

DELEGATED

**AGENDA NO
PLANNING COMMITTEE**

12 May 2010

**REPORT OF CORPORATE DIRECTOR,
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES**

10/0476/RNW

**Land at Wynyard Golf Club, Wellington Drive, Wynyard
Renewal of Outline application 07/0770/OUT for development comprising 150 bed golf resort hotel with ancillary restaurant and conference facilities, crèche, health club, gymnasium and spa and key worker accommodation; replacement golf club house, golf academy and driving range facilities, associated access, parking and landscaping together with alterations to the golf course layout and formation of new water features and mounding and the formation of a landscaped park/amenity area for residents**

Expiry Date 4 June 2010

SUMMARY

This planning application is to replace an extant Outline planning permission reference No.07/0770/OUT due to expire on 6 August 2010 in order to extend the time limit for implementation. The existing permission was approved on 6 August 2007 and Condition No.1 requires the development to be begun before the expiration of three years from the date of permission or before the expiration of two years from the date of approval of the last reserved matters to be approved, whichever is the later.

The Town and Country Planning (General Development Procedure) (Amendment No. 3) (England) Order 2009 has amended the procedure for planning applications which are made for a planning permission to replace an extant permission, granted on or before 1st October 2009, for development which has not yet begun, with a new planning permission subject to a new time limit. For such applications, there is no requirement to provide a design and access statement or the previous plans and drawings. The details of the scheme remain the same as those approved under application reference No.07/0770/OUT which was approved by Members at Planning Committee on 6 June 2007.

The planning application relates to an area of land 41.5 hectares in size located on the Southern part of the Wynyard golf club. It seeks outline approval with all matters reserved for future approval except for the means of access for 4 star 150 bed golf hotel together with bars and restaurant, conference facility, health club and spa, replacement club house, and golf academy, key worker accommodation, partial remodelling of the golf course and a residents park

There is an acknowledged need for a hotel of this quality in the area and the chosen site is sequentially the best location and does not prejudice planning policy by being located within the Wynyard estate.

Concerns have been raised by residents and others primarily about the traffic impact on the local roads and that the character of the area will change unacceptably. It is accepted that the traffic

associated with the development will have an impact on the area but the Acting Head of Technical Services has confirmed the road system is capable of accommodating the traffic identified in the accompanying Transport Assessment. The character of the area will change once the facility is fully established but not to a level sufficient to warrant refusal of planning permission. Highways agency has raised no objection.

The development would bring important benefits both to the local community through the provision of the new resident's park as well as providing new leisure facilities they will be able to access. It will also bring important economic benefits as a potential tourist destination as well as providing a number of new jobs. The application is recommended for approval with the previous conditions repeated or updated to reflect current requirements.

RECOMMENDATION

Planning application 10/0476/RNW be Approved subject to the following conditions

01 *The development hereby approved shall be in accordance with the following approved plan(s); unless otherwise agreed in writing with the Local Planning Authority.*

<i>Plan Reference Number</i>	<i>Date on Plan</i>
<i>4439/EX-90-010-A4</i>	<i>8 March 2007</i>
<i>4439/EX-90-003</i>	<i>8 March 2007</i>
<i>4439/EX-90-001</i>	<i>8 March 2007</i>

Reason: To define the consent.

02. *Approval of the details of the layout, scale, appearance and landscaping of the site (hereinafter called "the reserved matters"), shall be obtained from the Local Planning Authority in writing before any development is commenced in accordance with the details of a scheme to be submitted to, and approved in writing by the Local Planning Authority.*

The plans and particulars submitted in accordance with this condition shall include.

- (a) Details of any proposed works to trees or hedgerows on the site, or of any tree or hedgerows on land immediately adjacent to the site giving details of all pruning operations and any trees to be felled and hedgerows removed, indicating in each case where works are required for development purposes;***
- (b) Details of any proposed alteration in existing ground levels, and of the position of proposed excavation within the crown spread of any retained tree or of any tree on land adjacent to the site;***
- (c) Details of a suitable protection scheme for all retained trees and hedgerows including the specification and exact locations of protective fencing. This must also include a method statement to detail all other measures to be taken for the protection of any retained tree from damage before and during the course of all phases of development particularly for those protected trees that may potentially be affected by the proposed site access road.***
- (d) Landscaping details shall also, amongst others include:***
 - (i) The final contours of the site indicating how such contours tie in with the existing contours on adjacent land;***
 - (ii) The details of the tree and shrub planting and seeding to be carried out which shall include:***

- a) *the species to be planted, the density and percentage of the total to be accounted for by each species*
 - b) *timetable of planting;*
 - c) *the size of each plant and the spacing between them;*
 - d) *the preparations made to the ground before planting;*
 - e) *the fencing off of planted areas; and*
 - f) *the subsequent maintenance and management programme once the tree and shrub planting has been carried out, which shall include the weeding if the planted area, repairing of any damaged fencing, and the replacement of any plants which die or are seriously affected by disease.*
- (iii) *Details of all means of enclosure including the positions, design, materials and type of boundary treatment, which shall be completed before the buildings(s) are occupied or in accordance with a timetable to be agreed in writing with the Local Planning Authority.*
 - (iv) *Details of hard landscaping including pedestrian/cycleway links, cycle storage and cycle parking.*
- (e) *The disposition, total floorspace and maximum height of the buildings*
 - (f) *Arrangements for public access to and through the residents park including boundary treatment*
 - (g) *Details of the use of renewable energy measures to generate 10% of electricity demand unless otherwise agreed in writing with the Local Planning Authority.*

Reason: To reserve the rights of the local planning authority with regard to these matters.

03. *Application for the approval of reserved matters relating to the layout, scale, appearance and landscaping of the site, shall be submitted in writing to the Local Planning Authority before the expiration of three years from the date of this permission and shall be carried out as approved.*

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved documents, by virtue of the provisions of Section 92 of the Town and Country Planning Act 1990.

04. *The total number of bedrooms for the hotel hereby approved shall not exceed 150.*

Reason: To limit the impact of development traffic on the adjacent road network in the interests of highway safety.

05. *The permission hereby granted is solely for:
4 star 150 bedroom golf hotel together with related bars and restaurant, crèche, conferencing facilities, health club, gym and spa;
outdoor sports facilities including tennis courts and football pitches and a partial remodelling of golf course;
replacement golf club house, pro-shop, golf academy and driving range;
key worker accommodation for hotel staff (21 apartments and 4 gatehouses);
resident's park; and associated landscaping, access roads and car parking
and for no other purpose.*

Reason: To define the consent and to enable the Local Planning Authority to retain control over the development

06. ***Prior to the occupation of the replacement facilities, the use of the existing golf club house shall cease unless otherwise agreed in writing with the Local Planning Authority.***

Reason: Retention of the existing clubhouse would result in additional out of centre commercial floorspace contrary to Stockton-on-Tees Adopted Local Plan Alteration Number One S2

07. ***Prior to or concurrently with the submission of details relating to reserved matters, further studies shall be commissioned and submitted for approval to determine the current status of protected species and of UK and Tees Valley Biodiversity Action Plan (BAP) habitats and species on the whole site including the Site of Nature Conservation Importance. The survey and assessment of data in the study shall be in accordance the National and Regional guidelines established by English Nature and the study itself shall include mitigation and enhancement plans based on the precautionary principle. The results of the study shall be used to inform detailed landscape design and management plans consistent with the maintenance of key BAP habitats and species. These plans shall be submitted to the Local Planning Authority for its approval.***

Reason: To ensure any protected species and BAP habitats and species on the site are fully protected together with necessary mitigation measures and enhancements as part of the landscape design for the development of the site and also to protect and conserve the nature conservation value of the affected Site of Nature Conservation Importance

08. ***A parking and event management plan shall be agreed in writing with the Local Planning Authority before the approved development is brought into use. The plan shall include an agreed definition of what constitutes an event. The approved plan or any agreed variation to that plan shall be implemented to its satisfaction each and every time an event within the agreed definition, is held at the golf resort facility hereby approved***

Reason: To ensure adequate parking and visitor control at major events and in the interests of highway safety

09. ***Prior to development commencing agreement in writing with the Local Planning Authority shall be obtained in respect of details of:***

***Wheel washing facilities,
a road cleaning regime
routing of construction traffic
proposed size and siting of on site compounds for contract vehicles***

The agreed schemes shall be implemented to the satisfaction of the Local Planning Authority

Reason: In the interests of the amenities of the area and highway safety

10. ***Prior to the commencement of construction of the buildings hereby permitted, details for the implementation, monitoring and review of a Sustainable Travel Plan for the employees and visitors to the development shall be submitted to and agreed with the Local Planning Authority. Such details shall include proposals to meet the objectives for sustainable travel including: targets for mode share, provision of public transport services, provision for cycling and walking to and from the***

development site, timescales for implementation, monitoring, reporting on and review of the plan.

Reason: In the interests of sustainable development and to reduce the impact of development traffic on the adjacent road network.

- 11. A refuse collection and servicing plan for the development hereby approved shall be agreed in writing with the Local Planning Authority before development commences. The agreed scheme shall allow for refuse and service vehicles to enter and leave the site in a forward gear with internal roads designed to accommodate large vehicles. Auto Track analysis for long and wide load vehicles to and from the servicing areas of the site shall be demonstrated.**

Reason In the interests of highway safety

- 12. The proposed access from Wynyard Road shall be physically limited for use only by emergency vehicles, cyclists and pedestrians in accordance with a scheme to be agreed in writing with the Local Planning Authority and implemented to its satisfaction. The approved scheme shall include the precise position of the access point to be agreed**

Reason: To ensure the access is not available for general vehicular use in the interests of highway safety

- 13. The occupation of the key worker dwellings shall be limited to persons solely or mainly employed at the hotel and associated golf facilities hereby approved.**

Reason: The site of the proposed dwellings are in an area where the Local Planning Authority consider that new residential development should be restricted to that which is essential in the interests of the operation of the hotel and associated development unless exceptional circumstances otherwise prevail

- 14. No development shall take place until a management programme for the maintenance of the resident's park has been agreed in writing. The agreed management programme shall be implemented to the satisfaction of the local planning authority.**

Reason: To ensure the residents park space area is properly maintained in the interests of the amenities of the area and is available for use by local residents

- 15. No construction/building works or deliveries shall be carried out except between the hours of 8.00am and 6.00pm on Mondays to Fridays and between 9.00am and 1.00pm on Saturdays. There shall be no construction activity including demolition on Sundays or on Bank Holidays.**

Reason: To avoid excessive noise and disturbance to the occupants of nearby premises.

- 16. No development approved by this permission shall be commenced until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:
Details of the proposed method of surface water management.**

Details of the discharge location.

Details of how the scheme shall be maintained and managed after completion

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

- 17. *Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil interceptor installed in accordance with a scheme previously submitted to and approved in writing by the Local Planning Authority. Roof water shall not pass through the interceptor.***

Reason: To prevent pollution of the water environment.

- 18. *No development approved by this permission shall be commenced until a scheme for the provision of foul drainage works has been approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.***

Reason: To prevent pollution of the water environment

- 19. *Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.***

Reason: To prevent pollution of the water environment.

- 20. *Nothing other than uncontaminated natural materials shall be deposited on the site***

Reason: To prevent pollution of the water environment.

- 21. *Notwithstanding the level of vehicular parking indicated in the submitted documents, provision for vehicle and cycle parking for key workers and visitors to the facility shall be provided in accordance with Stockton-on-Tees Borough Council Parking Standards unless otherwise agreed in writing with the Local Planning Authority.***

Reason: to ensure adequate level of parking provision is made and in the interests of highway safety

- 22. *Details of all external lighting of the buildings and car-parking areas shall be submitted to and agreed in writing with the Local Planning Authority before such lighting is erected. Before the use commences, such lighting shall be shielded and aligned to avoid the spread of light in accordance with a scheme to be submitted to and agreed in writing with the Local Planning Authority and thereafter such lighting shall be maintained to the same specification and adjusted, when necessary, to the satisfaction of the Local Planning Authority.***

Reason: To avoid light pollution in the interests of the visual amenities of the area

- 23. The route of the public right of way (FP Grindon 13) shall be maintained and kept free of obstruction including construction and building materials, soils, plant and machinery and temporary or permanent buildings, or other external storage during the course of any construction or building works associated with the development hereby approved.**

Reason: To ensure that the public right of way is not obstructed by the implementation of the planning permission in the interests of public amenity and safety.

- 24. The commercial element of the development must obtain at least a very good Building Research Establishment Environment Assessment Method (BREEAM) rating if commenced before 1 January 2013 and a minimum rating of excellent if commenced after that date, unless otherwise agreed in writing with the Local Planning Authority or any other equivalent Building Regulation rating at the time of the submission of the application for reserved matters.**

Reason: In order to minimise energy consumption in accordance with Stockton-on-Tees Adopted Core Strategy policy CS3.

- 25. Any part of the development which is to be used for residential purposes shall be built to Lifetime Homes Standards and achieve a minimum of Level 3 of the Code for Sustainable Homes if commenced before 1 January 2013 and thereafter a minimum of Code Level 4 unless otherwise agreed in writing with the Local Planning Authority or any other equivalent Building Regulation rating at the time of the submission of the application for reserved matters.**

Reason: In order to minimise energy consumption in accordance with Stockton-on-Tees Adopted Core Strategy policy CS3.

- 26. The development shall be designed with safety in mind and incorporate Secure by Design and Park Mark standards as appropriate unless otherwise agreed in writing with the local planning authority.**

Reason: In order to minimise energy consumption in accordance with Stockton-on-Tees Adopted Core Strategy policy CS3.

- 27. Before development commences details shall be submitted to and approved by the local planning authority of a written scheme detailing how much and by what method, renewable energy will be generated from the development. The scheme shall incorporate provisions to generate at least 10% of electricity from renewable energy sources. No building shall be occupied until the agreed scheme has been implemented in full.**

Reason: To maximise energy efficiency measures by renewable energy generation to contribute to limiting carbon emissions, in the interests of promoting sustainable development.

- 28. Before development commences details shall be submitted to and approved by the local planning authority of a scheme to provide electric vehicle charging infrastructure at designated car parking spaces. Information and guidance on electric vehicle charging infrastructure can be obtained from Alex Fowler within the Highway Agency's Strategic Economic Change team. He can be contacted on 0191**

229 6871. The electric vehicle charging infrastructure shall be in place and operational before any buildings hereby approved are occupied.

Reason: To ensure that the development incorporates measures to limit carbon emissions, in the interests of promoting sustainable development.

INFORMATIVES

The Proposal has been considered against the policies below and it is considered that the scheme accords with these policies and there are no other material considerations which indicate a decision should be otherwise.

Stockton on Tees Local Plan (as amended) policies S2, EN4, EN7C, EN9.

Stockton-on-Tees Borough Council Core Strategy Development Plan March 2010 policies CS1, CS2, CS3, CS4, CS5, CS7, CS10

Regional Spatial Strategy (RSS) for the North East of England July 2008 policies Nos 3, 4, 6, 10, 12, 16, 24, 25, 27, 34, 35, 37, 38, 39, 40, 54

Planning Policy Statements 1, 3, 4, 7, 9, 22 and 25 and **Guidance Notes** No 13 and 17.

BACKGROUND

1. The development has previously been approved with 23 conditions by application reference No.07/0770/OUT for Outline application for development comprising 150 bed golf resort hotel with ancillary restaurant and conference facilities, creche, health club, gymnasium and spa and key worker accommodation; replacement golf club house, golf academy and driving range facilities, associated access, parking and landscaping together with alterations to the golf course layout and formation of new water features and mounding and the formation of a landscaped park/amenity area for residents.
2. Wynyard Golf Club forms part of the wider masterplan for the comprehensive, mixed use development of Wynyard, which was granted outline planning permission in 1988, for the development of a mixed use 793 hectare site. The Golf Club was granted planning permission in 1993, and has been operational since 1995. The clubhouse itself was granted planning permission in 1995, and has since been extended and altered. The original building was intended to serve as a temporary facility, whilst the club and course was developed, with plans for the final clubhouse to be developed alongside an associated hotel/country club.

PROPOSAL

3. The planning application seeks approval for a replacement of an extant Outline planning permission reference No.07/0770/OUT due to expire on 6 August 2010. Approval of the current application would extend the time limit for implementation of the existing permission. The previously approved scheme was for outline approval with all matters reserved for future approval except for the means of access from Wellington Drive to the north. That approval was also for a Land Use Zoning Plan which defined the maximum extent of the areas within which the various proposed land uses and buildings can be developed.
4. No drawings or revised documents have been submitted with the current application as they are not required under the legislation. The development was illustrated by various drawings previously produced for the 07/0770/OUT application including a Concept Masterplan, landscape layout, and both the existing and proposed golf course layouts. Other supporting documentation included a 'Concept Masterplan and Design Philosophy' together with a 'Landscape Design Philosophy'. These documents together indicated the built and natural form; scale and appearance the development which can be expected to take and provides some guidance as to the Residents Park an area of 3.25 hectares provided, maintained and

made available as a community facility for local residents. The proposal was further supported by a Planning, Design and Access Statement, a Transport Assessment and a Market Demand Assessment. These documents were not required to be resubmitted for the purposes of this current application although they would form the basis of any Reserved Matters application.

5. The supporting statements to the original development proposal indicated that the existing clubhouse facilities and lack of branded accommodation, are not meeting the expectations of its members/visitors. This follows the development of the golf course as a renowned national and international golf club destination. The intentions for the development proposal are therefore, to fulfil the potential of the club, by enhancing the quality of its offer, and creating a golf resort destination. This would enable the club to host major tournaments and improve the golf academy. It is suggested that these additional facilities would also enhance the overall range of community facilities in Wynyard.
6. Prior to the original application being made, the applicant carried out a community consultation exercise in January 2007. This included a 2 day exhibition of drawings and a model, together with a public meeting. Follow up discussions had been held either in writing, individual meetings and/or discussions prior to the submission of the planning application. The approved scheme is stated as being revised to fully reflect where possible the comments and requests made by residents during this consultative process.
7. The extension of time for commencement of development would allow the following development subject to approval of an application for Reserved Matters:
 - 4 star 150 bed golf hotel;
 - bars and restaurant;
 - crèche and conferencing facilities;
 - health club, gym and spa;
 - outdoor sports facilities including tennis courts and football pitches;
 - replacement golf club house;
 - replacement golf academy and driving range;
 - key worker accommodation for hotel staff (21 apartments and 4 gatehouses);
 - residents park
 - access roads and car parking;
 - partial remodelling of golf course; and
 - landscaping proposals.

CONSULTATIONS

The following Consultees were notified and comments received are set out below:-

8. **Wynyard Residents Association**
No representations received.
9. **Council For The Protection Of Rural England**
No representations received.
10. **Tees Valley Regeneration**
No representations received.
11. **Councillors**
No comments received.

12. One North East

Thank you for requesting the Agency's comments on the above application as part of One North East's statutory consultee role in accordance with the provisions of the Town and Country Planning (General Development Procedure)(England)(Amendment) Order 2003.

It is considered that the proposed development falls within Criterion C of the Agency's notification criteria, which were sent to local authorities in October 2005, namely:

- C: All retail, casino and leisure, theme park, sports venues, employment or industrial and commercial development of over 10 hectares and/or 2,500 sq m floor space.

As you are aware One North East is responsible for the development, delivery and review of the Regional Economic Strategy (RES) on behalf of North East England. The RES sets out how greater and sustainable economic prosperity will be delivered to all of the people of the North East over the period to 2016.

The following comments reflect the view of One North East acting in its role as a statutory consultee. As such they are provided only in accordance with the provisions of the above regulations and relate to the effects that the proposals are considered to have upon the Regional Development Agency's strategic regional investment or employment policies.

The Agency commented on the previous outline application for this development which was subsequently granted planning permission on 6 August 2007 (ref: 07/0770/OUT) and a copy of the Agency's previous comments are attached for your information.

The Agency recognises that the principle of development has been established by that outline planning permission. However, I understand that this subsequent outline application has been submitted to ensure that the planning permission remains valid by renewing the outline consent.

The application details remain unchanged from the previous submission and involve the improvement of the facilities currently offered by Wynyard Golf Club to provide a high quality full-service, 150 bedroom, 4-star, International Golf Resort and Spa Hotel within the perimeter of Wynyard Golf Club.

As stated in our previous response, the Agency is generally supportive of the proposed development which will result in increased visitor numbers to the region which is a key aim of the RES. The proposed additional inward investment to the area represented by the proposal is welcomed since it accords with the general thrust of the RES to provide improvements in the quality and quantity of visitor accommodation and facilities in the region.

Clearly, in determining the application, the Council will need to be satisfied that the proposed hotel and key worker accommodation have been satisfactorily justified in terms of location. As you are aware the RES promotes the need for quality of place within existing and proposed development. In our previous comments, we requested that any planning permission should be subject to conditions requiring provision of measures to address design standard issues. It is noted that the previous outline planning permission did not include such conditions. With this in mind, should this latest application be viewed favourably, the Agency again requests the Local Planning Authority (LPA) to encourage the developer to pursue the highest standards of quality in the development of this site, e.g. achievement of appropriate BREEAM, Code for Sustainable Homes, Building for Life and Secured by Design standards.

In line with Government objectives to generate 10% of electricity from renewable energy sources by 2010, details regarding the provision of renewable energy measures within the scheme should also be provided by the applicants. The Agency recommends that this requirement is only waived in exceptional circumstances where a compelling body of evidence is available to justify why renewable energy should not be used. Maximising energy efficiency measures and renewable

energy generation will contribute to limiting carbon emissions and maintaining the regional reputation as a leading player in the development of a low carbon economy.

In addition to the above, as you are aware, there is major activity in the North East to ensure the region is the first to have a comprehensive electric vehicle charging infrastructure in place. Clearly, from a strategic point of view it would be beneficial if this facility was to have charging points in place. The Agency urges the LPA to consider a requirement for the inclusion of such facilities within this development. Further information and guidance on electric vehicle charging infrastructure Alex Fowler within the Agency's Strategic Economic Change team can provide further information and guidance in this respect. He can be contacted on 0191 229 6871.

I confirm that, subject to the above issues and the resolution of any policy, highway and environmental issues to the satisfaction of the LPA, One North East raises no objection to this application.

This application is in outline only. The Agency requests that, in the event of planning permission being granted, any subsequent application for reserved matters approval should also be forwarded to the Agency for comment.

The Ramblers Association

1. We thank the council for consulting the Ramblers' Association on the renewal of permission for development at Wynyard granted under app. 07/0770/OUT (message of 18/3/10).
2. We responded to the earlier application (07/0770/OUT) in our message of 19 March 2007 to Peter Whaley. In that we asked that the developer be told that the grant does not entitle him to obstruct the right of way (FP Grindon 13) or hamper access to its use by the public in any way.
3. We are disappointed that the decision letter did not take this requirement into account and so did nothing to protect the public's use of the path when construction was proceeding.
4. In view of this we have no alternative but to object to the renewal of permission.
5. The present application provides an opportunity to rectify the council's omission and to protect the public interest in maintaining unhampered use of the path.

13. Hartlepool Borough Council

Hartlepool Borough Council raise no objection to the scheme on the basis that further ecological surveys are carried out prior to determination of this application, and a travel plan being developed. The potential for gaining developer contributions towards the improvement of the links to and from the trunk road (A19) and improvements to the public transport links should be considered. Hartlepool Borough Council would comment that the key worker accommodation would be sited within the open countryside and considers the need for this is questionable and unproven and should not be approved.

14. Association Of North East Councils

Under section 38 (3) of the Planning and Compulsory Purchase Act (2004), the Regional Spatial Strategy (RSS) (July 2008) is part of the statutory development plan. Under the plan-led system, this means that the determination of planning applications will be made in accordance with the RSS and other development plan documents, unless material considerations indicate otherwise. It is important to note that the advice provided with this letter relates purely to whether or not the proposal is in conformity with the RSS. It does not constitute an objection or expression of support with respect to the application. The local authority should consider this advice alongside other statutory and non-statutory representations in coming to a decision as to whether the development should be granted planning permission.

The site is 41.5 hectares in size and is located on the southern part of the Wellington golf course in Wynyard near Billingham, Stockton-on-Tees. Wynyard is identified in RSS policy 20 as a key employment location.

The North East Assembly (NEA) made representations on the original application (07/0770/OUT) in May 2007. The NEA considered that the development proposal will contribute towards to the intention to fulfil the potential of the club, by enhancing the quality of its offer and creating a golf resort destination. The NEA also highlighted issues in relation to housing provision, transport plan, energy and SuDS. Since the NEA submitted comments in 2007, the Regional Spatial Strategy (RSS) was adopted in July 2008. Therefore policies in Regional Planning Guidance 1 (RPG1) have been superseded by the RSS.

Development in this location

The application site is located in Stockton-on-Tees, which falls with Tees Valley city region. The RSS seeks to concentrate development within the conurbation, particularly the core areas. The principle of developing this site is therefore consistent with the locational strategy identified in RSS policies 6 and 10.

In identifying land for development, the sequential approach identifies previously developed sites in urban areas; followed by other suitable sites within urban areas; sites adjoining urban areas; and then sites in settlements outside urban areas. The North East Planning Body (NEPB) considers the site to fall within the fourth category, and its development is therefore consistent with lowest priority in RSS policy 4.

Housing

The development proposes accommodation for hotel staff comprising 21 apartments and four gatehouses. The local authority should be satisfied that the provision of accommodation in this regard is justified particularly in relation to the locational strategy and sequential approach outlined in RSS policies 6 and 4.

Retail

The development proposal includes an element of retail (a 450sqm pro shop), to be located in the replacement clubhouse. Whilst the retail element proposed is out of centre it is considered genuinely ancillary to the main development in the context of PPS4. This element of the development proposal is broadly consistent with the objectives of RSS policy 25.

Tourism

RSS policy 16 states that planning proposal should promote culture and tourism including the provision for sport and leisure developments that benefit the local economy, people and environment without diminishing the attractiveness of the place. The development proposal reflects the objectives of RSS policy 16.

Energy

RSS aims to increase the energy efficiency of buildings and reduce energy consumption in order to reduce operational costs, emissions and the contribution made to climate change. Therefore RSS policy 38 requires buildings over 1,000 sq.m should secure at least 10% of their energy supply from decentralised and renewable energy or low carbon sources, unless having regard to the type and design of the development, this is not feasible or viable. It also encourages buildings to reflect the BREEAM standards for energy efficiency.

Flooding and SuDS

RSS policy 35 requires that, in considering planning proposals, a sequential risk based approach to development and flooding should be adopted as set out in PPS25. The aim of PPS25 is to steer development to areas at the lowest probability of flooding (zone 1). It will be necessary to ensure that the Environment Agency is satisfied that these requirements have been met.

Sustainable Drainage Systems (SuDS) can contribute to minimising the risk of flooding, particularly flash flooding, and also contribute to a reduction in water based pollution. Support for the SuDS approach to managing surface water run off is set out in Planning Policy Statement 1, and in more detail in Planning Policy Statement 25 (PPS25). Annex F of PPS25 directs local authorities to ensure that their policies and decisions on planning applications support and complement the buildings regulations on sustainable drainage. The inclusion of such measures would reflect RSS objectives.

Transport

RSS aims to reduce the need to travel, particularly by private car and so the local authority will need to be satisfied that the measures proposed and the location contribute to this objective. RSS policy 54 seeks to ensure that travel plans are prepared for all major proposals that will generate significant journeys which should seek to maximise travel by public transport, cycling, walking and car sharing. Therefore the production of a travel plan would reflect the objectives of RSS policy 54.

Conclusion

The principle of the redevelopment and expansion of Wynyard Golf Club is in general conformity with the RSS, particularly RSS policy 16. The provision of SuDS, travel plans, energy efficiency measures and integrated renewable energy would contribute towards the objectives of RSS policies 24, 34, 38, 39 and 54.

I would be grateful if you would inform me of the decision that is made on this application, and the date upon which it was made. Should you have any queries regarding this response, please do not hesitate to contact my colleague Lucy Mo at the Association of North East Councils on (0191) 229 6875 or email lucy.mo@northeastcouncils.gov.uk.

15. **Acting Head Of Technical Services**

General Summary

Revised comments on this application are provided below – previous comments in connection with application 07/0770/out have been provided as appropriate.

Highways Comments

The application is a renewal of outline consent for a golf resort hotel with ancillary facilities and replacement club house, academy and driving range. The development was previously assessed under application 07/0770/out and was found to be acceptable in highway terms subject to the following conditions:

- Maximum number of bedrooms to be 150 in line with the Transport Assessment;
- Event Management Plan to be submitted;
- Construction Management Plan detailing wheel washing facilities etc. to be submitted;
- Travel Plan to be implemented;
- Refuse Management Plan including provision for recycling to be submitted;
- Emergency Access to be provided at Wynyard Road
- Car Parking to be in accordance with SPD3

It should be noted that other developments recently approved in this vicinity have considered this proposal as committed development in traffic terms, it is therefore not considered to have any adverse impact on the highway.

It is noted that, Public Footpath No.13 – Grindon is located within the area, confirmation is therefore required from the applicant that the PROW will remain open and unobstructed to allow members of the public to use at all times.

In addition, it is requested that the applicant provides a footpath/cycleway utilising the existing lane, which continues in a north westerly direction off FP13, and joins Wellington Drive.

Should the development be approved, then it will be necessary to consider site layout and car parking as reserved matters.

Landscape & Visual Comments

As this is renewal of an outline application our former comments made in memo ref 07/0770/OUT remain.

We are broadly supportive of the application, which represents a major new development that will enhance the existing landscape quality of this section of the Wynyard Estate. The new lakes, new tree planting, formal gardens and resident's park will all improve the landscape both in visual and aesthetic terms.

Existing landscape features

At present, the site is very open grassland interspersed with mature trees around which the golf course is located. As stipulated in the in the landscape design philosophy report most of the existing trees will be retained and their landscape contribution enhanced with additional tree planting. We would not object to the loss of the two trees mentioned in the report but understand the applicant will try to retain these if possible. A full tree survey should be undertaken by an Arboriculturist showing which trees are to be retained and which require beneficial management as part of the scheme.

The maturing tree belt on the southern edge of the development will soften any view into the site from Wynyard Road and act as an attractive backdrop for the development.

All the existing trees on the development site should be given full protection during the site works with the following provisions, which form part of B.S.5837 Trees in Relation to construction 2005:

Changes in levels near the branch spread of the trees must be avoided.

Where tree roots are encountered, only hand digging will be allowed

Compaction to the root spread of the tree should be avoided.

No storage of materials root protection zone (RPZ) of the any trees.

No fires will be permitted near trees.

Service runs should avoid existing trees.

A protective barrier as recommended in section 9 must be provided around all trees to protect the RPZ.

There is a Site of Nature Conservation (SNCI) ref. ST9 Warren Farm Verge running along side an old farm access track, which crosses the eastern side of the site south of the planned 17th Hole and new resident's park. The wildlife value of this site is in mainly its ground flora, which is considered quite rich according to the wildlife trust report. This site appears from the plan to be dissected by the 17th hole which also the seems to show the removal of part of this SNCI. A wildlife survey of the whole SNCI should be carried out and all areas rich in flora in the way of the development lifted and removed to another suitable part of the site. The remaining section of the SNCI should be given maximum protection during sites works with a suitable security fence protected all areas during construction.

Landscape details

Full landscape details are requested. as follows:

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The Council is concerned about crime. Developers, therefore, are requested to consider crime prevention and public safety when designing landscape proposals. Information on this issue is provided in the in the Design Guide and Specification. Further advice is available from Cleveland Police.

UDLV01 LANDSCAPING – HARDWORKS

Notwithstanding the proposals detailed in the submitted plans, no development shall commence until full details of proposed hard landscaping has been submitted to and approved in writing by the Local Planning Authority. This will include all external finishing materials, finished levels, and all construction details confirming materials, colours, finishes and fixings. The scheme shall be completed to the satisfaction of the Local Planning Authority according to the approved details within a period of 12 months from the date on which the development commenced or prior to the occupation of any part of the development. Any defects in materials or workmanship appearing within a period of 12 months from completion of the total development shall be made-good by the owner as soon as practicably possible.

Reason: To enable the LPA to control details of the proposed development, to ensure a high quality hard landscaping scheme is provided in the interests of visual amenity which contributes positively to local character of the area.

UDLV02 EXISTING AND PROPOSED LEVELS

Notwithstanding the proposals detailed in the submitted plans, prior to the commencement of development, details of the existing and proposed levels of the site including the finished floor levels of the buildings to be erected and any proposed mounding and or earth retention measures (including calculations where such features support the adopted highway) shall be submitted to and approved in writing by the LPA. Development shall be carried out in accordance with the approved details. Attention should be given to existing vegetation and surrounding landform.

Reason: To ensure that earth-moving operations, retention features and the final landforms resulting are structurally sound, compliment and not detract from the visual amenity of the area, the living conditions of nearby residents or integrity of existing natural features and habitats.

UDLV03A ENCLOSURE

Notwithstanding the proposals detailed in the submitted plans, prior to the commencement of development, details of the enclosure shall be submitted to and approved in writing by the Local Planning Authority. Such means of enclosure shall be erected before the development hereby approved is occupied.

Reason: In the interests of the visual amenities of the locality.

UDLV03B STREET FURNITURE

Notwithstanding the proposals detailed in the submitted plans prior to the commencement of development, details of any street furniture associated with the development shall be submitted to and approved in writing by the Local Planning Authority Such street furniture as agreed shall be erected before the development hereby approved is occupied.

Reason: In the interests of the visual amenities of the locality.

UDLV04 SCHEME FOR ILLUMINATION

Notwithstanding the proposals detailed in the submitted plans full details of the method of external illumination

- a) siting,
- b) Angle of alignment;
- c) light colour
- d) illuminance

of buildings facades and external areas of the site, including parking courts, shall be submitted to and agreed in writing by the Local Planning Authority before development is commenced. and the lighting shall be implemented wholly in accordance with the agreed scheme prior to occupation.

Reason: To enable the Local Planning Authority to control details and in the interests of the amenities of

- a) adjoining residents
- b) Highway Safety
- c) Protection of sensitive wildlife habitats.
- d)

UDLV05 LANDSCAPING – SOFTWORKS

Notwithstanding the proposals detailed in the submitted plans, no development shall commence until full details of Soft Landscaping has been submitted to and approved in writing by the Local Planning Authority. This will be a detailed planting plan and specification of works indicating soil depths, plant species, numbers, densities, locations inter relationship of plants, stock size and type, grass, and planting methods including construction techniques for pits in hard surfacing and root barriers. All works shall be in accordance with the approved plans. All existing or proposed utility services that may influence proposed tree planting shall be indicated on the planting plan. The scheme shall be completed unless otherwise agreed with the LPA in writing in the first planting season following:

- a) commencement of the development
- b) or agreed phases
- c) or prior to the occupation of any part of the development

and the development shall not be brought into use until the scheme has been completed to the satisfaction of the Local Planning Authority.

Reason: To ensure a high quality planting scheme is provided in the interests of visual amenity which contributes positively to local character and enhances bio diversity.

UDLV06 TREE ASSESSMENT

Notwithstanding the proposals detailed in the submitted plans, all trees on site and within 10m of its external boundary shall be indicated on the Site Survey Plan. These trees shall be assessed in accordance with BS5837:2005 Trees in Relation to Construction. The assessment should concur with the latest site plans and include for the following information:

- a) A plan to scale and level of accuracy appropriate to the proposal showing the position of every tree on and adjacent to the site with a stem diameter over the bark measured at 1.5 metres above ground level at 75mm and all root protection areas.
- b) A tree schedule as detailed in Ref. 4.2.6 BS5837:2005;
- c) A schedule of all tree works specifying those to be removed, pruning and other remedial or preventative work.

- d) Details of any ground level changes or excavations within 5 metres of the Root Protection Area (Para 5.2.2. of BS5837) of any tree to be retained including those on adjacent land.
- e) A statement setting out long term future of the trees in terms of aesthetic quality and including post development pressure.
- f) Details of any statutory of domestic services shall be designed in accordance with Volume 4: NJUG Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) – Operatives Handbook 19th November 2007

UDLV07 RETENTION OF EXISTING TREES, SHRUBS AND HEDGES

Notwithstanding the proposals detailed in the submitted plans, all trees indicated for retention shall be retained and maintained for a minimum period of 25 years from practical completion of the development. No tree, shrub or hedge shall be cut down, uprooted or destroyed, topped or lopped other than in accordance with the approved plans, without the written authorisation of the Local Planning Authority Any tree, shrub or hedge or any tree/shrub or hedge planted as a replacement that dies or is removed, uprooted or destroyed or becomes seriously damaged or defective must be replaced by another of the same size and species unless directed in writing by the Local Planning Authority

Reason: To protect the existing trees/shrubs and hedges on site that the Local Planning Authority consider to be an important visual amenity in the locality and should be appropriately maintained.

UDLV08 TREE PROTECTION

Notwithstanding the proposals detailed in the submitted plans, no development shall commence until a scheme for the protection of trees (Section 7, BS 5837:2005 and Volume 4: NJUG Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) – Operatives Handbook 19th November 2007) has been submitted to and approved in writing by the Local Planning Authority. The requirements of Stockton-on-Tees Borough Council in relation to the British Standard are summarised in the technical note ref INFLS 1 (Tree Protection), which is available upon request.

Any such scheme agreed in writing by the Local Planning Authority shall be implemented prior to any equipment, machinery or materials being brought to site for use in the development and be maintained until all the equipment, machinery or surplus materials connected with the development have been removed from the site.

Reason: To protect the existing trees on site that the Local Planning Authority consider to be an important visual amenity in the locality which should be appropriately maintained and protected.

UDLV010 MAINTENANCE- SOFTWORKS

Notwithstanding the proposals detailed in the submitted plans a soft landscape management plan including long term design objectives, management responsibilities and maintenance schedules for all landscape areas/ retained vegetation, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the

- a) development
- b) or approved phases.

Any vegetation within a period of 5 years from the date of from the date of completion of the total works that is dying, damaged, diseased or in the opinion of the LPA is failing to thrive shall be replaced by the same species of a size at least equal to that of the adjacent successful planting in the next planting season unless the Local Planning Authority gives written consent to any variation.

Landscape maintenance shall be detailed for the initial 5 year establishment from date of completion of the total scheme regardless of any phased development period followed by a long-

term management plan for a period of 20 years. The landscape management plan shall be carried out as approved

Reason: To ensure satisfactory landscaping to improve the appearance of the site in the interests of visual amenity.

LINF01 RETAINED TREES PROHIBITED WORKS

The following works are not allowed under any circumstances:

- No work shall commence until the approved Tree Protection Barriers are erected.
- No equipment, signage, structures, barriers, materials, components, vehicles or machinery shall be attached to or supported by a retained tree.
- No fires shall be lit or allowed to burn within 10 metres of the canopy spread of a tree or within the Root Protection Zone.
- No materials shall be stored or machinery or vehicles parked within the Root Protection Zone.
- No mixing of cement or use of other materials or substances shall take place within the Root Protection Zone or within such proximity where seepage or displacement of those materials or substances could cause them to enter the Root Protection Zone.
- No unauthorised trenches shall be dug within the Root Protection Zone.

No alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the Local Planning Authority.

LINF04 RETAINED HEDGES PROHIBITED WORKS

The following works are not allowed under any circumstances:

- No work shall commence until the approved Hedge Protection Barriers are erected such as herras fencing.
- No equipment, signage, structures, barriers, materials, components, vehicles or machinery shall be attached to or supported by the hedge.
- No fires shall be lit or allowed to burn within 5 metres of the hedge.
- No materials shall be stored or machinery or vehicles parked within the 2 metres of the hedge.
- No mixing of cement or use of other materials or substances shall take place within the 5 metres of the hedge
- No unauthorised trenches shall be dug within the 2 metres of the hedge.
- No alterations or variations to the approved works or hedge protection schemes shall be carried out without the prior written approval of the Local Planning Authority.

16. **Environmental Health Unit**

No further Comments

17. **Northumbrian Water Limited**

No representations received.

18. **Parish Council**

No representations received.

19. **Northern Gas Networks**

(Summarised)

United Utilities has no objections to these proposals, however there may be apparatus in the area that may be at risk during construction works and should the planning application be approved, then we require the promoter of these works to contact us directly to discuss our requirements in detail. Should diversionary works be required these will be fully chargeable.

20. **CE Electric UK**

No representations received.

21. **Stockton Police Station**

No representations received.

22. **Spatial Plans Manager**

As you will be aware since the approval of this application the following documents have been finalised:

- Planning Policy Statement 4: Planning for Sustainable Economic Growth (December 2009)
- The North East of England Plan Regional Spatial Strategy to 2021, (July 2008)
- Stockton Borough Council, Core Strategy DPD (March 2010)

Clearly the contents of these documents are relevant to this proposal and should be taken in to consideration when determining the application. Taking the above into account it is considered that there are two main issues relating to the application, these are:

1. Is there any new requirement from the documents, which the application must be considered against?
2. Does the application require an update of the original justification to reflect any material changes in circumstances since the original approval? One example being the opening of Rockcliffe Hall Golf course and hotel which provides a similar facility within the Tees Valley city region.

Regional Spatial Strategy (RSS)

RSS policy 4 sets out the sequential approach to development, identifying the broad areas where development should be prioritised. Policy 6 of the RSS promotes the location of development within the conurbations of the city-regions. Policy 10 provides specific guidance on the Tees Valley City-region; point 10.2c supports the development of business and financial services and new city-scale leisure, cultural and retail development in Stockton and Middlesbrough.

RSS policy 16 provides guidance on culture and tourism including points on co-ordinating development at a city-region level and guiding development on the basis of sustainability, amongst others.

The Core Strategy

Core Strategy policy CS1 builds on policies in the RSS and directs development towards the conurbation with priority given to previously developed land within the Core Area. Policy CS5 point 7 states that applications for town centre uses in edge or out of centre locations should be determined in accordance with policies within PPS4. However, policy CS4 point 8 iv), stipulates that support will be given to growth in sustainable tourism and identifies a number of specific locations. It should be noted that the application site area is not identified in the policy.

Therefore an assessment of whether the development and the proposed location will provide a sustainable form of tourism is required. The application must also be assessed against policies in PPS4.

Planning Policy Statement 4 (PPS4)

The main change to PPS4 involves the removal of the need test for all planning applications for town centre uses. Instead applications must be compliant with the new impact test set out in policy EC16 of the document.

There are also several other policies within PPS4 that are relevant to this application, these include, policies EC10, EC14, EC15 and EC17, amongst others.

It is recommended that the application be assessed against these policies in order to assess whether or not the submitted information complies with the requirements of the PPS.

Conclusion

In determining this application it is considered the policies set out in recently published national, regional and local planning documents should be taken in to account. These should be weighed up against the original reasons for granting planning permission for this development.

23. The Environment Agency

Thank you for referring the above application which was received on 18 March 2010. We have no objection to the renewal, provided that conditions 17, 18, 19 of the original permission are carried forward on any planning permission.

Given the further emphasis being placed on sustainable drainage systems (SuDS) since planning permission was granted, and the mention of the planned use of SuDS with the flood risk assessment which supported the original application, we would wish you to consider amending condition 17 to the following wording:

Condition: Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

Details of the proposed method of surface water management.

Details of the discharge location.

Details of how the scheme shall be maintained and managed after completion

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

Care For Your Area

No comments received.

24. Natural England

As you will be aware, Natural England can only comment concerning a proposal after receipt of sufficient information. Where appropriate, this would typically include:

1. A detailed description of the proposed works.
2. A comprehensive survey of the current site (including ecological and species information).

N.B. Natural England cannot provide a screening service as to whether an ecological survey is required and, if so, the type, scope and scale of such surveys. Nor do we hold comprehensive information regarding locations of species protected by law.

3. An impact assessment detailing the impact of the proposal on any ecological interest that has been identified in the site survey.
4. Details of the proposed mitigation measures concerning any negative impacts that have been identified in the impact assessment;
5. Details of the proposed delivery of the mitigation measures.

Unfortunately, your consultation did not contain sufficient information - in particular, a wildlife survey.

As a result, we are unable to provide informed and substantive advice regarding whether this proposal may have an adverse effect on legally protected species. We therefore suggest that the local planning authority seeks advice from their in-house ecologist or undertakes this screening process using the principles and procedures covered in Planning for Biodiversity and Geological Conservation: A Guide to Good Practice (March 2006) which can be downloaded in PDF format from the Department for Communities and Local Government website at www.communities.gov.uk. Section 5 of this publication provides useful links to key procedures in the development control process (e.g. development control checklists, ecological survey, species surveys, consultation procedures, etc.) that may assist in the screening of ecological issues associated with planning applications.

25. Tees Valley Wildlife Trust

No representations received.

26. Countryside And Green Space

No representations received.

27. Highways Agency

The Highways Agency has reviewed the latest application and its proposal to renew the existing planning consent (07/0770/OUT) and has no objections in principal. We would however, stipulate that condition 11 of the existing permitted development 07/0770/OUT be re-applied to any consent that may be given for the renewal application.

28. Sport England

Thank you for consulting Sport England, which is the brand name for the English Sports Council, on the above application.

Sport England has considered the application in the light of Sport England's Land Use Planning Policy Statement Planning Policies for Sport (a copy of which was sent to your Council in the autumn of 1999). The overall thrust of the statement is that a planned approach to the provision of facilities and opportunities for sport is necessary in order to ensure the sport and recreational needs of local communities are met.

It is considered that the proposal is consistent with the following policy objective:

To support the development of new facilities, the enhancement of existing facilities and the provision and/or improvement of access to the natural environment which will secure opportunities to take part in sport and which can be achieved in a way which meets sustainable development objectives.

Sport England's role in the planning system is to promote the interests of community sport. No information was submitted with the consultation which indicates which, if any, of the indoor or outdoor sports facilities proposed as part of this development would allow non-residents of the proposed hotel access to the sites sports facilities. While Sport England welcomes the significant investment in sports facilities that is proposed as part of this development, our support for the application is tempered by the lack of background information to the proposal.

There are a number of design comments that could be made on the proposed sports facilities, but I appreciate that this application is outline with all matters except means of access reserved for approval. I will therefore give these matters further scrutiny should this development proceed to reserve matters approval.

29. Development and Regeneration

From a tourism and regeneration perspective the proposals can only add value to our current visitor offer.

SBC officers are working with the Golf Clubs across the Borough to promote Stockton Golf Week so the inclusion of 150 room hotel, restaurant and additional leisure facilities, will be beneficial not only to Stockton Borough, but the whole of Tees Valley and the North East.

VisitTeesvalleys Tees Valley wide Hotel Study undertaken in 2009 excluded the Wynyard Park area as they were unable to prepare meaningful growth projections for Wynyard. At the time of the report only one small budget hotel served the Wynyard locality. So the findings of the report are not applicable to this application.

However the development of the Golf Course, continued growth of the business park and the announcement of the new hospital at Wynyard will further underpin demand for hotel accommodation in this location.

Ideally we would like to promote Stockton Town Centre and Northshore as the preferred locations for new hotel development in the Borough but in this instance the proposal is specifically linked to the leisure and business market at Wynyard hence Regeneration support this renewal of the Outline consent.

If appropriate, the relevant Section 106 agreements should be applied to ensure that the use of local labour, apprentices and businesses are used in the construction stage of the project.

Further comments

I believe the Wynyard Hall accommodation comprises only 9 rooms at present with an additional 8 to be added in the future. I would suggest that this level of accommodation does not cater for the higher volume Golf/Leisure market that the proposed hotel development linked to the Golf Course would cover. Hence Regeneration would not object to the renewal of this consent.

PUBLICITY

30. Neighbours were notified and comments received are set out below

31. Neil and Helen Richardson Warren Lodge Wynyard Road

Our property has flooded on numerous occasions from the proposed development land as SBC Planning & Development Control are fully aware.

You have today placed a site notice outside of my property on Wynyard Road but have again failed to consult us as neighbours for the development.

We have a file full of documentation of correspondence with the council on this matter and are disgusted as yet again you have failed to meet with your obligations of including our property in the consultation list.

This application needs to include a full flood risk assessment and guarantees put in place that Warren Lodge will no longer be at risk of flooding from the drainage on the site.

Mr Monk of Jomast construction is fully aware of the flooding situation and has visited our property in December 2009 and also sent an expert to look at the possibility of carrying out remedial work. Unfortunately this has not materialised and Jomast have not been in contact with us since the last potential flooding incident in February of this year when it was identified that the flood waters were coming from the land adjoining that of Parkside Manor within the proposed development area.

32. K Nandhra 11 Davison Close Wynyard

Our property (11 Davison Close) backs onto golf course fairways and is off the Wellington Drive. At present it is very peaceful and this was one of the main reasons for purchasing the property. The development of 150 room hotel resort will have devastating effect on the noise and traffic. Our objections are:

- 1) There are two approaches from A689 to the Golf Club and the development will increase the traffic creating pollution and safety issues.
- 2) With the development of proposed Hospital Complex and a Hotel on the A689 and the above Golf Club Hotel development, will certainly result in a huge increase the volume of traffic on the approach roads to the Wynyard Village (including A19).
- 3) The property values will thus go down.

33. Diane Herman and Johan Martinus 17 Davison Close Wynyard

We object to the proposal as the land to the rear of our garden would be the only access to the residents' park, which, if left uncorrected, would result in compromising our privacy very significantly.

When we bought the property we were told that this land was not to be developed in any form because of the presence of a drain under this land.

We expect that if permission is granted, the owners of the Wynyard Golf Club will be required to:- Erect a wall (not just a fence), at least 6 foot high.

Plant suitable bushes and trees to increase privacy and reduce noise.

Provide all the financial resources for the above remedial activities.

At this stage it is completely unclear what facilities this residents' park will provide. It is therefore unknown what noise, litter (and other) problems will be the result of this development and how serious these problems will be.

As already stated above, the land to the rear of our garden would be the only access to the residents' park, which would probably result in very significant parking problems in the section of Wellington Drive next to this land. Wellington Drive is only 5.5 m wide and was only designed to be a residential estate road and not a major thoroughfare.

We would finally like to point out that the land in question has developed into a wasteland and has become a real eyesore.

34. Andy and Julie Laking 19 Davison Close Wynyard

We object to the proposal. Any public access to the park being made via land at the bottom of our rear garden, and access prior being made adjacent to the side garden would dramatically impact on privacy and possibly safety. The rear exit from our property is only five feet from the path which would be used to further access the park via the strip of land aforementioned. The loss of privacy and property security is obvious to all but equally important is safety issue of cars parking alongside the side garden, on a road only 5.5m wide namely Wellington Drive - designed to be an estate road only.

We strongly urge you to consider the aforementioned and therefore act with decency and acknowledgement of our long term concerns and impose the following conditions against planning consent:

1 Erect a wall alongside the property turning 90 degrees to follow the park boundary encompassing the rear garden.

2 Plant suitable bushes and trees to increase privacy and reduce noise.

3 Extend our existing garden boundary to increase the garden size but importantly move access path further away from the inhabited areas we rightly enjoy within the garden.

All of the above should be fully expensed by the developer, at no cost to ourselves and be implemented as remedial actions at the beginning of the project to ensure maximum guarantee against disruption of the quality of lifestyle we currently enjoy.

Paths must only be situated adjacent to the existing tree line at the furthest possible position away from our garden boundary - even after providing additional land at no cost as stated earlier.

I trust you will act with integrity and uphold our requests in order that the park can be enjoyed by all residents or visitors but not at the expense or demise of the nearest residents.

35. Kevin Morrell 10 Fulthorpe Grove Wynyard

In the approval of the initial application (07/0770/OUT) the statement was made that 'There is an acknowledged need for a hotel of this quality in the area'. At that time (3 years ago) Wynyard Hall

was not established as a hotel and planning had not been sought for the Hotel & Pub at Wynyard Park. As the key circumstances have changed since the original application I object to the application on the grounds that there is no longer a need for the said development as there are/will be suitable and sufficient alternative accommodation available in the area.

With regard to the above application could you please advise on the following:

In the original application (Ref: 07/0770/OUT) the first paragraph second sentence in the Summary in the Officers Report states that It seeks outline approval with all matters reserved for future approval except for the means of access

Could you please clarify what means of access this refers to and as to whether the detail of this has been addressed and can be accessed for viewing?

Further comments

In the approval of the initial application (07/0770/OUT) the statement was made that 'There is an acknowledged need for a hotel of this quality in the area'. At that time (3 years ago) Wynyard Hall was not established as a hotel and planning had not been sought for the Hotel & Pub at Wynyard Park. As the key circumstances have changed since the original application I object to the application on the grounds that there is no longer a need for the said development as there are/will be suitable and sufficient alternative accommodation available in the area."

36. Brett Pearlman 11 Fulthorpe Grove Wynyard

I am writing to object to the above planning permission application (10/0476/RNW)

The application is to build a hotel located on Wellington Drive. Wynyard Hall already is a hotel, & also has planning for further development + Golf course (1 is enough).

There is planning going in for a Hotel & Pub at Wynyard Park, so I strongly object further development all in a 1 - 2 mile radius of each other!

The road by the Golf club has already seen an increase in traffic & the introduction of this hotel will increase noise & pollution with Service vehicles that will need to access the above property which will result in higher volume of Lorries / large vans providing deliveries therefore this is my first point of objection.

My second objection is that this will change the character and demographics of the Wynyard Estate. This affects the entire estate and not just adjoining properties.

My third objection is noise. This will come from external air conditioning units and day to day running of the hotel and increased noise from functions / parties until late hours.

As I said earlier, there is already an exclusive hotel within the estate at Wynyard Hall and therefore there is no requirement for an additional hotel.

Our property (11 Fulthorpe Grove, Wynyard, TS22 5QZ) backs onto the 10th Fairway. & it concerns me that the whole golf course could be changed & potentially the back of my House could become further development of houses or even an overflow car park, anything of this nature could badly damage the value of my property & current aspect. This is my fourth objection.

The safety of children is paramount - with the increase in traffic and visitors to the hotel they will no longer have the security that this estate offers and which we pay for - this is my fifth objection.

I am disappointed that the golf club has put forward this request for planning.

I will contest this application strongly on the grounds listed above.

37. Mr And Mrs Roberts 10 Vane Close Wynyard

We object to renewal of outline application 10/0476/RNW as it is overdevelopment of the residential area of Wynyard.

Wynyard Hall has hotel facilities, there is also a planned hotel on the Wynyard Park site and the Holiday Inn at Wolviston, does this area require a fourth hotel in such a small area?

The egress/access to and from Wynyard is already difficult at peak times with traffic frequently backed up on the A689/A19 route. The new hospital will cause more disruption with traffic.

This application will also increase the volume of traffic throughout Wynyard which is a residential area.

38. Mr Simon Blenkinsop 2 Foresters Close Wynyard

I do not believe that Wynyard Estate requires a second hotel development with access directly through the estate. At present we have to endure a large quantity of traffic from Wynyard Hall during functions, conferences and receptions whereby the clientele can gain access through the estate. Also currently gaining access onto the A19 is difficult at the best of times and with the proposed Hospital development and now this hotel the A689 will become gridlock.

39. G I Forbes 4 Foresters Close Wynyard

I have serious concerns about the above development.

1. The increase in traffic on the estate roads. I think another access should be formed i.e. from the roundabout opposite Wynyard Industrial estate.
2. Noise. This is a quiet community at the moment if this new development goes ahead we will be subject to 24 hrs of noise.
3. Light pollution. At the moment this is unlit and peaceful.

40. Cynthia Wilbraham and Dennis Buckton 5 Foresters Close Wynyard

We would like to register our objections to the renewal of outline application for development at Wynyard Golf Club. Option 1 places the key worker accommodation almost in our back garden with associated noise. Option 2 places the hotel at the back of our house with an access road running past our property.

As the only access appears to use the existing access we feel that Wellington Drive would not be suitable for the amount of traffic involved. This would include people using the facilities and people servicing these facilities.

Could not the key worker accommodation be sited to the right of the existing entrance instead of the left where it would not be in front or near residential housing? We feel that as the proposals are at the moment there could be noise 24hrs per day and possible light pollution. In fact it would turn our home into a noisy nightmare_ our property would also be devalued.

41. Mr Richard Keenlyside 12 Burntoft Wynyard

I write to object to the above planning permission application (10/0476/RNW).

The application is to build a hotel located on Wellington Drive. This road is already a busy road with new housing and Golf club traffic. The introduction of this hotel will increase noise and pollution. Service vehicles will need to access the above property which will result in higher volume of lorries/large vans providing deliveries therefore this is my first point of objection.

My second objection is noise. This will come from external air conditioning units and day to day running of the hotel and increased noise from functions/parties until late hours.

My third objection is that this will change the character and demographics of the Wynyard Estate. This affects the entire estate and not just adjoining properties.

There is already an exclusive hotel within the estate at Wynyard Hall and therefore there is no requirement for an additional hotel.

Our property (12 Burntoft, Wynyard, TS22 5SX) backs onto the driving range. Our property, bought over 12 months ago was bought for because we have a south facing garden backing onto the driving range. This will be obscured by the building of the hotel and therefore will devalue our property which is my fourth objection.

The safety of children is paramount - with the increase in traffic and visitors to the hotel they will no longer have the security that this estate offers and which we pay for - this is my fifth objection.

I am disappointed that the golf club has put forward this request for planning.

I will contest this application strongly on the grounds listed above.

42. Paul and Virginia Spencer 1 Embleton Grove Wynyard

Whilst the size of the present golf club has little if any effect on residents we would like to know how the developer intends to cope with increased flow of traffic which a 150 room luxury hotel will create. From previous experience living and working next to a hotel in years gone by when events are held (be what they may) or during the normal course of business there could be potentially

150-200 additional vehicles accessing through the Wynyard residential estate. Whilst I'm sure the Roads can cope I'm not sure the 2 access points to the estate will an assessment of this would be appreciated. The property values and costs of living in this area generate a quite suburb safe for children to play; speed bumps installed through ensure drivers keep to a minimum speed both for pedestrians and golfers using the road to cross.

We feel that unless an alternative route is planned (I can not see any tif images for layout of this proposed application) that use of the existing access roads will become a potential accident waiting to happen and when events are held the traffic will become a real problem, more cars = more problems. The knock on effect of this is noise, devalued properties and issues regarding access in terms of traffic a busy times creating bottle necks.

Our main reason for moving to this area was for a safe quite area and the style of development which was proposed initially for the Wynyard estate, if I wanted to live in hotel grounds I would have moved to Disney World I think I speak for many people (Perhaps more so for those living even closer to the entrance).

43. Miss Tammy Britton Warren Farm Wynyard Road

We were not involved in the initial consultation, for these plans which I find strange as on finally viewing these plans I find that the development comes right up to the boundary with my property. We therefore have several concerns regarding this proposed development;

1. Since the initial development of the lakes that border my property, we have been subject to flooding and water holding on the tops of the paddocks, we were told these lakes would not effect our property but they most certainly do, our main concern is therefore by introducing more water onto the course we will be subject to even more water and flooding to our fields. This would prevent us using approximately 40% of our land and have a huge impact on our business.
2. the proposed development of new 17th hole on the course this bit of land a present is low and subject to holding water if this was to be raised to allow a dry green this water would then soak into my property causing further flooding problems.
3. Further concerns regard the drainage across the development area that may be caused by damaging existing land drains during the development, causing a back up of water unable to drain away correctly.
4. Further flooding may be caused to my property by the disruption of the natural drainage from the existing golf course, when the plans were passed for the original golf course we were led to believe that the proposed site for the new development was to be left aside as natural drainage for the golf course, if this area is now to be developed then were will this natural soak away take place, you will be pushing water out of the development area into surrounding properties which include mine.
5. The development of the new 17th hole will cut through existing mature woodland, the planting of new saplings cannot provide the cover, habitat and natural feeding ground that this existing woodland does for the many species that thrive in it, and also this wood provides a natural shield for any noise and light pollution caused by the existing course.
6. Further to these concerns are the problems that may arise from the proposed access road from the new development onto Wynyard Road, This road is notorious for accidents caused by excess speed of motorists by having another exist onto this road can only lead to further accidents.
7. If this access was to be used for construction traffic then Wynyard Road is currently not adequate in either strength or width to cope with these heavy vehicles, and the traffic would accessing the development through Wolviston or Thorpe Thewles becoming a hazard to pedestrians and cyclists.
8. If this access was then to be opened up for public access this would cause excessive traffic on a long term basis, above and beyond what this road was designed for.
9. We also have concerns over the light pollution caused by the lighting of the driving range as our property is directly at the end of the driving range, and noise pollution caused by the new development of outdoor sports facilities.

Please could we have clarification of these points and the impact they will have on the surrounding properties.

Also there had been a flood assessment prior to the initial application for this development this deemed there to be no relevant flood risk to this area, the properties surrounding the current development have been subject to flooding regularly since the development of the existing golf course, this is due to the fact that the existing course has been built on a low level bog and by draining the area to develop the course has now caused this water to be pushed out onto surrounding properties, we therefore request a new flood assessment that will take into account the impact on the surrounding properties and that provision is set aside to provide these properties with an adequate drainage system to prevent flooding from the golf course in future.

44. Mr and Mrs Richardson Warren Lodge Wynyard Road

We were not involved in the initial consultation, for these plans which I find strange as on finally viewing these plans I find that the development comes right up to the boundary with my property. We therefore have several concerns regarding this proposed development;

1. Since the initial development of the lakes that border my property, we have been subject to flooding and water holding on the tops of the paddocks, we were told these lakes would not effect or property but they most certainly do, our main concern is therefore by introducing more water onto the course we will be subject to even more water and flooding to our fields.

This would prevent us using approximately 40% of our land and have a huge impact on our business.

2. The proposed development of new 17th hole on the course this bit of land a present is low and subject to holding water if this was to be raised to allow a dry green this water would then soak into my property causing further flooding problems

3. Further concerns regard the drainage across the development area that may be caused by damaging existing land drains during the development, causing a back up of water unable to drain away correctly

4. Further flooding may be caused to my property by the disruption of the natural drainage from the existing golf course, when the plans were passed for the original golf course we were led to believe that the proposed site for the new development was to be left set aside as natural drainage for the golf course, if this area is now to be developed then were will this natural soak away take place, you will be pushing the water out of the development area into surrounding properties which include mine

5. The development of the new 17th hole will cut through existing mature woodland, the planting of new saplings cannot provide the cover, habitat and natural feeding ground that this existing woodland does for the many species that thrive in it, also this wood provides a natural shield for any noise and light pollution caused by the existing course

6. Further to these concerns are the problems that may arise from the proposed access road from the new development onto Wynyard Road, this road is notorious for accidents caused by excess speed of motorists by having another exit onto this road can only lead to further accidents

7. If this access was to be used for construction traffic then Wynyard Road is currently not adequate in either strength or width to cope with these heavy vehicles, and the traffic would be accessing the development through Wolviston or Thorpe Thewles becoming a hazard to pedestrians and cyclists

8. If this access was then to be opened up for public access this would cause excessive traffic on a long term basis, above and beyond what this road was designed for

9. We also have concerns over the light pollution caused by the lighting of the driving range as our property is directly at the end of the driving range, and noise pollution caused by the new development of outdoor sports facilities

Please could we have clarification of these points and the impact they will have on the surrounding properties.

Also there had been a flood assessment prior to the initial application for this development this deemed there to be no relevant flood risk to this area, the properties surrounding the current development have been subject to flooding regularly since the development of the existing golf course, this is due to the fact that the existing course has been build on a low level bog and by

draining the area to develop the course has now caused this water to be pushed out onto surrounding properties, we therefore request a new flood assessment that will take into account the impact on the surrounding properties and that provision is set aside to provide these properties with an adequate drainage system to prevent flooding from the golf course in future.

45. Mr and Mrs C Steel Bradley Farm Sandy Lane

We were not involved in the initial consultation, for these plans which I find strange as on finally viewing these plans I find that the development comes Very close to the boundary with my property. We therefore have several concerns regarding this proposed development;

1. Further flooding may be caused to my property by the disruption of the natural drainage from the existing golf course, when the plans were passed for the original golf course we were led to believe that the proposed site for the new development was to be left set aside as natural drainage for the golf course, if this area is now to be developed then were will this natural soak away take place, you will be pushing the water out of the development area into surrounding properties which include mine

2. The development of the new 17th hole will cut through existing mature woodland, the planting of new saplings cannot provide the cover, habitat and natural feeding ground that this existing woodland does for the many species that thrive in it, also this wood provides a natural shield for any noise and light pollution caused by the existing course

3. Further to these concerns are the problems that may arise from the proposed access road from the new development onto Wynyard Road, this road is notorious for accidents caused by excess speed of motorists by having another exit onto this road can only lead to further accidents

4. If this access was to be used for construction traffic then Wynyard Road is currently not adequate in either strength or width to cope with these heavy vehicles, and the traffic would be accessing the development through Wolviston or Thorpe Thewles becoming a hazard to pedestrians and cyclists

5. If this access was then to be opened up for public access this would cause excessive traffic on a long term basis, above and beyond what this road was designed for

6. We also have concerns over the light pollution caused by the lighting of the driving range, and noise pollution caused by the new development of outdoor sports facilities

Please could we have clarification of these points and the impact they will have on the surrounding properties.

Especially that no construction traffic will have access to the development from Wynyard Road and that this access is purely for emergency traffic.

Also there had been a flood assessment prior to the initial application for this development this deemed there to be no relevant flood risk to this area, the properties surrounding the current development have been subject to flooding regularly since the development of the existing golf course, this is due to the fact that the existing course has been build on a low level bog and by draining the area to develop the course has now caused this water to be pushed out onto surrounding properties, we therefore request a new flood assessment that will take into account the impact on the surrounding properties and that provision is set aside to provide these properties with an adequate drainage system to prevent flooding from the golf course in future.

46. David and Karen Robinson 29 Wellington Drive Wynyard

It is now three years since the last plans were put forward for this Golf Club but the issues of access to the site have still to be resolved. It is now clear that no access to the site will be available via the Wolviston Rd/Thomas Way/Thorpe Thewles Route leaving the only access via the two entrances to Wellington Drive from the Wynd. These roads are constantly subject already to damage to the grassed area where wagons etc run over them. Imagine the impact of construction vehicles using the road each day. I have no doubt that the road system is capable of accommodating traffic, but the M1 _ M5 are capable of accommodating traffic, but they are a nightmare to drive on. I as a resident do not want to live on a busy road route.

I moved to Wynyard for precisely that reason, the area is quiet with minimum traffic and children can play safely on their cycles etc in a safe and caring environment.

This will be spoilt by the presence of the Golf Club. Even after construction there will be their deliveries of alcohol, laundry, fresh food supplies, special events vehicles; - these will be on a daily basis, all using Wellington Drive. Will the residents need to start parking their cars on the road to slow these vehicles down_ Additional to these vehicles will be the patrons of the Club, again all using Wellington Drive, adding to the congestion. There will be the associated rubbish from the vehicles, bottles, wrappers, cigarette ends etc all having an impact on the environment of the area. Major events will bring further congestion and the likelihood of vehicles parked/abandoned on Wellington Drive or its verges. The noise and exhaust fumes will pollute the atmosphere. In short the environmental and road safety impact on Wellington Drive will be intolerable if this Club has its access via this route.

I am not against the building of the Clubhouse/hotel although I do fail to understand why the area needs a hotel of this nature, but it is very clear that the vehicle numbers on The Wynd/Wellington Drive will have a significant impact on the health and safety of its residents. A large number of residents enjoy the estate, walking together as families, walking their dogs and guiding their children on cycles. This will end and it will be too dangerous to continue with these activities. The estate was planned for Captains of Industry to enjoy an executive lifestyle in pleasant surroundings. I am not such a person, but by sheer hard work and prudence I have saved and bought my family home in a lovely area. I do not want it spoiling by Wellington Drive becoming a busy road route to the golf course, with daily HGV's and 4x4's etc back and forth seven days a week. Please use a different access route.

Note. If Stockton on Tees Borough Council are truly committed to being 'investors in people' then listen to the voices of your residents and not the voices of the few business men and golfers.

47. Prism Planning Rod Hepplewhite Rod@prism-planning.com

We act for Wynyard Park Limited (WPL), which objects in the strongest possible terms to the application by Wynyard Golf Club for the renewal of planning permission in respect of the development indicated above. In summary, the basis of the objection is that the proposal is contrary to planning policy; that no recognition has been given or response made to the changes in planning policy since the granting of the original outline planning permission in August 2007; that the proposed development is in an unsustainable location; and, that the development will add to highway congestion which, as a result of committed development, is likely to be very significant.

Background

As you are aware, WPL owns and is developing the business park at Wynyard on land to the north of the A689 and which traverses the administrative boundary between the Boroughs of Stockton-on-Tees and Hartlepool. All of that land has the benefit of extant planning permissions for business park developments.

WPL acquired Wynyard Park in 2005 after purchasing the former Samsung site earlier in that year. Since then it has constructed and continues to develop very significant employment buildings on both the former Samsung site and on Wynyard Park. Most recently, WPL obtained reserved matters permission for business park development providing some 275,205m² of B1 floorspace, 12,469m² of B2 floorspace and 26,504m² of B8 floorspace on that part of Wynyard Park lying within the Borough of Hartlepool.

The Company is seeking and intends to construct a prestige employment park that is of at least regional significance. Its commitment is demonstrated by its very significant investment and the scale of its achievements, realised in a very short period of time, which will continue. Planning permission has also recently been granted for a new hospital within the Hartlepool area of Wynyard Park and within that area where reserved matters permission has been granted for B2 and B8 development. As the hospital development is now fully committed, it will proceed and will displace the B2 and B8 development. The reserved matters permission for the 275,205m² of B1 floorspace remains extant, nonetheless.

It is against that background that WPL's very strong objections need to be considered. In objecting to the renewal of outline planning permission WPL wish to reaffirm the objections raised on their behalf by Cobbett's in the letter dated 12th April 2007 (copy attached for your convenience).

Taking the objections previously raised as read, this letter concentrates on changes in relevant

material considerations during the intervening period which the current application fails to address and which, in our opinion, point towards this application being refused.

Policy

Since the granting of outline planning permission in August 2007, three key planning policy documents have been published: The North East of England Plan, Regional Spatial Strategy to 2021 (RSS)(July 2008); Stockton Borough Council's Core Strategy (March 2010); and PPS4, Planning for Sustainable Economic Growth (2009).

Hotels are normally town centre uses, as stated in Paragraph 7 of PPS4. PPS4 promotes the vitality and viability of town and other centres as important places for communities. To do this, the Government wants new economic growth and development of main town centre uses to be focused in existing centres, with the aim of offering a wide range of services to communities in an attractive and safe environment and remedying deficiencies in provision in areas with poor access to facilities.

The main policies of PPS4 against which the subject proposal needs to be considered and which the current application fails to undertake are: EC14, Supporting evidence for planning applications for main town centre uses; EC15, The consideration of sequential assessments for planning applications for main town centre uses that are not in a centre and not in accordance with an up to date development plan; EC16, The impact assessment for planning applications for main town centre uses that are not in a centre and not in accordance with an up to date development plan; and EC17, The consideration of planning applications for development of main town centre uses not in a centre and not in accordance with an up to date development plan.

Policy EC17, which in our view is the key policy against which the subject application needs to be considered, is quite clear that planning applications for main town centres uses that are not in an existing centre and not in accordance with an up to date development plan should be refused planning permission where:

- a) The applicant has not demonstrated compliance with the requirements the sequential approach (Policy EC15); or
- b) There is clear evidence that the proposal is likely to lead to significant adverse impacts in terms of any one of the impacts set out in policies EC10.2 and 16.1 (the impact assessment), taking account of the likely cumulative effect of recent permissions, developments under construction and completed developments.

It is our view that the current application fails to satisfy the requirements of Policy EC17 in that the application is not accompanied by an up to date sequential approach analysis and nor an up to date impact assessment.

Furthermore, additional policy guidance relating to tourism in general (which includes both business and leisure) is found within the Good Practice Guide on Planning for Tourism (GPG). This document highlights the importance of tourism, and the contribution it can make to the economic and social wellbeing of local communities and businesses, especially in rural areas. Central to the guidance in the document is the key theme of sustainability, with significant reference to facilitating development in appropriate locations and the general principle that new hotels outside of main town centres should be strictly controlled.

The RSS contains five policies relevant to the consideration of the subject proposal: 4, The sequential approach to development; 6, Locational strategy; 10, Tees Valley City-Region; 12, Sustainable economic development; and 27, Out-of-centre leisure developments. Without evidence to the contrary, it is our view that the proposed development is in conflict with these policies. The site is an out-of-centre location with poor access to the public transport network. Furthermore, with reference to Policies 10 and 12, the 5-storey hotel proposed at Wynyard Park on the north side of the A689 and for which planning permission remains extant is in a sequentially preferable location and supports the development of Wynyard Park as a Key Employment Location, as set out in Policy 20.

Most recently, Stockton's Core Strategy was adopted. Policies CS1, The Spatial Strategy, and CS5, Town Centres, are relevant. Policy CS1 refers to RSS policies 6 and 10 (see above) and indicates that development will be concentrated within the built up area of Stockton and Billingham. Furthermore

Policy CS5(7) makes plain that "Should any planning application proposals for main town centre uses in edge or out-of-centre locations emerge, such proposals will be determined in accordance with prevailing national policy on town centre uses. For the reasons set out above, it is our view that the proposed development does not accord with Policies CS1 or CS5. Indeed we note that a hotel of the type sought forms a component of the Northshore development within the Core Area. Wynyard is one of the last locations that should be chosen for new development since it is inherently unsustainable (PPS1 and PPS4). The village was expanded at a time when there was a less clear understanding of the need to create sustainable communities. Other than the minimal facilities provided, it is without any of the infrastructure required for day-to-day family living. It has no public transport provision through the village and residents are, therefore, entirely dependent on the private car. In the absence of an over-riding need, development at Wynyard is directly contrary to national policy and it should be directed elsewhere. Furthermore, the proposed development conflicts with regional and local policy contained within the RSS and Stockton-on-Tees Borough Council Core Strategy.

Location

The background to WPL's objection set out above explains its commitment to developing a business park of at least regional significance at Wynyard, such commitment being evidenced by the further development that has occurred at Wynyard Park since 2007 and the further permissions sought and gained to allow Wynyard Park to continue to develop to its full potential. In order to function at the highest level a prestige business park must fulfil the expectations of the market. In addition to a built form and setting that is of the highest quality and management that continuously displays a similar level of attention to the maintenance of the park, it requires ancillary facilities directed to the needs of:

- (a) the business user. These include, as a minimum, a hotel and a conference centre.
- (b) the employees. The required facilities will include a crèche and retail and leisure space to meet the employees needs.

Without those facilities, potential occupiers will be deterred and the park will not achieve its potential and therefore will compromise the attainment of the objectives of the Regional Spatial Strategy, the Regional Economic Strategy and the Local Plans of both Stockton and Hartlepool. The provision of a hotel and associated facilities on the application site will not benefit the further development of Wynyard Park as a Key Employment Location and will not meet the objectives of either the planning authorities or WPL. Indeed, the site is unrelated to the business activities; too far from the business park to allow travel on foot; and the private car journeys will increase the environmental impact on the residents along Wellington Drive. Moreover, a hotel and associated facilities on the application site cannot fulfil the needs of the business park, whereas that proposed on land at Wynyard Park would. However, looking at the two locations commercially, should the hotel at the golf course proceed then it is unlikely that a hotel operator would come along to build that proposed at Wynyard Park, there being too much repetition in facilities and noting the site's proximity with one another. Such a scenario would be to the distinct disadvantage to the further development of Wynyard Park.

Highway congestion

WPL were very concerned with the highway analysis undertaken in respect of the original outline application. No further analysis has been undertaken to support the current application despite the three year time-frame difference and the changes in circumstances over that period. Without evidence to the contrary, WPL are concerned that the proposals could exacerbate congestion on the principal road network, particularly in the vicinity of the A19/A689 junction notwithstanding the works to be undertaken in conjunction with the build-out of that part of Wynyard Park that lies within Hartlepool Borough and for which reserved matters approval has recently been granted. In light of the above, we ask on behalf of Wynyard Park Limited, that the application be refused.

48. PLANNING POLICY

Where an adopted or approved development plan contains relevant policies, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permissions

shall be determined in accordance with the Development Plan(s) for the area, unless material considerations indicate otherwise. In this case the relevant Development Plans is the Core Strategy Development Plan Document, Stockton on Tees Local Plan (STLP) and the Regional Spatial Strategy (RRS).

49. The following planning policies are considered to be relevant to the consideration of this application:-

Core Strategy Policy 1 (CS1) - The Spatial Strategy

1. The regeneration of Stockton will support the development of the Tees Valley City Region, as set out in Policies 6 and 10 of the Regional Spatial Strategy 4, acting as a focus for jobs, services and facilities to serve the wider area, and providing city-scale facilities consistent with its role as part of the Teesside conurbation. In general, new development will be located within the conurbation, to assist with reducing the need to travel.
2. Priority will be given to previously developed land in the Core Area to meet the Borough's housing requirement. Particular emphasis will be given to projects that will help to deliver the Stockton Middlesbrough Initiative and support Stockton Town Centre.
3. The remainder of housing development will be located elsewhere within the conurbation, with priority given to sites that support the regeneration of Stockton, Billingham and Thornaby. The role of Yarm as a historic town and a destination for more specialist shopping needs will be protected.
4. The completion of neighbourhood regeneration projects at Mandale, Hardwick and Parkfield will be supported, and work undertaken to identify further areas in need of housing market restructuring within and on the fringes of the Core Area.
5. In catering for rural housing needs, priority will be given to the provision of affordable housing in sustainable locations, to meet identified need. This will be provided through a rural exception site policy.
6. A range of employment sites will be provided throughout the Borough, both to support existing industries and to encourage new enterprises. Development will be concentrated in the conurbation, with emphasis on completing the development of existing industrial estates. The main exception to this will be safeguarding of land at Seal Sands and Billingham for expansion of chemical processing industries. Initiatives which support the rural economy and rural diversification will also be encouraged.

Core Strategy Policy 2 (CS2) - Sustainable Transport and Travel

1. Accessibility will be improved and transport choice widened, by ensuring that all new development is well serviced by an attractive choice of transport modes, including public transport, footpaths and cycle routes, fully integrated into existing networks, to provide alternatives to the use of all private vehicles and promote healthier lifestyles.
2. All major development proposals that are likely to generate significant additional journeys will be accompanied by a Transport Assessment in accordance with the 'Guidance on Transport Assessment' (Department for Transport 2007) and the provisions of DfT Circular 02/2007, 'Planning and the Strategic Road Network', and a Travel Plan, in accordance with the Council's 'Travel Plan Frameworks: Guidance for Developers'. The Transport Assessment will need to demonstrate that the strategic road network will be no worse off as a result of development. Where the measures proposed in the Travel Plan will be insufficient to fully mitigate the impact of increased trip generation on the secondary highway network, infrastructure improvements will be required.

3. The number of parking spaces provided in new developments will be in accordance with standards set out in the Tees Valley Highway Design Guide. Further guidance will be set out in a new Supplementary Planning Document.

4. Initiatives related to the improvement of public transport both within the Borough and within the Tees Valley sub-region will be promoted, including proposals for:

- i) The Tees Valley Metro;
- ii) The Core Route Corridors proposed within the Tees Valley Bus Network Improvement Scheme;
- iii) Improved interchange facilities at the existing stations of Thornaby and Eaglescliffe, including the introduction or expansion of park and ride facilities on adjacent sites; and
- iv) Pedestrian and cycle routes linking the communities in the south of the Borough, together with other necessary sustainable transport infrastructure.

5. Improvements to the road network will be required, as follows:

- i) In the vicinity of Stockton, Billingham and Thornaby town centres, to support the regeneration of these areas;
- ii) To the east of Billingham (the East Billingham Transport Corridor) to remove heavy goods vehicles from residential areas;
- iii) Across the Borough, to support regeneration proposals, including the Stockton Middlesbrough Initiative and to improve access within and beyond the City Region; and
- iv) To support sustainable development in Ingleby Barwick.

6. The Tees Valley Demand Management Framework will be supported through the restriction of long stay parking provision in town centres.

7. The retention of essential infrastructure that will facilitate sustainable passenger and freight movements by rail and water will be supported.

8. This transport strategy will be underpinned by partnership working with the Highways Agency, Network Rail, other public transport providers, the Port Authority, and neighbouring Local Authorities to improve accessibility within and beyond the Borough, to develop a sustainable

Core Strategy Policy 3 (CS3) - Sustainable Living and Climate Change

1. All new residential developments will achieve a minimum of Level 3 of the Code for Sustainable Homes up to 2013, and thereafter a minimum of Code Level 4.

2. All new non-residential developments will be completed to a Building Research Establishment Environmental Assessment Method (BREEAM) of 'very good' up to 2013 and thereafter a minimum rating of 'excellent'.

3. The minimum carbon reduction targets will remain in line with Part L of the Building Regulations, achieving carbon neutral domestic properties by 2016, and non domestic properties by 2019, although it is expected that developers will aspire to meet targets prior to these dates.

4. To meet carbon reduction targets, energy efficiency measures should be embedded in all new buildings. If this is not possible, or the targets are not met, then on-site district renewable and low carbon energy schemes will be used. Where it can be demonstrated that neither of these options is suitable, micro renewable, micro carbon energy technologies or a contribution towards an off-site renewable energy scheme will be considered.

5. For all major developments, including residential developments comprising 10 or more units, and non-residential developments exceeding 1000 square metres gross floor space, at least 10% of total predicted energy requirements will be provided, on site, from renewable energy sources.

6. All major development proposals will be encouraged to make use of renewable and low carbon decentralised energy systems to support the sustainable development of major growth locations within the Borough.

7. Where suitable proposals come forward for medium to small scale renewable energy generation, which meet the criteria set out in Policy 40 of the Regional Spatial Strategy, these will be supported. Broad locations for renewable energy generation may be identified in the Regeneration Development Plan Document.

8. Additionally, in designing new development, proposals will:

- _ Make a positive contribution to the local area, by protecting and enhancing important environmental assets, biodiversity and geodiversity, responding positively to existing features of natural, historic, archaeological or local character, including hedges and trees, and including the provision of high quality public open space;
- _ Be designed with safety in mind, incorporating Secure by Design and Park Mark standards, as appropriate;
- _ Incorporate 'long life and loose fit' buildings, allowing buildings to be adaptable to changing needs. By 2013, all new homes will be built to Lifetime Homes Standards;
- _ Seek to safeguard the diverse cultural heritage of the Borough, including buildings, features, sites and areas of national importance and local significance. Opportunities will be taken to constructively and imaginatively incorporate heritage assets in redevelopment schemes, employing where appropriate contemporary design solutions.

9. The reduction, reuse, sorting, recovery and recycling of waste will be encouraged, and details will be set out in the Joint Tees Valley Minerals and Waste Development Plan Documents.

Core Strategy Policy 4 (CS4) - Economic Regeneration

1. A range of opportunities will be provided within the employment land portfolio to meet the requirement set out in the Regional Spatial Strategy, as follows:

- _ General Employment Land 255 hectares (ha)
- _ Key Employment Location (Wynyard) 70 ha
- _ Durham Tees Valley Airport 50 ha
- _ Land for Chemical and Steel Industries, up to 445 ha

2. The main locations for general employment land will be:

- _ Durham Lane Industrial Estate. 40 ha
- _ Belasis Technology Park 20 ha
- _ Teesside Industrial Estate 30 ha
- _ Urlay Nook 20 ha
- _ Core Area 10 ha

3. Land for general employment uses will be released in phases as follows:

- a. 2004 - 2011 0 ha
- b. 2011 - 2016 60 ha
- c. 2016 - 2021 60 ha
- d. 2021 - 2024 40 ha

4. The target for the annual average development of all types of employment land is 13 hectares over the life of the Core Strategy.

5. To maximise opportunities for the delivery of the Regional Spatial Strategy requirements land will be safeguarded for chemical production and processing, subject to environmental constraints, in the following locations:

- a. North Tees Pools up to 100 ha
- b. Seal Sands up to 175 ha
- c. Billingham Chemical Complex up to 65 ha

If evidence comes forward that the Billingham Chemical Complex (formerly known as the ICI Process Park) is not suitable for these purposes, other specialist uses will be considered, such as reprocessing industries and biotechnology laboratories. These are also suitable locations for the installation of new, or expansion of existing potentially hazardous or polluting industries, although these will need to be sensitively and safely located.

6. Land will also be safeguarded on the north bank of the River Tees in the Haverton Hill and Port Clarence areas. Priority will be given to developments requiring a port or river-based site. No port or river based development will be permitted on, or on land immediately adjacent to, the North Tees Mudflat component of the Tees and Hartlepool Foreshore and Wetlands Site of Special Scientific Interest (SSSI).

7. Employment sites which are viable and attractive to the market will be protected from increasing pressure for redevelopment for alternative uses which may secure higher land values, for example housing.

8. Additionally, support will be given to:

- i) Suitable enterprises that require a rural location and which support the rural economy and contribute to rural diversification; ii) The establishment of new enterprises, particularly where related to existing industries, assisting them to evolve with advancing green technologies; iii) The expansion of research-based businesses associated with Durham University's Queen's Campus;
- iv) Growth in sustainable tourism, particularly in the following locations:
 - a. The River Tees as a leisure, recreation and water sports destination, with regard given to the protection and enhancement of the character of tranquil areas along the river corridor between the towns of Stockton and Yarm;
 - b. Preston Park;
 - c. Sites linked to the area's industrial heritage, including early history, railway and engineering heritage and the area's World War II contribution; and
 - d. Saltholme Nature Reserve.
- v) The creation of employment and training opportunities for residents by developers and employers.

Core Strategy Policy 5 (CS5) - Town Centres

1. No further allocations for retail development will be made other than in or on the edge of Stockton Town Centre during the life of the Core Strategy.

2. Stockton will continue in its role as the Borough's main shopping centre. Up to 2011, the need for additional capacity can mostly be met through committed developments and the occupation and reoccupation of vacant floorspace. Beyond 2011, there may be a requirement to bring forward new retail developments within the town centre in the first instance, to improve quality and widen the range of the shopping offer in the Borough. The creation of specialist roles for Stockton, for example as a sub-regional historic market town, or through the concentration of a mix of ethnic retailers or small independent chrysalis stores, will be supported. Other initiatives will include:

- i) Improving the main approaches to the town via the Southern, Eastern and Northern Gateways, through creating new development opportunities and promoting environmental improvements;
- ii) Promoting a balanced and socially inclusive cultural sector and 24-hour economy across the town centre, particularly in the vicinity of Green Dragon Yard;

- iii) Providing additional leisure opportunities, and other town centre uses, in accordance with Planning Policy Statement 4: Planning for Sustainable Economic Growth;
- iv) Improving pedestrian links to the riverside.

3. Billingham, Thornaby and Yarm will continue to function as district centres. Priority to regeneration initiatives will be given to:

- i) Thornaby centre
- ii) Billingham centre

Proposals which support Yarm's specialist niche role in offering higher quality comparison shopping, together with leisure and recreation opportunities will be supported, provided that the residential mix within the district centre is not compromised.

4. Elsewhere, within the local shopping centres of Billingham Green in Billingham, Myton Way at Ingleby Barwick, Norton High Street and High Newham Court in Stockton, and the neighbourhood centres, development will be promoted and supported provided that it complements and does not adversely impact upon the regeneration of the town and district centres, and where it is in accordance with Planning Policy Statement 4: Planning for Sustainable Economic Growth.

5. The use of upper floors above shops and commercial premises, particularly for residential purposes, will be encouraged, to support the viability and vitality of the centres.

6. The existing roles played by Teesside Park as an out-of-town location, and Portrack Lane as out-of-centre site, are recognised. Whilst no additional retail or leisure development proposals will be encouraged in these locations or any other out of centre locations, any proposals which emerge will be dealt with as under 7 below.

7. Should any planning application proposals for main town centre uses in edge or out-of centre locations emerge, such proposals will be determined in accordance with prevailing national policy on town centre uses as set out in Planning Policy Statement 4: Planning for Sustainable Economic Growth or any successor to Planning Policy Statement 4.

Core Strategy Policy 7 (CS7) - Housing Distribution and Phasing

1. The distribution and phasing of housing delivery to meet the Borough's housing needs will be managed through the release of land consistent with:

- i) Achieving the Regional Spatial Strategy requirement to 2024 of 11,140;
- ii) The maintenance of a 'rolling' 5-year supply of deliverable housing land as required by Planning Policy Statement 3: Housing;
- iii) The priority accorded to the Core Area;
- iv) Seeking to achieve the target of 75% of dwelling completions on previously developed land.

2. No additional housing sites will be allocated before 2016 as the Regional Spatial Strategy allocation has been met through existing housing permissions. This will be kept under review in accordance with the principles of 'plan, monitor and manage'. Planning applications that come forward for unallocated sites will be assessed in relation to the spatial strategy.

3. Areas where land will be allocated for housing in the period 2016 to 2021:

Housing Sub Area Approximate number of dwellings (net)

Core Area 500 - 700

Stockton 300 - 400

Billingham 50 - 100

Yarm, Eaglescliffe and Preston 50 - 100

4. Areas where land will be allocated for housing in the period 2021 to 2024:

Housing Sub Area Approximate number of dwellings (net)

Core Area 450 - 550
Stockton 100 - 200

5. Funding has been secured for the Tees Valley Growth Point Programme of Development and consequently the delivery of housing may be accelerated.

6. Proposals for small sites will be assessed against the Plans spatial strategy.

7. There will be no site allocations in the rural parts of the Borough

Core Strategy Policy 10 (CS10) Environmental Protection and Enhancement

1. In taking forward development in the plan area, particularly along the river corridor, in the North Tees Pools and Seal Sands areas, proposals will need to demonstrate that there will be no adverse impact on the integrity of the Teesmouth and Cleveland Coast SPA and Ramsar site, or other European sites, either alone or in combination with other plans, programmes and projects. Any proposed mitigation measures must meet the requirements of the Habitats Regulations.

2. Development throughout the Borough and particularly in the Billingham, Saltholme and Seal Sands area, will be integrated with the protection and enhancement of biodiversity, geodiversity and landscape.

3. The separation between settlements, together with the quality of the urban environment, will be maintained through the protection and enhancement of the openness and amenity value of:

i) Strategic gaps between the conurbation and the surrounding towns and villages, and between Eaglescliffe and Middleton St George.

ii) Green wedges within the conurbation, including:

_ River Tees Valley from Surtees Bridge, Stockton to Yarm;

_ Leven Valley between Yarm and Ingleby Barwick;

_ Bassleton Beck Valley between Ingleby Barwick and Thornaby;

_ Stainsby Beck Valley, Thornaby;

_ Billingham Beck Valley;

_ Between North Billingham and Cowpen Lane Industrial Estate.

iii) Urban open space and play space.

4. The integrity of designated sites will be protected and enhanced, and the biodiversity and geodiversity of sites of local interest improved in accordance with Planning Policy Statement 9: Biodiversity and Geological Conservation, ODPM Circular 06/2005 (also known as DEFRA Circular 01/2005) and the Habitats Regulations.

5. Habitats will be created and managed in line with objectives of the Tees Valley Biodiversity Action Plan as part of development, and linked to existing wildlife corridors wherever possible.

6. Joint working with partners and developers will ensure the successful creation of an integrated network of green infrastructure.

7. Initiatives to improve the quality of the environment in key areas where this may contribute towards strengthening habitat networks, the robustness of designated wildlife sites, the tourism offer and biodiversity will be supported, including:

i) Haverton Hill and Seal Sands corridor, as an important gateway to the Teesmouth National Nature Reserve and Saltholme RSPB Nature Reserve;

ii) Tees Heritage Park.

8. The enhancement of forestry and increase of tree cover will be supported where appropriate in line with the Tees Valley Biodiversity Action Plan (BAP).

9. New development will be directed towards areas of low flood risk, that is Flood Zone 1, as identified by the Borough's Strategic Flood Risk Assessment (SFRA). In considering sites elsewhere, the sequential and exceptions tests will be applied, as set out in Planning Policy Statement 25: Development and Flood Risk, and applicants will be expected to carry out a flood risk assessment.

10. When redevelopment of previously developed land is proposed, assessments will be required to establish:

- _ the risks associated with previous contaminative uses;
- _ the biodiversity and geological conservation value; and
- _ the advantages of bringing land back into more beneficial use.

Proposals for new, or extensions to existing, major retail development outside the Primary Shopping Area within Stockton Town Centre and beyond the boundaries of the District and Local Centres, as illustrated on Proposals Map, will not be permitted unless : -

i) there is clearly defined need for the proposed development in the catchment area it seeks to serve ; and

ii) it can be clearly demonstrated that there are no other sequentially preferable sites or premises which are available, suitable and viable to accommodate the identified need the proposed development seeks to serve, starting from sites : -

1) within the Primary Shopping Area within Stockton Town Centre or within the boundaries of the various District or Local Centres defined under Policy S1; followed by

2) on the edge of the Primary Shopping Area within Stockton Town Centre or on the edge of the boundaries of the District and Local Centres within the Borough, then

3) in out-of-centre locations which are well served by a choice of means of transport, close to an existing centre, and which have a high likelihood of forming links with the centre; and only then

4) in other out of centre locations;

iii) the proposal would not have an adverse impact, either individually or cumulatively with other committed developments, upon any proposed strategy for a centre, or the vitality and viability of any centre within the local retail hierarchy set out in Policy S1 or nearby centres adjoining the Borough; and

iv) the proposal would be appropriate in scale and function to the centre to which it relates

v) the proposed development would be accessible by a choice of means of transport, including public transport, cycling and walking, and

vi) the proposed development would assist in reducing the need to travel by car, as well as overall travel demand.

Proposals for other key town centre uses in locations which lie beyond the Town, District and Local Centre boundaries defined on the Proposals Map will also be required to satisfy the above criteria.

In relation to Criterion (ii), other Town Centre use proposals should be accompanied by evidence which demonstrates that there are no sequentially preferable development opportunities either within and/or on the edge of defined boundaries of the Town, District and Local Centres in the Borough.

Stockton on Tees Local Plan

Policy S2

Proposals for new, or extensions to existing, major retail development outside the Primary Shopping Area within Stockton Town Centre and beyond the boundaries of the District and Local Centres, as illustrated on Proposals Map, will not be permitted unless : -

i) there is clearly defined need for the proposed development in the catchment area it seeks to serve ; and

ii) it can be clearly demonstrated that there are no other sequentially preferable sites or premises which are available, suitable and viable to accommodate the identified need the proposed development seeks to serve, starting from sites : -

- 1) within the Primary Shopping Area within Stockton Town Centre or within the boundaries of the various District or Local Centres defined under Policy S1; followed by
 - 2) on the edge of the Primary Shopping Area within Stockton Town Centre or on the edge of the boundaries of the District and Local Centres within the Borough, then
 - 3) in out-of-centre locations which are well served by a choice of means of transport, close to an existing centre, and which have a high likelihood of forming links with the centre; and only then
 - 4) in other out of centre locations;
- iii) the proposal would not have an adverse impact, either individually or cumulatively with other committed developments, upon any proposed strategy for a centre, or the vitality and viability of any centre within the local retail hierarchy set out in Policy S1 or nearby centres adjoining the Borough; and
- iv) the proposal would be appropriate in scale and function to the centre to which it relates
- v) the proposed development would be accessible by a choice of means of transport, including
- public transport, cycling and walking, and
- vi) the proposed development would assist in reducing the need to travel by car, as well as overall travel demand.

Policy EN4

Development which is likely to have an adverse effect upon sites of nature conservation importance will only be permitted if:-

- (i) There is no alternative available site or practicable approach; and
- (ii) Any impact on the sites nature conservation value is kept to a minimum.

Where development is permitted the council will consider the use of conditions and/or planning obligations to provide appropriate compensatory measures.

Policy EN7

Development which harms the landscape value of the following special landscape area will not be permitted:-

- (a) Leven Valley
- (b) Tees Valley
- (c) Wynyard Park.

Policy EN9

Development which is likely to be detrimental to the special historic interest of Wynyard Park will not be permitted.

SITE AND SURROUNDINGS

50. The application relates to an area of land 41.5 hectares in size located on the Southern part of the Wynyard golf club (Wellington Course) in Wynyard.
51. The application site is bounded to the north by the residential area of Wynyard Village, and the continuation of the golf course. To the west of the site is a belt of mature woodland, forming the boundary of Wynyard Park. Also to the west is Wynyard Hall, which is Grade II, listed. To the south of the site is Parkside Manor, a large dwelling, and beyond this, and to the east is open countryside.
52. The current use of the site is for existing golf club facilities, including the clubhouse, golf academy building, golf fairways and associated car parking. The majority of the new

development proposed is to be located on the southern edge of the site, which currently forms part of the golf course.

MATERIAL PLANNING CONSIDERATIONS

53. It is considered that the material considerations in determining this application are planning policy and the principal of development, the need for the development, whether the location is sustainable, traffic, access and highway safety, Landscape and Ecology, Flooding and concerns raised by residents,
54. **Planning Policy and the principle of development**
This is a renewal of an outline application with all matters of detail reserved for future approval except for the means of access. It includes renewal of approval for the Land Use Zoning Plan, which established where various elements of the proposal would be generally located. The previous drawings showing the potential layout of the site and the design of the buildings were for illustrative purposes only. Accordingly, all the application is seeking is renewal of an existing approval in principle for the development of a golf hotel and spa in the identified location adjacent to the existing golf course and replacing the existing Club House.
55. In making that decision, the Council, as the Local Planning authority, needs to have regard to the relevant planning policies and make a decision consistent with those current policies unless material considerations indicate otherwise.
56. The primary issue in relation to planning policy is whether the development is in a sustainable location and whether the relevant tests as set out in the various planning policies (i.e. PPS4, RSS policies 6 and 10, Core Strategy policies CS1 and CS5 and saved STLP policy S2) have been met. One of the key tests is whether the chosen site is sequentially the best location for such a development.
57. Planning policy in respect of hotels would normally seek in the first instance for them to be located within Town Centres. In this case, the scheme has previously been looked at in its totality and that the development is location specific to the golf course and as such cannot be viewed as appropriate to a town centre. The individual uses cannot be 'disaggregated' i.e. split between different locations. This is for two reasons. Firstly, to be successful in the market place, the operation of the golf resort, hotel and spa must have a single branded identity providing the full range of goods and services, hotel room, health club, bar, restaurants, driving range and other sport and leisure facilities. Secondly, the proposed range and scale of provision would also play an important role in meeting an unmet need, providing important community facilities for local residents who will be able to take advantage of the new facilities provided on their doorstep. The facilities would be fully accessible to the local community.
58. Wynyard Business Park in its objection has argued otherwise. It considers the applicant has failed to demonstrate why disaggregation is not appropriate and whilst accepting the general principle that the area needs a hotel it does not consider that a case has been made for an over-riding need for it to be located as part of the existing golf course. The view it takes is that the site is not sustainable and it has not been demonstrated that it is sequentially the best location. Accordingly, it takes the position the development is contrary to national planning policy and should be located elsewhere.
59. As part of the original planning submission the applicant carried out a limited sequential test looking at potential alternative sites but based on the premise that the proposed hotel and spa has got to be reasonably close to the existing golf course. Five areas of search were

examined and the study concluded that there were no sites known to be available, suitable and viable in the area that are more sequentially preferable to the proposed site.

60. The evidence previously produced makes it clear that the proposal would be a very different operation from that normally expected to be provided in a town centre location. Given that it is inherently different, and examining the limited number of alternative sites available, it is accepted that in planning terms the site is sequentially the best location and does not prejudice planning policy by being located within the Wynyard estate.

Need for the development

61. Part of planning policy requirement was for the applicant to demonstrate need for the proposed development. The original application was supported by a detailed market assessment report, prepared by specialist consultants. This document assessed the quantitative and qualitative demand and stated that there was a clear need for additional visitor accommodation in the Tees Valley area, a fact supported by the Head of Regeneration. He also stated that the development would fit in with requirements of the North East Tourism Strategy and Regional Image Campaign and bring significant benefits to the area.
62. Its tourist potential is an important planning consideration. The Regional Spatial Strategy RSS policy 16 encourages tourism developments which are accessible, and benefit the local economy, people and the environment. The proposal will improve and expand an existing facility, in line with market demand, and in this it meets the objectives of RSS policy 16. It will also provide 150 new jobs and potentially a further 184 in the wider economy.
63. It is noted the commercial objector is seeking to ultimately bring forward their own hotel development and clearly accept the general principle that there is need for a hotel of this quality in the Wynyard area.
64. Hartlepool Borough Council questions the need for the key worker accommodation and says that it should not be approved. The key worker accommodation is considered to be necessary to support the overall success of the scheme. The accommodation would reduce the need for staff to travel from other settlements and can be justified as being in the interests of sustainability.

Location and sustainability

65. Notwithstanding that there is a clear case for the hotel in the area, objectors are concerned that sited as part of the existing golf course it is not the best or most sustainable location. The case made is that it would be better located elsewhere either within the business park or as part of Wynyard Hall where the impact on local amenity would be much less in terms of traffic and disturbance. It is claimed the business park with its potential to have 15,000 employees on the site and its need for hotel and conference facilities to fully realise its aim as a prestige development, is a better location and is more sustainable in terms of being accessible to all modes of transport not just the car. A development at Wynyard Hall it is claimed would also be able to operate without disruption and disturbance to the lives of Wynyard residents.
66. For reasons already explained, the applicant is of the view that the golf resort facility needs to operate from one site and the facilities provided would also benefit the local community. Provided elsewhere these benefits would be much reduced.
67. It is accepted that it is preferable for one complex to be provided, but it has to be recognised that its proposed location will impact on the amenities of local residents

particularly in terms of traffic. These implications are discussed in more detail below. Other concerns from local residents are that locating the facility adjacent to and accessing it through residential housing will change the whole quiet residential ambience of the area as well causing a potential security risk. However, the applicant has given careful thought the position of buildings on the site, locating them on average 400m away from local houses. It also has to be acknowledged that the golf course and club house already exists and if this development goes ahead the club use and its function rooms will be removed further from housing. The character of the area will change once the facility is fully established but not, it is considered, to level sufficient to warrant refusal of planning permission.

Traffic, access and highway safety

68. Traffic generated by the proposed development is one of the major concerns of local residents who are of the view that the local road system is not capable or designed to accommodate the likely flow of goods vehicles and private cars visiting the golf resort. In particular that Wellington Drive is unsuitable and as a result verges will be damaged and risk of accidents increased. Also night traffic will increase, noise will increase and that has not been properly assessed. Outside of Wynyard the A689 junction with the A19 is already congested and this development will add to the problems. Other concerns are construction traffic will be a significant problem for a number of years, that insufficient car parking is proposed and that the Transport Assessment does not properly reflect the likely impact of growth of traffic at the business park nor its effect on the residential streets, that even residents are more likely to come by car because of is of the resort's location relative to the majority of houses and that most workers will also come by car.
69. The original application was supported by a formal Transport Assessment prepared by consultants. The Head of Technical Services had reviewed that document and was of the view that while the development would generate additional traffic on the predominantly residential street of Wellington Drive, the traffic flow would still be well within its environmental capacity. Also, the recommendations of the Design Guide for residential developments had been considered and that they are not compromised by the development. The principles of the Manual for Streets were also been considered and were considered to have been met by the traffic impact of the development.
70. The Acting Head of Technical Services in the comments on the current application notes that the application is a renewal of outline consent and that the development was previously assessed under application 07/0770/OUT and was found to be acceptable in highway terms subject to specific conditions which are repeated for the current recommendation. These conditions are in relation to the maximum number of bedrooms, event management, construction management, wheel washing facilities, Travel Plan; refuse management including recycling, emergency access onto Wynyard Road and car parking to be in accordance with SPD3. Specific site layout and car parking details would be considered as reserved matters.
71. The Acting Head of Technical Services notes that other developments recently approved in this vicinity have considered this proposal as committed development in traffic terms. The proposals are therefore not considered to have any adverse impact on the highway system as feared by objectors in relation to the local roads, the A688 and A19.
72. The Acting Head of Technical Services notes that Public Footpath No.13 – Grindon is located within the area and seeks confirmation that this Public Right of Way will remain open and unobstructed to allow members of the public to use at all times. This is also a concern of the Ramblers Association and a condition is proposed to overcome their objection to ensure that the path is not obstructed. The previously approved plans show an

existing lane, which continues in a north westerly direction off FP13, and joins Wellington Drive. The scheme layout would allow for its utilisation as a new footpath/cycleway route.

73. The Acting Head of Technical Services does however, have some concerns that level of parking proposed needs to be justified, cycle parking provided, a parking and event management plan will need to be agreed as well as a refuse collection and servicing plan. Further clarification of the exact location and termination point of the pedestrian/emergency access point on Wynyard Road is required from the applicant. Otherwise he has no objections on highway grounds to the development. These concerns can be controlled by planning conditions.
74. With regard to potentially increasing the traffic congestion on the A689 and A19, the Highways Agency has been consulted because the likely impact on the Trunk Road network. The highway Agency has responded and has no objections in principle but requests that a condition regarding Sustainable Travel Plan be reapplied to any consent. This is in the recommended conditions in this report.

Landscape and ecology

75. As noted by the Acting Head of Technical Services the site is very open grassland interspersed with mature trees around which the golf course is located. As stipulated in the original landscape design philosophy report with the 07/0770/OUT application most of the existing trees will be retained and their landscape contribution enhanced with additional tree planting. The location of the proposed land uses has been selected to take account of the local topography and shallow fall from north to south across the site. The maturing band of trees will help screen the area from Wynyard Road to the south. The landscape philosophy set out in the documents submitted with the original application was to follow the 18th century English landscape tradition model retaining most of the trees, planting more trees and creating new water features. A full tree survey will be required as part of the reserved matter conditions requiring the submission of full landscaping details.
76. The Acting Head of Technical Services is broadly supportive of the application which is seen as an opportunity to enhance the existing landscape quality of this section of the Wynyard Estate. The new lakes, new tree planting, formal gardens and resident's park will all improve the landscape both in visual and aesthetic terms. A full tree survey showing which trees are to be retained and which require beneficial management as part of the scheme is required by condition in order to retain existing landscape features including the two trees referred to by the Acting Head of Technical Services in the Landscape advice. The previous consent included conditions covering the issues of concern set out in the Landscape advice and are recommended to be applied again covering issues of tree assessment and protection, soft and hard landscaping, maintenance and management, existing and proposed levels, enclosure, street furniture and illumination.
77. There is a Site of Nature Conservation (SNCI) ref. ST9 Warren Farm Verge running alongside an old farm access track, which crosses the eastern side of the site south of the planned 17th Hole and new resident's park. The wildlife value of this site is mainly in its ground flora. The applicant had carried out an extended phase 1 survey of habitats that revealed that the habitats within the site are of generally low nature conservation value with little evidence of protected species being present except for roosting and foraging bats in the trees. Potentially 3 trees suitable for bats may be lost as well as a potential harm for nesting birds.
78. The previous decision recognised that additional specialist surveys will need to be undertaken to support any subsequent detailed planning applications and the appropriate planning conditions are recommended accordingly. In addition the applicant will need to

demonstrate that no significant harm will occur to the adjacent Site of Nature Conservation Importance.

Flooding

79. A number of objectors raise issues relating to flooding which they put down to the development of the golf course and creation of lakes. They are concerned that this would be made worse by the hotel development. The Environment Agency has no objection to the renewal, provided that several of the conditions of the original permission are carried forward on any planning permission. One of these conditions has been amended in line with the advice from the Environment Agency. This condition relates to the emphasis that is now being placed on sustainable drainage systems (SuDS) since the original planning permission was granted. The development was already to be incorporating the use of SuDS as was stated in the Flood Risk Assessment which supported the original application.
80. The amended condition requires a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development. This would address the issues raised by objectors relating to the existing flooding of the site and would be an opportunity to address them to remove any existing problems that are caused by the existing golf course.

Residual matters

81. A number of other issues have been raised that have not already been discussed and require to be addressed.
82. The adoption of the Core Strategy has enabled the issues of sustainable living and climate change to be addressed as requested by One North East. In accordance with Core Strategy policy CS3 conditions new additional conditions are proposed that require the commercial elements of the hotel development to meet BREEAM standards of very good and after 2013 a minimum rating of excellent. In addition the residential elements are to be required to meet the relevant Code for Sustainable Homes.
83. A condition is also proposed to ensure that the scheme incorporates Secure by Design and Park Mark standards as required by the Core Strategy policy CS3.
84. The proposed resident's park whilst welcomed has been criticised by some in terms of the possible loss of privacy for occupants of dwellings backing onto the park and also how it is going to be managed and maintained. These are primarily matters of detail that can be resolved and controlled by appropriate conditions.
85. Concerns about the key worker housing (a two storey block) which will be closer to the existing housing, intruding on the privacy of local residents can again be controlled through design at the reserved matter stage.
86. Uncertainty over the future use of the existing club house once replacement facilities have been provided can be resolved by conditioning approval such the use shall cease once the new club house has been provided.

CONCLUSION

The application is only seeking approval in principle for the golf course and spa and there is an acknowledged need for a hotel of this quality in the area. It is considered, given the need for it to be located at or near to, the existing golf course, that the chosen site is sequentially the best location and does not prejudice planning policy by being located within the Wynyard estate.

It is accepted that the traffic associated with the development will have an impact on the area but the road system is capable of accommodating the extra traffic without compromising highway safety. The character of the area will change once the facility is fully established but not a level sufficient to warrant refusal of planning permission.

In terms of landscape and ecology it is not anticipated that significant damage will be caused and instead improvements should be secured including the creation of new wildlife habitats

The provision of the resident's park is welcomed and subject to controls to ensure adjacent residents privacy is not unduly affected and it is fully managed and maintained, it will be an asset to the area. The development will bring important benefits both to the local community not only through the provision of the new resident's park but providing as well new leisure facilities which they will be able to access. It will also bring important economic benefits as a potential tourist destination as well as providing a number of new jobs.

All other issues raised by residents and other have been fully examined and considered but on balance it is considered the application site is a sustainable location and approval can be recommended subject to appropriate planning conditions to secure necessary controls over the development.

Corporate Director of Development and Neighbourhood Services
Contact Officer Mr Andrew Bishop Telephone No 01642 527310

IMPLICATIONS

Financial Implications:

None

Environmental Implications:

As Report

Human Rights Implications:

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report.

Community Safety Implications:

The provisions of Section 17 of the Crime and Disorder Act 1998 have been taken into account in the preparation of this report

Background Papers

The Town and Country Planning Act 1990.

PPS1: Delivering sustainable development - February 2005

PPS3: Housing - November 2006

PPS4: Planning for Sustainable Economic Growth - December 2009

PPS7: Sustainable development in rural areas - August 2004

PPS9: Biodiversity and Geological conservation - August 2005

PPG13: Transport - March 2001

PPG17: Planning for open space, sport and recreation - July 2002

PPS22 Renewable Energy - August 2004

PPS25: Development and Flood Risk - March 2010

Tees Valley Highway Design Guide Amended March 2006
Supplementary Planning Document 3: Parking Provision for New Developments November 2006
Code for Sustainable Homes Communities and Local Government December 2006.

Stockton on Tees Local Plan policies S2, EN4, EN7C, EN9.

Stockton-on-Tees Borough Council Core Strategy Development Plan March 2010 policies CS1, CS2, CS3, CS4, CS5, CS7, CS10

Regional Spatial Strategy (RSS) for the North East of England July 2008 policies Nos 3, 4, 6, 10, 12, 16, 24, 25, 27, 34, 35, 37, 38, 39, 40, 54

Planning Policy Statements 1, 3, 4, 7 and 9 and Guidance Notes No 13 and 17

WARD AND WARD COUNCILLORS

Ward	Northern Parishes
Ward Councillor	Councillor J Gardiner