' to remove the requirement limiting the residential development to the aging population. If there remains an unmet need in the district of sufficient size that would not warrant the loss of the 'retirement village' and care-home development, CPRENEY consider that this proposal should be refused.

CPRENEY reserve the right to comment further should additional information be consulted upon in support of the development in this location.