

AGENDA ITEM

REPORT TO COUNCIL

14 NOVEMBER 2019

REPORT OF CORPORATE MANAGEMENT TEAM

WYNYARD MASTERPLAN

SUMMARY

The report advises Council on joint working with Hartlepool Borough Council to prepare a masterplan for Wynyard and seeks approval 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.

RECOMMENDATIONS

It is recommended that:

1. Council approve the Wynyard Masterplan for use in the determination of planning applications and to support delivery of allocated sites in the adopted Local Plan.

DETAIL

1. Both Stockton-on-Tees and Hartlepool Borough Councils have 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 outlines the Council's commitment to the production of a 'masterplan' incorporating an 'Infrastructure Phasing and Delivery Schedule'. The policy seeks a proportionate contribution to the delivery of new infrastructure, with the Council working proactively with developers and other partners to deliver key infrastructure.
2. Local plans and existing planning permissions have 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
3. The scale of development allocations in Wynyard means that there are numerous shared infrastructure requirements which need to be delivered; this includes but is not limited to a school, local centre and highway junction improvements. In addition to this there are numerous landownerships across the site. A masterplan is 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

4. The masterplan will 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.
5. The Council have been working in collaboration with internal colleagues from both Local Authorities, landowners and developers and agents to prepare a comprehensive masterplan for the sites.
6. The masterplan, which is attached at **Appendix 1 (available on the SBC website agenda system)** seeks 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
7. 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.
8. The Masterplan is supported by an Infrastructure Strategy and Schedule which provides 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) has been produced as part of the masterplan to co-ordinate the delivery of the infrastructure which is necessary to support residential development on the Wynyard sites.
9. The IDP draws upon the evidence base prepared to support the preparation of the masterplan and sets out what infrastructure is 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:
10.
 - 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.
11. In order to accommodate the level of development anticipated at Wynyard a number of highway interventions have 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.
12. The Council have and will continue to work with landowners and developers to agree an approach to the delivery of infrastructure through planning applications. Cabinet will consider the matter at its meeting to be held on 14 November 2019 and a copy of the relevant minute extract will be circulated to Members.

COMMUNITY IMPACT IMPLICATIONS

13. Necessary Community Impact Assessments were undertaken as part of the Local Plan process and as the Wynyard Masterplan refers to existing planning permissions and allocated Local Plan sites there is no need to undertake any further Community Impact Assessments.

CORPORATE PARENTING IMPLICATIONS

14. This report does not contain any corporate parenting implications.

FINANCIAL IMPLICATIONS

15. There are no specific financial implications related to the masterplan. The delivery of infrastructure associated with the site will be resolved as planning applications proceed; it is possible that junction enhancements along the A689 could be delivered through external funding.

LEGAL IMPLICATIONS

16. There are no legal implications at this stage.

RISK ASSESSMENT

17. Existing management systems and daily routine activities are sufficient to control and reduce risk.

WARDS AFFECTED AND CONSULTATION WITH WARD/COUNCILLORS

18. Northern Parishes is the only ward in Borough affected by the masterplan and consultation has taken place with the member through the activity set out below. The masterplan area crosses the Local Authority boundary affecting wards in Hartlepool Borough. The document will be adopted separately by Hartlepool Borough Council and ward member consultation has taken place within that authority.
19. The Council has identified the Wynyard sites for residential and employment development within all stages of preparation of the adopted Local Plan. Each stage in plan preparation has included a statutory consultation period which has invited comments upon the contents of policies and proposed allocations.
20. A consultation drop-in event was held between 5:15 and 8pm on the 12th September 2019 at Wynyard Primary School to present a draft of the framework plan set out in the document. The event was advertised by posters placed in a number of locations and notification was also given to Parish Councillors (both Elwick Parish and Wynyard Parish) as well as to members of the resident's association. The session was attended by the ward Councillor for Northern Parishes.
21. While no record was kept of attendance, officers considered that the event was well attended by members of the public. A form was made available for residents to provide views, with 20 individuals taking the time to submit comments during the session.

22. A further meeting was held between the officers of both councils and representatives of Wynyard Parish Council, Elwick Parish Council and Wynyard Residents Association to provide an overview on progress on the draft document.
23. The masterplan was presented to Planning Committee on 23rd October 2019. Comments received from Committee members are attached at **Appendix 2**.

BACKGROUND PAPERS

24. Stockton-on-Tees Borough Council Local Plan 2018

Name of Contact Officer: Richard McGuckin
Post Title: Head of Economic Growth and Development Services
Telephone No. 01642 527028
Email Address: richard.mcguckin@stockton.gov.uk