

**DELEGATED**

**AGENDA NO**

**PLANNING COMMITTEE**

**24 MAY 2017**

**REPORT OF DIRECTOR,  
ECONOMIC GROWTH AND DEVELOPMENT  
SERVICES**

**17/0526/FUL**

**Land to the South of Wynyard Woods and West of Woodside, Wynyard  
Erection of a Primary Free School (inc. Sport Facilities) and Nursery together with access  
from Wynyard Wood.**

**Expiry Date: 31 May 2017**

**SUMMARY**

This Full planning application is for a new-build primary school for Wynyard Church of England Primary to replace a temporary school on the Wynyard Estate currently being funded by the Education Funding Agency.

Members will be aware that outline consent (13/0342/EIS) was granted for the construction of up to 500 houses, Primary School (inc. Sport Facilities) and nursery, Retail Units (up to 500 sqm), Doctors Surgery, Community Facilities, access and associated landscaping, footpaths and open space (all matters reserved). This Outline consent included the application site and established the principle of a school as part of the wider residential development. The proposed access road was also established through this outline consent and will serve both the school and the future wider residential development within this permission.

The wider design of the overall master plan of the above outline application has since changed and as such the proposed location of the new school has altered placing the school to the east of the site.

The Government is clear in its commitment that the planning system should operate in a positive manner when dealing with proposals for the creation, expansion and alteration of state funded schools and that the following principles should apply with immediate effect:

- There should be a presumption in favour of the development of state funded schools as expressed in the NPPF.
- Local authorities should give full and thorough consideration to the importance of enabling the development of state funded schools in their planning decisions. The Secretary of State will attach significant weight to the need to establish and develop state funded schools when determining applications and appeals that come before him for decision.
- Local authorities should make full use of their planning powers to support state funded school applications.

It is considered that the siting and design of the building seeks to minimise any potential impact on the amenity of neighbouring properties through loss of privacy, noise pollution etc. The main building has been located away from the residential properties and in terms of the scale and appearance of the building, the buildings height is appropriate in scale within the context of the

surrounding area and it is therefore considered that the proposed layout has been designed with adequate distances and designed to negate any overlooking and would not be visually intrusive or overbearing.

The Highways Transport and Design Manager has considered the proposal and raises no objection on highway grounds to the proposed development and other external consultees have confirmed that they are satisfied with the details of the proposal and raise no objections.

The proposal is considered to be in line with general planning policies as set out in the Development Plan and is recommended for approval with conditions.

## **RECOMMENDATION**

**That planning application 17/0526/FUL be approved subject to the following conditions and informatives;**

**01 The development hereby approved shall be in accordance with the following approved plan(s);**

<b>Plan Reference Number</b>	<b>Date on Plan</b>
WYNY01-WBA-XX-RDR-A-PL11	27 February 2017
WYNY01-WBA-XX-ZZDR-A-PL04	27 February 2017
WYNY01-WBA-XX-ZZDR-A-PL05	27 February 2017
WYNY01-WBA-A-PL06	27 February 2017
WYNY01-WBA-XX-00-DR-A-PL10	27 February 2017
WYNY01-WBA-XX-B1-DR-A-PL09	27 February 2017
WYNY01-WBA-XX-ZZDR-A-PL01	27 February 2017
WYNY01-WBA-XX-ZZPLANNING-A-PL12	31 March 2017

**Reason: To define the consent.**

**02 No development shall take place unless and until:**

- a) A detailed assessment of ground conditions of the land proposed for the new playing field land as shown on drawing number WYNY01-WBA-XX-ZZ-DR-A-PL05 shall be undertaken (including drainage and topography) to identify constraints which could affect playing field quality; and**
- b) Based on the results of this assessment to be carried out pursuant to (a) above of this condition, a detailed scheme to ensure that the playing fields will be provided to an acceptable quality (including appropriate drainage where necessary) shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England.**

**The works shall be carried out in accordance with the approved scheme within a timescale to be first approved in writing by the Local Planning Authority after consultation with Sport England.**

**Reason: To ensure the quality of pitches is satisfactory and that they are available for use upon completion of the new school. I**

**03 The school shall not be brought into use until a community use scheme has been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The scheme shall apply to the playing field, school hall and studio and shall include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities, a mechanism for review and a programme for implementation. The approved scheme shall be**

implemented upon the start of use of the development and shall be complied with for the duration of the use of the development.

Reason: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport.

- 04** No construction activity or deliveries shall take place except between the hours of 0800 and 1800 on Monday to Friday and 0900 and 1300 on Saturdays. There shall be no construction activity on Sundays or Bank Holidays.

Reason: To ensure that the development does not prejudice the enjoyment of neighbouring occupiers of their properties.

- 05** Construction of the external walls and roofs shall not commence until details of the materials to be used in the construction of the external surfaces of the structures hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To enable the Local Planning Authority to control details of the proposed development.

- 06** In the event that contamination is found at any time when carrying out the approved development, works must be halted on that part of the site affected by the unexpected contamination and it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken to the extent specified by the Local Planning Authority and works shall not be resumed until a remediation scheme to deal with contamination of the site has been carried out in accordance with details first submitted to and approved in writing by the Local Planning Authority. This scheme shall identify and evaluate options for remedial treatment based on risk management objectives. Works shall not resume until the measures approved in the remediation scheme have been implemented on site, following which, a validation report shall be submitted to and approved in writing by the Local Planning Authority. The validation report shall include programmes of monitoring and maintenance, which will be carried out in accordance with the requirements of the report.

Reason: To ensure the proper restoration of the site and to accord with guidance contained within Stockton on Tees Core Strategy Policy 10 (CS10) - Environmental protection and enhancement

- 07** Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans no hard landscaping works (excluding base course for access roads and car park) 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.**

- 08 Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans, prior to commencement of the erection of any permanent fencing, 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.**

- 09 Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans full details of the method of external illumination, siting, angle of alignment; light colour, luminance of buildings facades and external areas of the site, including parking courts and pitches, shall be submitted to and agreed in writing by the Local Planning Authority prior to commencement of external lighting 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 adjoining residents, highway safety.**

- 10 Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans, prior to commencement of soft landscaping works 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 commencement of the development or agreed phases 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.**

- 11 Notwithstanding the proposals detailed in the Design and Access Statement/ 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 development 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.

- 12 Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans no development shall commence until an Arboricultural Method Statement and Tree Protection Plan is approved in writing by the Local Planning Authority. This must be in close accordance with:

-BRITISH STANDARD 5837:2012 Trees in relation to design, demolition and construction – Recommendations  
-NJUG Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) – Operatives Handbook 19th November 2007

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 all existing trees on and immediately adjacent to the site (within 10m) that the Local Planning Authority consider provide important amenity value in the locality.

- 13 No development shall take place, until a Construction Management Plan has been submitted to, and approved in writing by, the local planning authority. The Construction Management Plan shall provide details of:

(i)the site construction access(es)  
(ii)the parking of vehicles of site operatives and visitors;  
(iii)loading and unloading of plant and materials;  
(iv)storage of plant and materials used in constructing the development;  
(v)the erection and maintenance of security hoarding including decorative displays and facilities for public viewing,  
(vi)measures to be taken to minimise the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site;  
(vii)measures to control and monitor the emission of dust and dirt during construction;  
(viii)a Site Waste Management Plan;  
(ix)details of the routing of associated HGVs;  
(x)measures to protect existing footpaths and verges; and a means of communication with local residents.

The approved Construction Management Plan shall be adhered to throughout the construction period.

Reason: In the interests of highway safety and visual amenity.

- 14 No development shall take place (except for the purposes of constructing the initial site access) until that part of the access(es) extending 15 metres into the site from

**the carriageway of the existing highway has been made up to binder course level, as a minimum, in accordance with the Councils Design Guide and Specification.**

**Reason: In the interests of highway safety.**

- 15 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.**

- 16 A School Travel Plan shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the school building. The Travel Plan shall establish clear targets and procedures for monitoring and review of such targets, and any appropriate requisite infrastructure improvements and implementation timetable shall be agreed by the Local Planning Authority. The Travel Plan shall be implemented as approved.**

**Reason: In the interests of highway safety and to promote sustainable modes of travel.**

- 17 The playing facilities shall not be used outside the hours of 09.00-21.00hrs Monday to Sunday.**

**Reason: In the interest of residential amenity.**

- 18 Before the installation of any external equipment, fixtures and fittings associated with the M&E installation, full details of the external M&E shall be submitted to and approved in writing by the Local Planning Authority.**

**Reason: To enable the Local Planning Authority to control details.**

- 19 All ecological mitigation measures within the 'Extended Phase 1 Habitat Survey' (February 2017) and Bat Transect Survey shall be implemented throughout the development in full in accordance with the advice and recommendations contained within the document.**

**Reason: To conserve protected species and their habitats in accordance with the Stockton-on-Tees Core Strategy Development Plan Policies CS3 and CS10 and Part 11 of the National Planning Policy Framework.**

- 20 The development hereby approved shall not be commenced on site, until a scheme of 'Surface Water Drainage and Management' for the implementation, maintenance and management of the sustainable drainage scheme has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details, the scheme shall include but not be restricted to providing the following details;**

- I. Detailed design of the surface water management system;**
- II. A build program and timetable for the provision of the critical surface water drainage infrastructure;**
- III. A management plan detailing how surface water runoff from the site will be managed during construction phase;**

- IV. Details of adoption responsibilities;
- V. Management plan for the Surface Water Drainage scheme and any maintenance arrangements;

The building hereby approved shall not be brought into use until the approved 'Surface Water Drainage' scheme has been implemented and the approved scheme shall be maintained in accordance with the Surface Water Management scheme for the lifetime of the development.

**Reason:** To ensure the site is developed in a manner that will not increase the risk of surface water flooding to site or surrounding area, in accordance with the guidance within Core Strategy Development Plan Policy CS10 and the National Planning Policy Framework.

- 21 The measures within the Sustainability Statement from Callaghan Green (9 March 2017) shall be implemented in full in accordance with the advice and recommendations contained within the document.

**Reason:** To limit the energy requirements of the development in accordance with government guidance within the NPPF on climate change.

- 22 Development shall not commence until a detailed scheme for the disposal of foul and surface water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water and the Lead Local Flood Authority. Thereafter the development shall take place in accordance with the approved details.

**Reason:** To prevent the increased risk of flooding from any sources in accordance with the NPPF.

#### **INFORMATIVE OF REASON FOR PLANNING APPROVAL**

Informative: Working Practices

The Local Planning Authority found the submitted details satisfactory subject to the imposition of appropriate planning conditions and has worked in a positive and proactive manner in dealing with the planning application.

Informative: Drainage

Surface water discharges from this site shall be flow regulated to ensure that flooding problems elsewhere in the catchment are not exacerbated. The discharge rates from the site will be restricted to the existing greenfield runoff rate (QBAR value) with sufficient storage within the system to accommodate a 1 in 30 year storm. The design shall also ensure that storm water resulting from a 1 in 100 year event plus climate change surcharging the drainage system can be stored on site without risk to people or property and without overflowing into drains or watercourse. Full Micro Drainage design files (mdx files) including the catchment plan must be submitted for approval. The flow path of flood waters exiting the site as a result of a rainfall event exceeding the 1 in 100 year event plus climate change should also be provided.

The layout of any proposed development and sustainable drainage system should be designed to mimic natural drainage flow paths, utilising existing natural low-lying areas and conveyance paths where appropriate. This means considering the existing blue / green corridors across the proposed site and utilising the natural low-lying areas for the surface water management system for the development. To mimic natural catchment process as closely as possible, a "management train" is required, it is fundamental to designing a successful SuDS system, it uses techniques in series to reduce pollution, flow rates and volumes. The detailed design must show flow routes, SuDS

component section, sub-catchments, discharge and flow control locations, storage features and how SuDS integrate into the landscape.

The developer will need to provide a detailed program including time table for the construction of the main surface water drainage infrastructure.

Informative: NWL

If sewer is the only option the developer should contact Northumbrian Water to agree allowable discharge rates & points into the public sewer network. This can be done by submitting a pre development enquiry directly to us. Full details and guidance can be found at <https://www.nwl.co.uk/developers/predevelopment-enquiries.aspx> or telephone 0191 419 6646.

Please note that the planning permission with the above condition is not considered implementable until the condition has been discharged. Application can then be made for a new sewer connection under Section 106 of the Water Industry Act 1991.

For information only

We can inform you that a public sewer crosses the site and may be affected by the proposed development. Northumbrian Water do not permit a building over or close to our apparatus and therefore we will be contacting the developer direct to establish the exact location of our assets and ensure any necessary diversion, relocation or protection measures required prior to the commencement of the development.

## **BACKGROUND**

1. Planning permission 13/0342/EIS granted outline consent for the construction of up to 500 houses, Primary School (inc. Sport Facilities) and nursery, Retail Units (up to 500 sqm), Doctors Surgery, Community Facilities, access and associated landscaping, footpaths and open space (all matters reserved).
2. This Outline consent included the application site and established the principle of a school as part of the wider residential development. The proposed access road was also established through this outline consent and will serve both the school and the future wider residential development within permission 13/0342/EIS.
3. The wider design of the overall master plan of the above outline application has since changed and as such the proposed location of the new school has altered placing the school to the east of the site.
4. A temporary school on the Wynyard Estate is currently being funded by the Education Funding Agency, it has a cohort of over 80 children and a permanent school is now required to cater for the predicted increase in pupil numbers. A planning application was granted in July 2016 to extend the temporary site.
5. This planning application is for a new-build primary school for Wynyard Church of England Primary School and the adjacent highway and access road which will serve the school. Wynyard Church of England Primary School has funding to become a two-form entry primary school, catering for pupils from nursery up to Year 6. The new permanent school is programmed to be completed and ready for opening by September 2018.

## **SITE AND SURROUNDINGS**

6. The application site is approximately 3.5 ha and forms part of a wider residential development proposal on the land in and around Wynyard Village. The site is currently open greenfield to the south and woodland to the north.



7. New vehicular and pedestrian access/egress to the site will be provided through the wooded area within the north of the application site and will connect onto Wynyard Wood.

8. Immediately to the east of the site is Wynyard Village which is primarily residential with some commercial units.

9. The Environment Agency Flood Zone map shows the subject Site to be within Flood Zone 1 (low risk).

## **PROPOSAL**

10. The full application is for the construction of a new primary school on the Wynyard Estate which is required to meet current demand and in order to serve further housing in the area.

11. The application includes the alignment of the link road connecting the school through Salter House Wood to Wynyard Woods. The link road is proposed in accordance with the principles established by the original outline planning permission (13/0342/EIS). The access road includes a priority junction with Wynyard Woods. A strip would be cleared through the woods to accommodate the road. Clearance of this area of land will also allow vehicular access to the wider development site.

12. The Primary School is currently operating from a temporary site north of Wynyard Woods, within the Borough of Hartlepool, which has permission to operate up until September 2018. The proposed permanent school will deliver 420 pupil places, which will future proof the area's primary school provision as the surrounding residential developments are built out. The nursery will accommodate up to 39 children. In relation to staff, there will be 34 full time staff and 26 part-time staff.

13. The proposal includes the development of a part two storey and part single storey school building; car parking (42 spaces); pick up and drop off bays (11 in total); together with 1.8 metre high perimeter fencing; a dual 3 metre wide cycle and pedestrian path; hard and soft informal social areas; and outdoor physical education areas, including a football pitch.

14. The proposal includes the alignment of the link road up to the entrance to the school access road and provides a temporary turning head, pending the development of the residential development. The proposal also widens a shared footway and cycleway connecting to Woodside, which will provide access to the residential area to the east.

15. The building is located in the south eastern corner of the redline boundary site which allows the space to the north to be used for staff and visitor parking and for pick-up and drop-off alongside the school access road. The relatively level access road would adjoin the building and take advantage of the existing site levels to support the planned split level approach delivering efficiencies in the footprint whilst ensuring that from the approach road to the north and neighbouring properties to the east, the school is perceived to be a low-lying single storey building.

16. To further enhance the schools security a full site perimeter boundary fence and a vehicle and pedestrian gate would be provided. The school building would be strategically positioned on the site screening the playground from the adjacent dwellings. The eastern part of the site would be separated from the neighbouring residential properties by a landscape area. Classrooms would be strategically placed along the south and west elevations, to maximise the views onto the playing fields and to take advantage of the south-westerly prevailing winds which will maximise natural ventilation and improve operational efficiencies and running costs.

17. The building is approximately 71m long and 19m wide with a ridge height of 9.7m and an eaves height of 6.9m when measured from finished floor level at the lower ground floor.

18. The building has been designed to incorporate large window apertures with transoms and mullions which creates rhythm and order in the façade. Louvered panels are integrated into the fenestration design at high level and are colour coated to match the window frame colours. Coloured blanking panels are also used throughout the façade to add interest to the elevation and to hide structural columns or services.

19. The primary material of the façade is brick, reflecting the predominant material of the local context. A soldier course has been introduced into the façade above the lower ground floor windows to add detail to the window heads and to accentuate the horizontal form of the building. The roof is to be constructed using colour coated profiled metal. Using a metal roof allows for a significantly lower pitch over slate or tiled systems allowing the overall height of the building to be lower. The finish and colour of the roof is important in ensuring the building blends in with its context. The eaves, fascias and guttering are intended to match or compliment the roof colour and will visually retreat when set against the brick.

## **CONSULTATIONS**

20. The following Consultations were notified and any comments received are set out below:-

### Highways England Company Limited

On behalf of Highways England can I respond with regards the above application.

It is noted that this consists of a 420 place primary school and a connecting road that will serve as access for other predominately residential developments.

Commenting solely on the development within this application we have no objection but we would wish to be consulted on any connecting developments which may impact the Strategic Road Network as they come forward.

I enclose a formal recommendation of no objection.

### The Ramblers Association

We thank the Council for consulting the Ramblers on the above planning application.

We have no further comments to make beyond those we made in response to the earlier application 13/0342/EIS. (Previous comments -The Ramblers Association are quite happy with the footpath provision within the proposed development as shown in PL03).

### SBC Highways Transport And Environment Executive Summary

Subject to the comments below the Highways, Transport and Design Manager has no objections to this full application for the erection of a Primary Free School (including Sport Facilities) and Nursery; together with access from Wynyard Wood.

The principles for the provision of the proposed school have previously been considered and established through the outline planning application for the Wynyard Village development (13/0342/EIS) and the subsequent planning approvals for a temporary school (H/2015/0147 and H/2016/0155) at Wynyard Woods which has been operational since 2015.

The site will be accessed from Wynyard Woods via a new link road, as shown on drawing reference WYNY01-WBA-A-PL06, which will form a continuation of Wynyard Woods with the remainder of Wynyard Woods served from a simple priority T junction. The proposed

arrangements, subject to detailed design, are considered to be acceptable and should be secured via a s278 Agreement. It will be necessary for Hartlepool Borough Council to be party to the Agreement as most, if not all, of the proposed works to the existing highway sit within their Borough.

The applicant has submitted a proposed Site Layout, as shown on drawing reference WYNY01-WBA-XX-ZZ-DR-A-PL05, and this is considered to be acceptable.

A Construction Management Plan should be agreed, should the application be approved, prior to construction commencing on the site and this should be secured by condition.

A Framework Travel Plan (FTP) has been submitted in support of the application which is considered to be broadly acceptable and the development and the implementation of the FTP should be secured by condition.

The proposed school building takes into account the level changes across the site, providing a two-storey solution that nestles into the landscape giving the perception that visually from the north and east that the building is single storey.

The appearance of the building and brick material combined with render reflects the local context with a similar design language to that of the nearby residential care home on Wynyard Woods.

Notwithstanding the information provided on the Proposed Site Layout plans, drawing numbers: PL05 and PL06, and details submitted in the Design and Access Statement, the following information should be secured by condition:

- Full hard landscaping details including enclosure and street furniture;
- Full soft landscape details including planting and maintenance specifications;
- Full scheme for illumination details.

The applicant has not provided sufficient details regarding the management of surface water runoff from the proposed development and this information should be secured by condition.

Detailed comments and proposed conditions are included below in Appendix 1 and 2 respectively.

#### Appendix 1 - Detailed Comments

#### Highways Comments

This is a full application for the erection of a Primary Free School (including Sport Facilities) and Nursery; together with access from Wynyard Wood.

A Construction Management Plan should be agreed, should the application be approved, prior to construction commencing on the site and this should be secured by condition.

#### Traffic Impact

The principles for the provision of the proposed school have previously been established through the outline planning application for the Wynyard Village development (13/0342/EIS) and the subsequent planning approvals for a temporary school (H/2015/0147 and H/2016/0155) at Wynyard Woods which has been operational since 2015.

The trip generation, distribution and assignment of the fully occupied school and the subsequent operational impacts, on both the local and strategic road networks, have been assessed as a part of the outline planning application (13/0342/EIS).

The assessments included the cumulative impacts associated with the various proposed and extant developments, at both Wynyard Village and Wynyard Park, and were deemed to be acceptable, with no severe residual cumulative impacts.

Therefore the impact on both the local and strategic highways network, which has previously been considered and accepted as a part of extant approval 13/0342/EIS, is not a material consideration of this current application.

#### Vehicle Access

The site will be accessed from Wynyard Woods via a new link road, as shown on drawing reference WYNY01-WBA-A-PL06, which will form a continuation of Wynyard Woods and become the main road alignment. A simple T junction will be created with the remaining section of Wynyards Woods, to the west of the new T junction, being served from this.

The proposed link road, which will ultimately be utilised to serve the wider Wynyard Village development (13/0342/EIS), will form a continuation of Wynyard Woods, with a road width of 6.7m, which is wide enough to accommodate a future bus route, verge widths of 2.5m and footpath widths of 2m.

A simple T junction, taken from the new link road, will provide access to the proposed school site via a dedicated access road, with a road width of 5.5m and a 3m wide cycle footpath.

The proposed site access arrangements are considered to be acceptable.

The works to re-align Wynyard Woods and create a new simple T junction to serve the remainder of Wynyard Woods, which will be subject to detailed design, should be secured via a s278 Agreement. It will be necessary for Hartlepool Borough Council to be party to the Agreement as most, if not all, of the proposed works to the existing highway sit within their Borough.

#### Layout/Parking

The applicant has submitted a proposed Site Layout, as shown on drawing reference WYNY01-WBA-XX-ZZ-DR-A-PL05, which includes the following:

- A dedicated 5.5m wide access road with a separate 3m wide cycle footpath.
- 11 no. parking spaces, along the eastern side of the access road, for parental drop off / pick up.
- A turning area, in the form of a roundabout immediately prior to the entrance to the school car park, which will enable parents to turn without entering the main school site / car park.
- A secure car park with 42 spaces, which includes 3 visitor bays and 2 disabled bays, which meets the requirements of SPD3: Parking Provision for Developments 2011.

The proposed internal site layout is therefore considered to be acceptable.

#### Travel Plan

A Framework Travel Plan (FTP) has been submitted in support of the application which is considered to be broadly acceptable and the development and the implementation of the FTP should be secured by condition.

#### Landscape & Visual Comments

#### Scale, Massing & Visual Impact

The proposed school building takes into account the level changes across the site, providing a two-storey solution that nestles into the landscape giving the perception that visually from the north and east that the building is single storey.

The appearance of the building and brick material combined with render reflects the local context with a similar design language to that of the nearby residential care home on Wynyard Woods.

## Landscape

The site layout offers an opportunity to provide a tree boulevard treatment to the school access road. Consideration should be given to provide a recommended minimum grass verge width of 3m to accommodate the tree planting. Tree species should be selected to consider future growth and to provide seasonal interest and architectural form.

There exists an opportunity to provide a pupil focused landscape design solution to the areas surrounding the school building. Emphasis should be placed on educational landscapes that encourage outdoor learning opportunities for the teaching staff and a design solution that provides the pupils with opportunities to engage in the natural environment.

It is noted that both an Arboricultural Survey and Woodland Management Plan has been submitted which evaluates the existing tree groups and provides proposals in relation to tree removal, tree retention and recommendations for tree protection measures. However notwithstanding this information, further details are required in relation to what exact tree protection measures and methods will be used in relation to the proposed clearance of identified woodland areas associated with the facilitation of the new road access. This should be considered as part of the wider landscape Masterplan proposals for reinstatement planting to the woodland and should be secured by condition.

Notwithstanding the information provided on the Proposed Site Layout plans, drawing numbers: PL05 and PL06, and details submitted in the Design and Access Statement, the following information should be secured by condition:

- Full hard landscaping details including enclosure and street furniture;
- Full soft landscape details including planting and maintenance specifications;
- Full scheme for illumination details.

## Flood Risk Management

The proposed development is in a Flood Zone 1. The Environment Agency's flood maps highlight that the south area of the proposed site as being at a high risk of surface water flooding (1 in 30 year event 3.3% chance in any year), careful consideration should be given to the existing blue/green corridors and surface water flooding when determining the site layout and the location of surface water attenuation structures.

The proposed development must not increase the risk of surface water runoff from the site or cause any increased flood risk to neighbouring sites. Any increase in surface water generated by the proposed development or existing surface water / groundwater issues on the site must be alleviated by the installation of sustainable drainage system within the site.

The submitted proposed drainage layout drawing number 00.16191-ACE-00XX-DR-C-50-0101 rev. 4 states that the discharge rate will be restricted to 5l/s and attenuation volumes will be provided for 1 in 100year storm plus 30% climate change. The latest guidance states allowances for climate change now require both +20% scenario and a +40% scenario. Therefore the surface water drainage scheme designed requires at least three sets of calculations; 1 in 30 year event, 1 in 100 year plus 20% climate change and 1 in 100 year plus 40% climate change.

- Drainage systems can be designed to include a 20% allowance for climate change;

-A sensitivity test against the 40% allowance is required to ensure that the additional runoff is wholly contained within the site and there is no increase in the rate of runoff discharged from the site. It must be demonstrated that there are no implications to people from the increased flood hazard (volume between 20% and 40% allowance). It is crucial that the additional runoff from the 40% is contained within the site and does not contribute to an increased flood risk to people/property/critical infrastructure/third parties elsewhere.

-If the flows cannot be contained within the site without increasing risk to properties or main infrastructure a 40% allowance must be provided.

The applicant has not provided sufficient details regarding the management of surface water runoff from the proposed development and this information should be secured by condition.

## Appendix 2 – Conditions (Summary)

Discharge of Surface Water; Construction Management Plan; Site Construction Access; School Travel Plans; Landscaping Hardworks; Enclosure; Street Furniture; Scheme for Illumination; Landscaping Softworks; Tree Protection; Maintenance Softworks.

### Environmental Health Unit

I have assessed the impact of the development and have considered the likelihood of noise, the potential for effect on air quality and land contamination arising from the proposal. I have studied the information in the submitted noise assessment and note that the predicted noise levels from play and sports areas, fall within those levels recommended by Environmental Health at the nearest residential dwelling. I have no objection in principle to the development subject to the implementation of the following conditions:

Unexpected Land Contamination; Construction/ Demolition Noise and Noise disturbance from playing pitches

I am aware that the playing fields will also be used by the wider community. This should not significantly increase noise levels, however I am concerned about the potential noise from the pitches late at night when background noise levels are lower. As such I would recommend that the operating hours should be limited to ensure that adjacent premises are not adversely affected by the use of the playing field. I would recommend the playing fields are not used after 21.00hrs.

### Spatial Planning & Regeneration

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires an application for planning permission to be determined in accordance with the Development Plan, unless the material considerations surrounding the proposal indicate otherwise. The development plan for Stockton on Tees Borough is made up of policies from the adopted Core Strategy (2010) and saved policies from the Local Plan (1997) and Local Plan Alteration Number One (2006).

The NPPF also includes a presumption in favour of sustainable development which requires proposals in accordance with the development plan to be approved without delay. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF, or specific policies in the NPPF indicate development should be restricted.

The principle of this development was accepted under the original outline planning application. Policy H3 Point 6 in the Draft Local Plan states the infrastructure which will be provided within the residential development. However, the Local Plan was published for a Regulation 18 consultation in November 2016, therefore can only be given limited weight.

In addition, the determination of the application should consider other planning policies and material considerations relating to the design of the development, amenity of residents, highway impact, amongst other things.

### Hartlepool Borough Council

I can confirm that Hartlepool Borough Council have no objections to the application and would make the following comments;

The proposed development forms part of the wider Wynyard proposals, and falls within the redline line boundary of a previous outline planning permission (Stockton reference 13/0342/EIS) for construction of up to 500 houses, primary school (including sports facilities) and nursery, retail units (up to 500 sqm), doctors surgery, community facilities, access and associated landscaping, footpaths and open space.

The proposals are primarily within Stockton's land, located to the south of the A689 in Wynyard Village. It is noted that a small section of the proposed access from Wynyard Woods falls within Hartlepool's land and therefore the applicant has submitted the same application in full to Hartlepool Borough Council (HBC reference H/2017/0122). HBC will be looking to consider the impacts of this development, primarily in respect of the small section of access that falls within Hartlepool land.

You should be satisfied that the proposed development mitigates its own impacts and that infrastructure which is required is where ever possible or necessary, provided on site to ensure that the proposals remain sustainable as required by the NPPF. It will be necessary to ensure that any mitigation which is required is appropriately secured through planning conditions or section 106 agreement.

Officers at Hartlepool Borough Council welcome the continued joint working with officers at Stockton on Tees Borough Council regarding the delivery of sustainable development at Wynyard Park.

### Natural England

Natural England has no comments to make on this application.

Natural England has not assessed this application for impacts on protected species. Natural England has published Standing Advice which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

Natural England and the Forestry Commission have also published standing advice on ancient woodland and veteran trees which you can use to assess any impacts on ancient woodland.

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

### Tees Archaeology

Thank you for the consultation on this application.

This site has previously been subject to archaeological evaluation comprising geophysical survey and trial trenching (Tees Archaeology Events 957 and 958). This work identified a single gully likely to date to the Iron Age. This is not of sufficient significance to warrant further archaeological investigation. The evaluation has therefore satisfied the requirements of the NPPF (para 128).

### Sport England

The Government, within their Planning Practice Guidance (Open Space, Sports and Recreation Facilities Section) advises Local Planning Authorities to consult Sport England on a wide range of

applications. <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space#open-space-sports-and-recreation-facilities>

This application falls within the scope of the above guidance as it relates to the creation of new playing fields.

Sport England assesses this type of application in line with its planning objectives and with the National Planning Policy Framework (NPPF). Sport England's planning objectives are to PROTECT existing facilities, ENHANCE the quality, accessibility and management of existing facilities, and to PROVIDE new facilities to meet demand. Further information on Sport England's planning objectives can be found here:

<http://www.sportengland.org/facilities-planning/planning-for-sport/aims-and-objectives/>

The proposed school includes sports facilities to help deliver the curriculum. Through the correct specification of the drainage for the proposed playing field, and the location and design of the school's hall, studio and (potential) changing rooms, the proposed school could offer the potential for its sports facilities to also be a valuable local resource for community sport.

By providing new pitches that could help address established playing pitch deficiencies, the proposal would meet objective 3, and therefore Sport England supports this application in principle.

Sport England recommends that a ground conditions assessment is undertaken by a sports turf specialist/agronomist who can recommend a scheme for preparing the playing fields to the required specification. The recommended scheme should then be implemented. Detailed guidance on the issues that require consideration is set out in Sport England's guidance 'Natural Turf for Sport'.

A copy of this guidance can be found at:

<http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/natural-turf-for-sport/>

## Conclusion

This being the case, Sport England offers its support for this application, as it is considered to meet Objective 3 as set out above.

Sport England recommends, that if the Council is minded to approve the application, the following planning conditions should be imposed.

1. No development shall take place unless and until:
  - a) A detailed assessment of ground conditions of the land proposed for the new playing field land as shown on drawing number WYNY01-WBA-XX-ZZ-DR-A-PL05 shall be undertaken (including drainage and topography) to identify constraints which could affect playing field quality; and
  - b) Based on the results of this assessment to be carried out pursuant to (a) above of this condition, a detailed scheme to ensure that the playing fields will be provided to an acceptable quality (including appropriate drainage where necessary) shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England.

The works shall be carried out in accordance with the approved scheme within a timescale to be first approved in writing by the Local Planning Authority after consultation with Sport England.

2. The school shall not be brought into use until a community use scheme has been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The scheme shall apply to the playing field, school hall and studio and shall include details of pricing



policy, hours of use, access by non-educational establishment users, management responsibilities, a mechanism for review and a programme for implementation. The approved scheme shall be implemented upon the start of use of the development and shall be complied with for the duration of the use of the development.

Reason: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport.

The absence of an objection to this application in the context of the Town and Country Planning Act, does not in any way commit Sport England or any National Governing Body of Sport to support any related funding application.

There is a free online resource from Sport England (Use Our School) that offers further guidance and information for local authorities and other education providers on how to make the best use of school facilities for the benefit of the local community. It is especially useful for those who have responsibility within a school for establishing, sustaining and growing community activity on school sites. 'Use Our School' can be accessed here; <http://www.sportengland.org/useourschool/>

If this application is to be presented to a Planning Committee, we would like to be notified in advance of the publication of any committee agendas, report(s) and committee date(s). We would be grateful if you would advise us of the outcome of the application by sending us a copy of the decision notice.

#### Northumbrian Water Limited

Thank you for consulting Northumbrian Water on the above proposed development.

In making our response Northumbrian Water assess the impact of the proposed development on our assets and assess the capacity within Northumbrian Water's network to accommodate and treat the anticipated flows arising from the development. We do not offer comment on aspects of planning applications that are outside of our area of control.

Having assessed the proposed development against the context outlined above we have the following comments to make:

The planning application does not provide sufficient detail with regards to the management of foul and surface water from the development for Northumbrian Water to be able to assess our capacity to treat the flows from the development. We would therefore request the following condition:

CONDITION: Development shall not commence until a detailed scheme for the disposal of foul and surface water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water and the Lead Local Flood Authority. Thereafter the development shall take place in accordance with the approved details.

REASON: To prevent the increased risk of flooding from any sources in accordance with the NPPF.

#### How to Satisfy The Condition

The developer should develop their surface water drainage solution by working through the Hierarchy of Preference contained within Revised Part H of the Building Regulations 2010. Namely:-

- Soakaway
- Watercourse, and finally

-Sewer

If sewer is the only option the developer should contact Northumbrian Water to agree allowable discharge rates & points into the public sewer network. This can be done by submitting a pre development enquiry directly to us. Full details and guidance can be found at <https://www.nwl.co.uk/developers/predevelopment-enquiries.aspx> or telephone 0191 419 6646.

Please note that the planning permission with the above condition is not considered implementable until the condition has been discharged. Application can then be made for a new sewer connection under Section 106 of the Water Industry Act 1991.

For information only

We can inform you that a public sewer crosses the site and may be affected by the proposed development. Northumbrian Water do not permit a building over or close to our apparatus and therefore we will be contacting the developer direct to establish the exact location of our assets and ensure any necessary diversion, relocation or protection measures required prior to the commencement of the development. We will be contacting the developer/agent directly in this matter, however, for planning purposes you should note that the presence of our assets may impact upon the layout of the scheme as it stands.

#### Northern Gas Networks

Northern Gas Networks 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. We enclose an extract from our mains records of the area covered by your proposals together with a comprehensive list of precautions for your guidance.

#### Stockton Police Station - Stephen Davies

I would always encourage developers to consider crime prevention in all new developments and consider the guidance given by Secured by Design a Police initiative to encourage developers to adopt crime prevention measures to reduce opportunities for crime.

I have the general points in relation to crime prevention.

Cycle Storage would be recommended to be moved closer to school building over looked by occupied room present location bin storage will restrict natural surveillance and increase risk of theft.

Proposed shelters at school grounds be overlooked by occupied rooms

Access control be in place at reception to deter unauthorised access safety of reception staff should also be considered in design of reception area.

In relation to Physical security in I would recommend that doors/windows curtain walling comply with the requirements of Secured by Design if further information required please contact me direct on 01642 303359. I would also recommend that lighting to roads, footpaths and car parks comply with BS5489 2013.

#### **PUBLICITY**

21. It should be noted that the applicant has undertaken consultation in accordance with the adopted Statement of Community Involvement which involved a public consultation event held on

2nd February at the temporary Wynyard Church of England School. At the consultation event the Head Teacher, Contractor and Architects were present to explain the scheme and respond to questions.

22. Neighbours were notified and 24 letters of objection were received from the addresses detailed below with the main objections summarised below. The full details of the objections can be viewed on line at the following web address <http://www.developmentmanagement.stockton.gov.uk/online-applications/>

23. Mrs Dorothy Luff, 61 The Granary, Wynyard  
Mr Kenneth and Sandra Jobling, 16 The Plantations, Wynyard  
Mr Robert Evans, 3 Park Avenue, Wynyard  
Ms Margaret Johnson, 3 School Close, Thorpe Thewles  
Mr John Madden, 82 The Stables, Wynyard  
Mr Dan Kitchen, 12 The Granary, Wynyard  
Mrs Elizabeth Wright, 6 Park Avenue, Wynyard  
Mr Alan Pennington, 60 The Stables, Wynyard  
Ms Marion Dixon, 62 The Stables, Wynyard  
Mr Martin Errington, 15 Amerston Close, Wynyard  
Mrs Kit Lofthouse, 3 Harestones, Wynyard  
Mrs Karen Coleby, 7 Tilery Wood, Wynyard  
Mr Stephen Robinson and Gil C Hanley, 2 Park Avenue, Wynyard  
Mrs Helen Guy, 9 Woodside Wynyard  
Mr Scott Pinnell, 7 Woodside, Wynyard  
Mr Alan Sheffield, 5 Woodside, Wynyard  
Mr Ashley Wright, 6 Park Avenue, Wynyard  
Mr Graham Gowland, 43 The Stables, Wynyard  
Mr Neil Ellison, 10 Paddock Green, Wynyard  
Mrs Joy Waters, 59 The Stables, Wynyard  
Mrs Karin Furness, 57 The Stables, Wynyard  
Mr John Ellison, 55 The Stables, Wynyard  
Mr Chris Johnson, 1 Tilery Wood, Wynyard  
Mr John Smith, 10 Woodside, Wynyard

24. The main concerns raised are: -  
-Increased road traffic at busy times of the day  
-Problems with parking on local roads in the area at drop off and pick up times.  
-Access for ambulances and fire engines  
-Problems of noise arising when children are outdoors  
-The siting of the school is totally inappropriate  
-Assuming that parents and children will either walk or cycle to school, is ludicrous  
-Not enough residents have been consulted  
-The plan to destroy yet ever more Woodland is highly unacceptable  
-The ratio of numbers of pupils and staff to the number of drop off bays is frankly ridiculous-  
The idea of car sharing and children walking and cycling to school will not happen  
-The roads and the village were never meant for this kind of traffic and neither was it designed to hold a school either  
-Why can the school not be positioned on the land that Red House School was going to be built on which affects no one  
-Temporary school causes havoc on the roads as it is  
-Over development  
-No need for a school  
-Large area of green belt land will be lost forever  
-Impact on wildlife and the surrounding habitat  
-Wynyard Village is a village and not a town

- Wynyard demographic does not support the need for a school
- The new school will take children from a far wider area than Wynyard
- Highway safety for pupils walking and crossing busy roads
- Highway congestion
- There is no public transport
- Parents will bring children to school by car
- The roads are not suitable
- Inadequate Parking
- Impact on resident's way of life
- School Building is not in keeping with existing surrounding housing, which is brick construction with a red or grey tile roof
- There will be loss of privacy for those living nearby and the noise levels will increase greatly
- The proposed development is far in excess of what is required or suitable
- It would be far more practical to build two, smaller primary schools - one at either side of A689
- Unacceptable levels of noise pollution to surrounding residents
- Inadequate landscaping
- Inadequate parking
- Litter
- Impact on the value of property
- Loss of privacy
- The developer must safeguard resident's amenity
- There must be no parking allowed on the access road to the proposed development
- The number of drop off places is inadequate
- The roads around the school will need no parking zones and speed bumps to regulate speed
- Need for conditions on choice of materials and landscaping
- The school must be available for use by the community of Wynyard
- Wynyard becoming a second Ingleby Barwick
- Lead to increase in parking on The Stables, Wood Side, Horseshoe Pond and Tilery Wood
- This application seems to be to ensure that developers can gain future approval for their large scale housing plan
- This application is already a "done deal"
- Proposed proximity is too close to Park Ave
- Negative visual impact no landscape screening
- Light pollution
- Dropping off arrangements are inadequate and mis-located
- The road alignment through Salter House Woods fails to consider future development
- The school location is very poorly selected at a dead end with access limited to one side only
- Inadequate screening and landscaping
- The recent consultation, neighbours views and comments have not been taken seriously
- Roadside parking raises significant health and safety questions
- Closing Woodside where the gate currently exists is required
- Woodside should not be used for Construction traffic
- The site should be for housing not a school
- Impact on the health and quality of life of residents of The Stables, Park Avenue, Woodside, Horse Shoe Pond, Tilery Wood, Spring Bank Wood, Wynyard Woods and Harestones.
- Loss of area used for tranquil recreation and amenity
- Transport Assessment is inadequate
- The school does not need a full size football pitch at a Primary school
- The pitch will be used by clubs/groups outside of school hours including weekends

- Why is the school being proposed in advance of any further housing development?
- Degradation of air quality during pick up and drop off times
- The development is too large for the local infrastructure
- Inadequate parking will result in pupils being 'dropped off' and the consequence is that parents will park their cars along existing roads such as Woodside and The Stables
- Building out of character with existing development
- The proposed position of the bin storage area presents a nuisance due to the smell and will attract pests and vermin
- There is no basis for determining that a school of this size is required
- The original Master Plan showed a school further west from this application
- Cycle and scooter storage is also completely inadequate
- The path network is insufficient and inappropriate on the eastern side of the school
- The designed parking and drop-off provision is inadequate
- In practice significant numbers of cars will attempt to park/abandon their cars on Woodside, Horseshoe Pond, The Stables, Park Avenue and Tilery Wood - roads and cul-de-sacs never designed for the purpose
- There will be a need for unsightly yellow line parking restrictions and subsequent enforcement
- Woodside has no cycle path so there will be dangerous conflict
- There is an opportunity within the Travel Plan for a 'park and stride' arrangement at the car park
- Impact on wildlife, including birds, bats, mammals and amphibians.
- The roads around Wynyard village are not suitable for buses
- Buses contribute to school traffic congestion especially where buses share the same access routes and road lanes
- Some home owners have caveats in their home deeds which states there should be no parking of cars on the streets of Wynyard
- Increase risk of accidents for local children

## **PLANNING POLICY**

25. 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 Plan is the Core Strategy Development Plan Document and saved policies of the Stockton on Tees Local Plan. Section 143 of the Localism Act came into force on the 15 Jan 2012 and requires the Local Planning Authority to take local finance considerations into account, this section s70(2) Town and Country Planning Act 1990 as amended requires in dealing with such an application [planning application] the authority shall have regard to a) the provisions of the development plan, so far as material to the application, b) any local finance considerations, so far as material to the application and c) any other material considerations

### **National Planning Policy Framework**

Paragraph 14: At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking this means approving development proposals that accord with the development without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted.

## **Local Planning Policy**

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

### 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 6 (CS6) - Community Facilities

1. Priority will be given to the provision of facilities that contribute towards the sustainability of communities. In particular, the needs of the growing population of Ingleby Barwick should be catered for.

2. Opportunities to widen the Borough's cultural, sport, recreation and leisure offer, particularly within the river corridor, at the Tees Barrage and within the Green Blue Heart, will be supported.
3. The quantity and quality of open space, sport and recreation facilities throughout the Borough will be protected and enhanced. Guidance on standards will be set out as part of the Open Space, Recreation and Landscaping Supplementary Planning Document.
4. Support will be given to the Borough's Building Schools for the Future Programme and Primary Capital Programme, and other education initiatives, the expansion of Durham University's Queen's Campus, and the provision of health services and facilities through Momentum: Pathways to Healthcare Programme.
5. Existing facilities will be enhanced, and multi-purpose use encouraged to provide a range of services and facilities to the community at one accessible location, through initiatives such as the Extended Schools Programme.

#### 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.

#### Saved Policy EN7

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

(c.) Wynyard Park

#### Saved Policy EN9

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

### **MATERIAL PLANNING CONSIDERATIONS**

26. The main considerations of this application relate to the impact of the proposed development on the locality in terms of residential amenity, vehicular access and highway safety, flood risk, ecology and nature conservation and other material planning considerations and whether it satisfies the requirements of the Local Plan Policies.

#### Principle of Development

27. Members will be aware that outline consent (13/0342/EIS) was granted for the construction of up to 500 houses, Primary School (inc. Sport Facilities) and nursery, Retail Units (up to 500 sq m), Doctors Surgery, Community Facilities, access and associated landscaping, footpaths and open space (all matters reserved). This Outline consent included the application site and established the principle of a school as part of the wider residential development. The proposed access road was also established through this outline consent and will serve both the school and the future wider residential development within this permission.

28. The wider design of the overall master plan of the above outline application has since changed and as such the proposed location of the new school has altered placing the school to the east of the site. This Full planning application is for a new-build primary school for Wynyard Church of England Primary to replace a temporary school on the Wynyard Estate currently being funded by the Education Funding Agency.

29. The Government is clear in its commitment that the planning system should operate in a positive manner when dealing with proposals for the creation, expansion and alteration of state funded schools and that the following principles should apply with immediate effect:

- There should be a presumption in favour of the development of state funded schools as expressed in the NPPF.
- Local authorities should give full and thorough consideration to the importance of enabling the development of state funded schools in their planning decisions. The Secretary of State will attach significant weight to the need to establish and develop state funded schools when determining applications and appeals that come before him for decision.
- Local authorities should make full use of their planning powers to support state funded school applications.

30. Furthermore the Government states that a refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the local planning authority. Given the strong policy support for improving state education, the Secretary of State will be minded to consider such a refusal or imposition of conditions to be unreasonable conduct, unless it is supported by clear and cogent evidence. Where a local planning authority refuses planning permission for a state-funded school, the Secretary of State will consider carefully whether to recover for his own determination appeals against the refusal of planning permission.

31. It is therefore considered that the principle of development is acceptable, subject to the proposal satisfying other material considerations that are set out below.

#### Site Characteristics, Detailed Design and Residential Amenity

32. The proposed school building takes into account the level changes across the site, providing a two-storey solution that nestles into the landscape giving the perception that visually from the north and east that the building is single storey.

33. It is considered that the siting and design of the building minimises any potential impact on the amenity of neighbouring properties through loss of privacy, noise pollution etc. The main building has been located away from the residential properties and in terms of the scale and appearance of the building, the building's height is appropriate in scale within the context of the surrounding area and it is therefore considered that the proposed layout has been designed with adequate distances and designed to negate any overlooking and would not be visually intrusive or overbearing.

34. In respect of the materials and design, the applicant has opted for a colour coated profiled metal roof covering to fit in with the overall design approach for the building and meet the performance and warranty periods required by the client. It also allows a flatter (shallow) roof pitch over that of a slate or artificial slate roof which reduces the height of the building and therefore the visual impact. It is considered that the proposal would create a contemporary building fit for the modern operational function of a contemporary educational facility. The precise details of the materials will be subject to a controlling condition.

35. A number of sustainable building measures are incorporated into the design of the building including employing an energy hierarchy to develop the lowest carbon energy strategy for the school. A reduction of 25% of carbon compared to Part L 2013 regulations has been achieved. An overheating study has been produced showing that no cooling is required for the school in order to meet appropriate Building Regulations and water efficient fittings will be included in the design as the detail is developed and the School will meet the requirement for no more than 105l/person/day.

36. The Council's Landscape Architect has considered the scheme and notes that there exists an opportunity to provide a pupil focused landscape design solution to the areas surrounding the school building. Emphasis should be placed on educational landscapes that encourage outdoor

learning opportunities for the teaching staff and a design solution that provides the pupils with opportunities to engage in the natural environment. A number of conditions covering hard and soft landscaping are recommended.

### Other Matters

37. In terms of ecology an Ecological Assessment was carried out for the previous scheme (13/0342/EIS) and has now been updated having regard to the new proposal and identified the land comprised predominantly tall ruderal, which was situated throughout the southern area. A narrow band of poor semi-improved grassland extended northwards from the tall ruderal, connecting the latter with a section of Salter House Wood, a stand of coniferous plantation woodland within the north of the Site. It is considered that the proposal, having regard to the mitigation proposed, would not result in harm to the nature conservation interests of the site and a condition is accordingly recommended.

38. The proposal does not conflict with Planning Guidance in respect of contaminated land. A Noise Assessment report was submitted along with the application and the Environmental Health Unit has considered the proposal and raises no objection on these matters. The site does not lie within an AQMA (Air Quality Management Area) and the Environmental Health Unit raises no objection on this matter.

39. In respect of archaeology, it is considered that the archaeological potential of the area is low and Tees Archaeology has no objections to the proposal.

40. In terms of flood risk, a Flood Risk Assessment accompanies the application and identifies the site falls within Flood Zone 1 (the lowest risk) with a need to demonstrate a satisfactory management of surface water. The Council's Surface Water Management Team and NWL have raised no objection to the proposal subject to appropriate controlling conditions.

41. The proposal will enhance the recreational spaces and provide for an educational facility for the Borough as well as providing a facility for the wider community. Sports England has considered the scheme and raises no objection subject to appropriate controlling conditions.

### Means of Access, Parking and Traffic Issues

42. The application is accompanied by a Transport Statement in order to satisfy the Local Planning Authority that the principle of the development and the subsequent movement of future traffic can be accommodated in and around the site on the surrounding road network.

43. A number of objections/concerns have been raised by residents with traffic and highway congestion, parking on residential streets and highway safety featuring prominently in the consultation responses.

44. The Highways Transport and Design Manager has considered the proposal and raises no objection on highway grounds to the proposed development. The trip generation, distribution and assignment of the fully occupied school and the subsequent operational impacts, on both the local and strategic road networks, have been assessed as a part of the outline planning application (13/0342/EIS). The assessments included the cumulative impacts associated with the various proposed and extant developments, at both Wynyard Village and Wynyard Park, and were deemed to be acceptable, with no severe residual cumulative impacts. Therefore the impact on both the local and strategic highways network, which has previously been considered and accepted as a part of extant approval 13/0342/EIS, is not a material consideration of this current application.

45. The site will be accessed from Wynyard Woods via a new link road which will form a continuation of Wynyard Woods and become the main road alignment. A simple T junction will be

created with the remaining section of Wynyard Woods, to the west of the new T junction, being served from this. The proposed link road, which will ultimately be utilised to serve the wider Wynyard Village development will form a continuation of Wynyard Woods wide enough to accommodate a future bus route.

46. A simple T junction, taken from the new link road, will provide access to the proposed school site via a dedicated access road, with a road width of 5.5m and a 3m wide cycle footpath.

47. The proposed site access arrangements are considered to be acceptable and would be secured through a S278 Agreement.

48. There are 11 parking spaces, along the eastern side of the access road, for parental drop off / pick up. A turning area, in the form of a roundabout immediately prior to the entrance to the school car park is provided, which will enable parents to turn without entering the main school site / car park. The scheme also features a secure car park with 42 spaces, which includes 3 visitor bays and 2 disabled bays, which meets the requirements of SPD3: Parking Provision for Developments 2011. The proposed internal site layout is therefore considered to be acceptable.

49. A Framework Travel Plan (FTP) has been submitted in support of the application which is considered to be broadly acceptable. The agreement of a final Travel Plan will be secured by condition.

50. A condition is also recommended to agree a Construction Management Plan prior to construction commencing on the site.

## **CONCLUSION**

51. In conclusion the impacts of the proposal have been considered against national and local planning guidance. Overall the nature and scale of the development is acceptable and parking provision and access is satisfactory. It is considered that the site could satisfactorily accommodate the proposal without any undue impact on the amenity of any adjacent neighbours and does not conflict with policies in the Development Plan. It is considered that the development can be undertaken without harm to the surrounding area and there are no overriding matters of a technical nature that would outweigh the presumption in favour of a sustainable development on this site.

52. It is considered that the application site is sustainable and the presumption in the NPPF that Planning should operate to encourage and not act as an impediment to sustainable growth must be applied. Significant weight is required to be placed on the need to support schools through the planning system. It is considered the proposal would not give rise to any adverse impacts which would significantly and demonstrably outweigh the benefits when assessed against the policies in the framework taken as a whole and therefore the application is accordingly recommended for approval subject to the conditions set out in the report.

**Director of Economic Growth and Development Services**  
**Contact Officer Mr Gregory Archer Telephone No 01642 526052**

## **WARD AND WARD COUNCILLORS**

**Ward Northern Parishes**

**Ward Councillor(s) Councillor J Gardner**

## **IMPLICATIONS**

**Financial Implications:** As Report

**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.

National Planning Policy Framework

Stockton on Tees Local Plan Adopted Version June 1997

Core Strategy Development Plan Document March 2010

Supplementary Planning Document 3: Parking Provision for New Developments

Planning Application reference 13/0342/EIS