

STOCKTON-ON-TEES BOROUGH COUNCIL

CABINET RECOMMENDATIONS

PROFORMA

Cabinet Meeting14th November 2019

1. Title of Item/Report

Wynyard Master Plan

2. Record of the Decision

Consideration was given to a report on the Wynyard Master Plan.

Joint working had been on-going with Hartlepool Borough Council to prepare a masterplan for Wynyard. Approval was sought of the masterplan for use in the determination of planning applications at the site and to support delivery of allocated sites in the adopted Local Plan.

Both Stockton-on-Tees and Hartlepool Borough Councils had identified land at Wynyard as housing and employment allocations within respective adopted Local Plans. Specifically, the Wynyard Sustainable Settlement policy (H3) in the Stockton-on-Tees Local Plan outlined the Council's commitment to the production of a 'masterplan' incorporating an 'Infrastructure Phasing and Delivery Schedule'. The policy sought a proportionate contribution to the delivery of new infrastructure, with the Council working proactively with developers and other partners to deliver key infrastructure.

Local plans and existing planning permissions had identified significant housing growth across the Wynyard area, equating to:

- Stockton – circa 1650 homes (this includes planning permissions at Wynyard Village for 500 homes as well as at Wynyard Golf Course for 44 home and a Local Plan allocation at Wynyard Park for 1100 homes) and;
- Hartlepool – circa 1,220 homes

The scale of development allocations in Wynyard meant that there were numerous shared infrastructure requirements which needed to be delivered; this included but was not limited to a school, local centre and highway junction improvements. In addition to this there were numerous landownerships across the site. A masterplan was seen as essential in ensuring that:

- individual planning applications come forward in accordance with the masterplan to deliver a sustainable and integrated urban extension; and
- infrastructure is delivered when it is required

The masterplan would provide a clear framework for decisions setting out requirements for education facilities, green infrastructure, community infrastructure, linkages to the public rights of way network, mitigation of any impacts of development on the highway network, including signalisation of roundabout junctions, and improvements at the junction of the A19/A689.

The Council had been working in collaboration with internal colleagues from both Local Authorities, landowners and developers and agents to prepare a comprehensive masterplan for the sites.

The masterplan, which was attached at to the report and sought to:

- Outline the vision and development objectives for Wynyard;
- Identify constraints and their impact on development;
- Identify infrastructure requirements;
- Provide a Strategic Framework Plan to shape development proposals;
- Provide clarity regarding the requirements for planning applications; and
- Provide clarity regarding the phasing and delivery of housing and infrastructure

Following allocation of the sites within the Local Plans the masterplan could be adopted as a Supplementary Planning Document (SPD) which would require a statutory period of consultation amongst other things.

The Masterplan was supported by an Infrastructure Strategy and Schedule which provided a strategic level assessment of the infrastructure requirements arising from the sites covered in the masterplan as a whole. Building upon this strategic assessment, a detailed Infrastructure Delivery Plan (IDP) had been produced as part of the masterplan to co-ordinate the delivery of the infrastructure which was necessary to support residential development on the Wynyard sites.

The IDP drew upon the evidence base prepared to support the preparation of the masterplan and set out what infrastructure was needed and the anticipated timescales / phase of development when this should be provided.

The key infrastructure requirements identified in the IDP include the

provision of:

- Junction enhancements;
- Other access and transport infrastructure;
- Local Centres, incorporating convenience facilities and community centres;
- Green infrastructure including open spaces and play equipment;
- Surface water drainage infrastructure;
- Affordable housing;
- Utilities related infrastructure.

In order to accommodate the level of development anticipated at Wynyard a number of highway interventions had been identified, modelled and agreed including:

- Widening the A19 to a three lane carriageway between Norton and Wynyard, to be completed by Highways England between 2020 and 2022;
- Improvements to 3 roundabouts on the A689 form included in a funding bid to the Major Routes Network and;
- A crossing of the A689 by foot/cycle bridge close to it's junction with The Wynd and Hanzard Drive.

The Council had and would continue to work with landowners and developers to agree an approach to the delivery of infrastructure through planning applications.

RECOMMENDED to Council that the Wynyard Masterplan be approved for use in the determination of planning applications and to support delivery of allocated sites in the adopted Local Plan.

3. Reasons for the Decision

To ensure the masterplan can be used as a material consideration in the determination of planning applications and to support the delivery of allocated sites in the adopted local plan.

4. Alternative Options Considered and Rejected

none.

5. Declared (Cabinet Member) Conflicts of Interest

None.

6. Details of any Dispensations

N/A

7. Date and Time by which Call In must be executed

N/A

Proper Officer
18 November 2019