

**DELEGATED**

**AGENDA NO**

**PLANNING COMMITTEE**

**5 JULY 2017**

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

**17/0909/REM**

**Wynyard Village Extension - Phase A, Wynyard,  
Reserved matters application the erection of 138 dwellinghouses.**

**Expiry Date: 2 August 2017**

**SUMMARY**

Outline planning consent was granted on 30th January 2017 for the construction of up to 500 houses, Primary School (inc Sport Facilities and nursery, Retail Units (up to 500sqm), Doctors Surgery, Community Facilities, access and associated landscaping, footpaths and open space (all matters reserved).

This application is a reserved matters application for the access, appearance, landscaping, layout and scale for the erection of 138 dwellings.

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 17/0909/REM be approved subject to the following conditions and informatives below;**

**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>
<b>A/1228/V7/00/01</b>	<b>3 May 2017</b>
<b>A/1228/V7/00/02</b>	<b>3 May 2017</b>
<b>A/1336/V6-V7/00/01</b>	<b>3 May 2017</b>
<b>A/1336/V6/00/02</b>	<b>3 May 2017</b>
<b>A/1336/V7/00/02</b>	<b>3 May 2017</b>
<b>A/1394/V6-V7/00/01</b>	<b>3 May 2017</b>
<b>A/1394/V6/00/02A</b>	<b>3 May 2017</b>
<b>A/1394/V7/00/02A</b>	<b>3 May 2017</b>
<b>A/1546/V6-V7/00/01</b>	<b>3 May 2017</b>
<b>A/1546/V6/00/02A</b>	<b>3 May 2017</b>
<b>A/1546/V7/00/02A</b>	<b>3 May 2017</b>
<b>A/1550/V6-V7/00/01</b>	<b>3 May 2017</b>
<b>A/1550/V6/00/02A</b>	<b>3 May 2017</b>
<b>A/1550/V7/00/02A</b>	<b>3 May 2017</b>

A/1591/V6-V7/00/01	3 May 2017
A/1591/V6/00/02A	3 May 2017
A/1591/V7/00/02A	3 May 2017
A/1666/V6-V7/00/01	3 May 2017
A/1666/V6/00/02A	3 May 2017
A/1666/V7/00/02 A	3 May 2017
A/1701/V7/00/02A	3 May 2017
A/1701/V6-V7/00/01A	3 May 2017
A/1701/V6/00/02A	3 May 2017
A/1796/V7/00/01	3 May 2017
A/1796/V7/00/02A	3 May 2017
A/2210/V7/00/01	3 May 2017
A/2210/V7/00/02A	3 May 2017
A/2243/V7/00/01	3 May 2017
A/2243/V7/00/02A	3 May 2017
16-17-007 - P01 Rev D	23 June 2017
16-17-007 - P11 Rev C	23 June 2017
NT13126 001 REV C	26 June 2017

Reason: To define the consent.

- 02 This approval relates solely to this application for the approval of Reserved Matters and does not in any way discharge condition numbers 9, 10, 11, 12, 13, 15, 16, 18, 19, 22, 24, 26 contained in the Outline Planning Approval reference 13/0342/EIS which still require the submission of specific details and the written approval of the Local Planning Authority.

Reason: For the avoidance of doubt and to define the consent.

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

Informative: Working Practices

The Local Planning Authority has worked in a positive and proactive manner and sought solutions to problems arising in dealing with the planning application by gaining additional and revised information to assess the scheme and by the identification and imposition of appropriate planning conditions.

Informative: Lighting

The specification of the LED lighting is yet to be agreed for the upgrading of the existing Wynyard Village street lights and columns. Should the developers agree to have an enhanced specification then this scheme will have to match the agreed specification and these costs will have to be met as additional commuted sums to the section 38 agreement.

### **BACKGROUND**

1. Outline planning permission for the Wynyard Village Extension was granted on 30th January 2017 and comprises the following development (13/0342/EIS): 'Outline application for the construction of up to 500 houses, Primary School (inc Sport Facilities and nursery, Retail Units (up to 500sqm), Doctors Surgery, Community Facilities, access and associated landscaping, footpaths and open space (all matters reserved)'.
2. This is the first reserved matters application submitted in relation to the wider outline planning permission. However, a full planning application was submitted by the Education Funding Authority for the erection of the primary school which is included within the outline planning permission and was approved on 24<sup>th</sup> May 2017.

3. The outline application was accompanied by a Design and Access Statement which set out the concepts and proposals for the development of the site and provides a basis for the determination of future reserved matters applications. A condition attached to the planning permission requires these details to be broadly in accordance with the approved Design and Access Statement. The development of the design of the housing scheme has taken place against the backdrop of the approved Design document for the site.

### **SITE AND SURROUNDINGS**

4. The site is bound to the north by the existing built form of the village with residential dwellings directly to the north and Wynyard Woods (road) beyond. To the east the site is bound by the approved primary school and proposed retail units. The west of the site is directly bound by woodland and beyond is land which is currently greenfield but forms part of the outline planning permission for the village extension. To the south the site is bound by woodland.

### **PROPOSAL**

5. The proposal relates to Phase A of the outline planning permission. This Phase of development comprises the erection of 138 homes. The proposed mix of dwellings comprises 115 x 4 bed homes and 23 x 5 bed homes.
6. The proposal also includes the provision of formal and informal open space and SuDs throughout this Phase of development and includes the provision of a Spine Road which links the development with Wynyard Woods. The Spine Road will also provide access to the Primary School and provide links to future phases of development.
7. In regard to materials, the scheme will use a variance of brick types, and render to provide a varied street scene representative of the locality. The main materials will be a mixture of up to 6 brick types with a mixture of high quality buff and red brick and the dwelling designs are traditional in appearance. Render and buff brick faced units are generally used as 'significant' or 'gateway' buildings. Roof coverings for the development will also see a predominance of slate-look coverings. As with certain examples of the area, this material palate is complimented by stone detailing at eaves level, in addition to door surround and window heads and cills.
8. The southern fringe of the site features a wooded plantation and it is proposed to preserve an area of open space grassland between the housing and woodland.

### **CONSULTATIONS**

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

#### Highways England Company Limited

Highways England do not consider that this development will have a significant impact on the Strategic Road Network and accordingly we have no objections to this application as set out.

#### The Ramblers Association

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

We are quite satisfied with the retained and dedicated walkways within the development (D & A Statement section 11 paras 1d and 2d).

Do the "controlled access points" between adjoining developments (mentioned in 13/0342/EIS) feature in the current proposals?

#### Sport England

The proposed development does not fall within either our statutory remit (Statutory Instrument 2015/595), or non-statutory remit (National Planning Policy Guidance (PPG) Par. 003 Ref. ID: 37-003-20140306), therefore Sport England has not provided a detailed response in this case.

#### Grindon Parish Council

Within the documents there is no mention of a Wynyard loop relief road linking the new loop road to the A689 near the walkway bridge at a new 4th roundabout.

There is a need for No Parking signs on the new main road near the proposed Doctors Surgery and shops as the school still has inadequate parking and it will overflow into this area.

No provision has been made for planting of visual and audio screening of new houses to be built backing onto the proposed cycleway and footpath. This is currently very heavily used.

It is proposed that a play park will be put in the woods where the new road is. This has no parking provision and will be close to what will be a busy road. It should be re-located to a safer site within the development. This is also a sensitive habitat area as identified in the environmental survey as part of the planning application for the road.

Section 106 - Community facilities identified with this application will not commence construction until the 300th property. At proposed build rates this will be at least 10 years from start of proposed build. Wynyard south of the A689 will be 1/3rd larger than today before it gets facilities it needs now.

There is no specific mention of provision of fibre optic broadband in the new development. Given current issues with broadband in Wynyard this should be a specified condition of planning.

Planning Compliance Statement paragraph 2.2 (provided by the builders) describes Wynyard as it currently stands as a 'sustainable community' but Wynyard does not meet the criteria as it has very limited facilities, no public transport which could not support affordable housing. The Draft SBC local plan says no public transport will be provided for Wynyard.

The footbridge planned to link over the A689 is still in the planning application. This is a bridge from nowhere to nowhere and will be an expensive white elephant. An At-grade crossing will fulfil the needs of pedestrians and will be much cheaper and not a blot on the landscape. The bridge does not contribute to sustainability.

Further comments:

- 1) This is the first in what will be 500+ houses to be built in this area of Wynyard. The exit strategy for traffic onto the A689 is via the West gate roundabout which is shared with Wynyard park opposite. Our research shows that on average dwellings in Wynyard have 3.7 vehicles. Therefore the proposed traffic exit onto the A689 is woefully inadequate. Traffic will back up both on exiting the village and on the A689 to enter the village at peak times. There should be a provision for a further roundabout to alleviate this sited further up the A689 near the castle Eden bridge which would allow a more effective and safe ingress and egress for vehicles.
- 2) We welcome the proposed cycle/pathway along the boundary with the existing Wynyard Woods housing however would welcome a condition that calls for extensive planting and screening directly behind current housing on Wynyard Woods to minimise noise and disruption for residents.
- 3) The playpark proposed in the centre of the "Care Home Trees" is sited in a totally impractical

place. It assumes that residents will walk to it as there is no provision for parking. In our experience of Wynyard this will not happen. We would ask for a more suitable positioning of this

playpark to be near the proposed GP practice and shops where there is parking or within the housing development where at least some residents can walk to it.

4) The main road through the development off which the residential cul de sacs are situated needs

to be no parking along its full length. This will safeguard residents, especially children and animals,

from traffic and should also be fitted from the start with either speed bumps or chicanes to slow down the traffic. Wynyard has a history of speeding by its residents and building in measures at the start of development should be the norm.

5) The Planning Compliance Statement supplied by the developer makes reference, at 2.2, to Wynyard being a "sustainable village" - this is not accurate. Wynyard is clearly not a sustainable

village with its complete lack of community facilities and public transport. This application does nothing to improve the sustainability of the village. It has no reference to the building of community

buildings and open spaces, it does not include the badly needed shops, GP Practice at all. We would like strong assurances that these will be the NEXT in line to be built after these houses.

Not

left until after the 300th dwelling as the section 106 document states. This would take a minimum

of 10 to 15 years by the calculations of the developer for build volumes in their application. The constant adding of dwellings with no community facilities needs to be addressed in the planning

applications as a matter of urgency by Stockton Borough Council - this is an impoverished community in many ways with its lack of facilities.

6) The Section 106 plans for this development and those that follow includes a bridge across the

A689 at the East gate roundabout. This was no doubt part of the plans for when the proposed hospital was to be sited north of the A689. It is no longer needed or desired by residents. It will be

a costly "White Elephant". No-one will use this to walk their children to school it is too far away from the Primary School site (both current and proposed) and too far away from the (only) shop and pub for use for those purposes. We would ask that this bridge be removed as a requirement

and put in a traffic lit foot crossing instead which makes far more sense and is far less costly for the developers. We could then ask for more of the section 106 monies to be spent on the community facilities that the residents have already asked for as part of the consultation for the Wynyard Neighbourhood Plan.

7) We would ask that a condition of the development be the provision of state of the art fibre optic

broadband so that this section of Wynyard is not left in the same situation as some of the current

housing where broadband speeds are frankly archaic and totally unacceptable

## SBC Highways Transport And Environment

### Executive Summary

This application is for Reserved Matters approval with regards to access, appearance, landscaping, layout and scale.

This memorandum takes account of the drawings submitted and any subsequent revisions received including:

- 16-17-007 - P01 Rev D - Proposed Site Layout
- 16-17-007 - P11 Rev C - Proposed Site Layout - Extract
- NT13126 001 REV C - Landscape Masterplan

Having reviewed the latest plans the Highways, Transport and Design Manager considers that the proposals submitted are acceptable.

Therefore subject to specific details, as set out in Appendix 1, being secured by the appropriate controlling conditions which are attached to the previously approved outline application 13/0342/EIS, and also listed below, the Highways, Transport and Design Manager has no objection to the proposals.

Controlling conditions attached to outline approval 13/0342/EIS:

- Condition 9 - Within each phase, details of all external finishing materials including roads and footpaths and all hard landscaped areas shall be agreed with the Local Planning Authority before that phase of the development is commenced. Thereafter the development shall be implemented in accordance with the approved detail.
- Condition 10 - Within each phase, all means of enclosure, public art and street furniture associated with the development shall be submitted to and approved in writing by the Local Planning Authority before that phase of the development commences. Such means of enclosure, retention and street furniture as agreed shall be erected before the development hereby approved is occupied.
- Condition 11 - Within each phase development shall not be commenced until details of the lighting columns, light colour and luminance have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved.
- Condition 12 - Within each phase, no development shall take place until the Local Planning Authority has approved a report provided by the applicant identifying how the predicted CO2 emissions of the development will be reduced by at least 10% through the use of on-site renewable energy equipment or design efficiencies. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations applicable at the time the scheme is submitted to the Local Planning Authority for approval or when registered with building control, whichever is the sooner. Before the development is occupied the renewable energy equipment or design efficiency measures shall have been installed and the local planning authority shall be satisfied that their day-to-day operation will provide energy for the development for so long as the development remains in existence.
- Condition 13 - Within each phase, no Development shall be commenced until the Local Planning Authority has approved in writing the details of arrangements for the setting out of the Public Open Space and play facilities by the developer in accordance with the Open Space, Sport and Recreation Supplementary Planning Document as part of the development, and such arrangements shall address and contain the following matters:
  - A. The delineation and siting of the proposed public open space;
  - B. The type and nature of the facilities to be provided within the public open space including the provision of play equipment for all age groups including young children and teenagers which shall be supplied and installed to a specification as agreed by the local planning authority;
  - C. The arrangements the developer shall make to ensure that the Public Open Space is laid out and completed during the course of the development;

D. The arrangements the developer shall make for the future maintenance of the Public Open Space;

E. The open space shall be completed in accordance with the approved scheme and phasing arrangements as agreed by the local planning authority.

- Condition 15 - Within each phase, a detailed scheme for landscaping and tree and/or shrub planting and grass including planting and construction techniques for pits in hard surfacing and root barriers shall be submitted to and approved in writing by the Local Planning Authority before the commencement of that phase of the development. Such a scheme shall specify stock types, stock sizes and species, planting densities; inter relationship of planting, layout contouring, drainage and surfacing of all open space areas. The works shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development whichever is the sooner and any trees or plants which within a period of five years from the date of planting die, are removed, become seriously damaged or diseased shall be replaced in the next planting season with others of a similar prior attained size and species unless the Local Planning Authority gives written consent to any variation.
- Condition 16 - Within each phase no development shall take place until a hard and soft landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small privately owned domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the commencement of that phase of the development, Landscape maintenance shall be detailed for the 5-year establishment period and the landscape management plan shall be carried out as approved.
- Condition 18 - Prior to the commencement of each phase 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 earth retention measures (including calculations where such features support the adopted highway) shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
- Condition 19 - Within each phase, no development shall commence until a scheme for the protection of trees (Section 7, BS 5837:2005) 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). 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.
- Condition 22 - A Construction Management Plan shall be submitted and agreed, prior to the commencement of development on each phase, with the Local Planning Authority to agree the routing of all HGVs movements associated with the construction phases, effectively control dust emissions from the site remediation works, this shall address earth moving activities, control and treatment of stock piles, parking for use during construction and measures to protect any existing footpaths and verges, vehicle movements, wheel cleansing, sheeting of vehicles, offsite dust/odour monitoring and communication with local residents.
- Condition 24 - Within each phase 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. Thereafter the development shall take place in accordance with the approved details.

- Condition 26 - Within each phase no development permitted by this planning permission shall be commenced until details of a scheme for the provision of surface water management has been submitted to and approved in writing by the Local Planning Authority. The details shall include:-
  - details of the drainage during the construction phase;
  - details of the final drainage scheme, including sustainable drainage measures proposed;
  - provision for exceedance pathways and overland flow routes;
  - calculations in support of the proposals;
  - a timetable of construction;
  - a construction quality control procedure;
  - a plan for the future maintenance and management of the system and overland flow routes.

## Appendix 1 – Detailed Comments

### Highways Comments

This is a Reserved Matters application for the erection of 138 dwelling houses; together with access from Wynyard Wood.

A Construction Management Plan (CTMP) should be agreed, should the application be approved, prior to construction commencing on the site. The requirement to provide a CTMP has been secured by controlling condition attached to the previously approved outline application 13/0342/EIS.

### Traffic Impact

The principles for the provision of housing on the site have previously been established through the outline planning application for the Wynyard Village development (13/0342/EIS).

The trip generation, distribution and assignment for the full quantum of residential development for 500 dwellings 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 16-17-007-P01 Rev D, which will form a continuation of Wynyard Woods and become the main road alignment.

The proposed link road 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.

The proposed site access arrangements, which were also considered as a part of planning approval 17/0526/FUL, 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 proposed development as illustrated on Drawing Number 16-17-007-P01 Rev D and 16-17-007-P11 Rev C have been designed in accordance with the Council's Design Guide and Specification (Residential and Industrial Estates Development) and Supplementary Planning Document 3: Parking Provision for New Developments.

The applicant will need to enter into a Section 38 Agreement for the highway; footpaths shared spaces, verges and highway trees which will become highway maintainable at the public expense. The property boundaries as shown do however leave areas of garden / road that are not within the highway; the extent of the adoptable highway will need to be confirmed and it is assumed these other areas would be privately managed not title transferred.

Street Lighting details are to be agreed prior to construction commencing on the site. The requirement to provide Street Lighting details has been secured by controlling condition attached to the previously approved outline application 13/0342/EIS.

#### Landscape & Visual Comments

This is a Reserved Matters application for the erection of 138 dwelling houses; together with access from Wynyard Wood. The principles for the provision of housing on the site have previously been established through the outline planning application for the Wynyard Village development (13/0342/EIS).

#### Layout

The general site layout provides a fluid and organic layout, which lends itself to providing a series of interesting and sequential spaces. The residential areas are separated by multifunction green open space that also incorporates principal locations for shallow basins in relation to the SUDs strategy for the development.

The organic approach to the road layout provides opportunities to locate key visual markers as you progress through the site. The submitted drawing: 16-17-007 - P05 – Proposed Syntax Plan demonstrates this by highlighting the location of proposed gateway buildings, significant buildings, corner turners, and significant frontages. These are elements within the built environment that will require enhanced treatments to their architectural design or palette of materials. This includes the appropriate location and orientation of buildings or active frontages to ensure that the development reduces the amount of blank gable ends that can be seen from key viewpoints. This approach will aid legibility through the site and help to frame changes in character and road hierarchy.

A large percentage of properties either front onto primary roads, secondary roads, green corridors or public open space in accordance with Manual for Streets and best urban design practice.

#### Hard and Soft Landscaping

Whilst the layout provides viable space in which to develop high quality landscaping in line with the design guidance for Wynyard Park the details provided on the submitted drawing: NT13126 001 REV C - Landscape Masterplan; hard and soft landscaping details are not sufficiently developed to discharged the relevant planning conditions attached to the outline application (13/0342/EIS). Also there may be interdependencies between these details and the Flood Risk Strategy as the Public Open Space incorporates 'indicative' SuDs basins which must be designed in such a way as to provide multi-functional open space. This will require the side

slopes of the proposed dry basins to have a gradient that does not exceed 1:5 which, as no details of the design of the proposed SuDs basins have been provided at this stage, may impact on the storage capacity of the areas identified. The details of the proposed SuDs basins, alongside those of the detailed soft landscaping scheme, must be agreed prior to construction commencing on the site. The requirement to provide hard and soft landscaping details and a scheme for the provision of surface water have been secured by controlling condition attached to the previously approved outline application 13/0342/EIS.

The following comments should be incorporated into details to be submitted as part of the discharge of controlling conditions noted above:

- Proposed locations of street trees particularly those located along the main road boulevard need to be taken into account when developing the street lighting strategy for the site. It is essential any ducting and feeder pillars associated with street lighting are carefully considered taking into account proposed tree pit extents and future canopy growth;
- Future tree growth and species type should be considered when locating trees near to residential units. For example, the proposed tree indicated next to plot 33 is considered too close to the proposed dwelling. A distance of 6m from building edge to tree centre is recommended;
- The suggested tree species schedule requires revision to restrict the main avenue planting to 3 species. The main tree species selection to be made from the existing trees established in the existing village. This will help integrate this new development into the wider viable. The tree selection for this application, the first of the outline consent will inform future applications that come forward as part of the agreed masterplan;
- Areas of shrub planting must be provided in accordance with the agreed Wynyard Village design guide;
- It is recommended that the applicant considers an enhanced surface treatment to the footways and carriageways within the central area bounded by plots 28, 29, 84, 102 and 103. This should consist of block work to the carriageway and textured paving to the footways. This will support the legibility and hierarchy of spaces principals set out in the submitted Syntax Plan;
- The areas indicated as potential SuDs for the site also need to function as amenity grass areas with the exception of the SuDs located along the southern boundary of the site. As such gradients should not exceed 1:5 and any potential SuDs should be informal in shape to avoid constant lines and gradients to create landforms that are to be found in a natural landscape. In this way the form of the amenity grass areas should add the necessary open space amenity to the new housing estate in a design that does not prevent the grass areas also being used for secondary informal recreational uses;
- Whilst the agreement of soft landscape details form part of conditional outline approval it is noted when seeking discharge of this condition that the selection of grass species will have to be informed by the new proposal to use parts of the proposed amenity open space as surface water attenuation basins;
- The proposed pumping station to the south of plot 89 will require appropriate soft landscape screening;
- The current layout lacks a number of footway connections across the primary road, which in the long term will lead to the creation of unwanted desire lines through grass verges. It is recommended that further connection points are included as part of the hard landscaping details;
- It is recommended that the entrance to the footway that leads from the equipped play area be integrated with the proposed crossing point and footway access to the existing residential area to the east to form a gateway. It is anticipated that this central point will become a hub of activity given its convergence of key connection routes and therefore an enhanced approach will be required to aid legibility and movement through the space;
- Proposed 6m shared spaces or driveways need to ensure that both the service strip and lighting columns including associated ducting routes and feeder pillars are incorporated within

the 6m of hard standing. Below is a recommended layout indicating the service zone demarcated in a different block colour, and the lighting column positioned within a splay kerb build out;

#### Boundary Treatments (Means of Enclosure)

Notwithstanding details provided on the submitted drawing: 16-17-007 - P02 Rev B - Boundary Treatment Plan, boundary details need to form part of the wider landscape detail design to understand the visual impact of such details on the streetscene. It is noted that some of the parkland fencing is proposed as boundary treatment to individual dwellings rather than the wider landscape leading which would tie in with the wider Wynyard design theme. The location of such fences adjacent to building frontages could lead to areas of private garden being formed beyond the individual residential properties titled land and lead to a highly fragmented fence line. In some places the estate rails should be when combined with hedge planting. As part of the enclosure details a plan at 1:200 scale should be provided indicating areas of residential curtilage, areas to be maintained by the management company and other areas to be offered for adoption.

The requirement to provide the required details in relation to means of Enclosure has been secured by controlling condition attached to the previously approved outline application 13/0342/EIS.

#### Public Open Space

The Landscape Masterplan indicates a dedicated kick-about space to the south of the site. This area will, when combined with an area of Public Open Space to be secured through the adjoining application site (17/1429/REM), create a viable, roughly square and level informal play area measuring approximately 0.6ha. This space is part of a series of multi-functional spaces, and one that will be complemented by the community facilities approved as part of 17/0526/FUL application for the school on adjacent land to the east and an equipped play area proposed within the existing woodland north east of the site.

#### Flood Risk Management Comments

This approval relates solely to this application for the approval of Reserved Matters and does not in any way discharge conditions contained in the Outline Planning Approval reference 13/0342/EIS which still require the submission of specific details regarding Flood Risk and Surface Water Management. These details will require the written approval of the Local Planning Authority.

#### Informative

The specification of the LED lighting is yet to be agreed for the upgrading of the existing Wynyard Village street lights and columns. Should the developers agree to have an enhanced specification then this scheme will have to match the agreed specification and these costs will have to be met as additional commuted sums to the section 38 agreement.

#### Environmental Health Unit

I have checked the documentation provided, and have found no grounds for objection in principle to this reserved matters application.

#### Hartlepool Borough Council

No objections

#### Natural England

Natural England has no comments to make on this application.

### Tees Archaeology

This site has previously been subject to archaeological evaluation and no further investigation is required.

### Northumbrian Water Limited

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

In making our response to the local planning authority Northumbrian Water will 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 I can confirm that at this stage we would have the following comments to make:

An enquiry was received by NWL from the applicant for allowable discharge rates & points into the public sewer for the proposed development. I note that our response to this enquiry has not been submitted with the planning application. I have therefore attached a copy for your information.

In this document it states that foul water will discharge to the agreed manhole 9701 and surface water will discharge to manhole 3801 at a restricted rate of 50 Litres per second if it is proven that there is no other option for the disposal of surface water.

Because the applicant has not submitted a drainage scheme with the application, NWL request the following condition:

CONDITION: Development shall not commence until a detailed scheme for the disposal of surface and foul 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.

Any drainage scheme submitted to the Local Planning Authority should be in line with the attached NWL comments.

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.

### Northern Gas Networks

Northern Gas Networks acknowledges receipt of the planning application and proposals at the above location.

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. This plan shows only those mains owned by Northern Gas Networks in its role as a Licensed Gas Transporter (GT). Privately owned networks and gas mains owned by other GT's may also be present in this area. Where

Northern Gas Networks knows these they will be represented on the plans as a shaded area and/or a series of x's. Information with regard to such pipes should be obtained from the owners. The information shown on this plan is given without obligation, or warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, siphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Northern Gas Networks, its agents or servants for any error or omission. The information included on the enclosed plan should not be referred to beyond a period of 28 days from the date of issue.

If you have any further enquires please contact the number below.

### **PUBLICITY**

10. Local residents have been individually notified of the application and it has also been advertised on site.

11. 8 letters of objection were received from the following addresses. The full details of the objections can be viewed on line at the following web address <http://www.developmentmanagement.stockton.gov.uk/online-applications/>

Mrs Kerry Bailey, 5 Holderness, Wynyard;  
Mr Martin Errington, 15 Amerston Close, Wynyard  
Mr Nick Coleby, 7 Tilery Wood, Wynyard  
Mr John Smith, 10 Woodside, Wynyard  
Dr Gareth Williams, 2 Horse Shoe Pond, Wynyard  
Mrs Diane Howie, 15 The Plantations, Wynyard  
Mr John Hunt, 23 The Plantations, Wynyard  
Mr Dean O'Rourke, 4 The Plantations, Wynyard

12. The main objections/concerns can be summarised as:

- The proposed traffic exit onto the A689 is woefully inadequate.
- Traffic will back up both on exiting the village and on the A689 to enter the village at peak times. -- There should be a provision for a further roundabout sited further up the A689 near the castle Eden bridge
- Need for extensive planting and screening directly behind current housing on Wynyard Woods to minimise noise and disruption for residents.
- The playpark proposed is sited in a totally impractical place.
- The main road through the development off which the residential cul de sacs are situated needs to be no parking along its full length.
- Wynyard is not a sustainable village and needs community facilities and public transport provided early in the development.
- The Section 106 plans for this development and those that follow includes a bridge across the A689 at the East gate roundabout. It is no longer needed or desired by residents and should be removed as a requirement and put in a traffic lit foot crossing instead;
- We would ask that a condition of the development be the provision of state of the art fibre optic broadband;
- This development is not in keeping with the Wynyard Plan for low density housing.
- This is a major overdevelopment of the site which will put unnecessary strain on the existing residential roads as well as the drainage and utilities in the area.
- The plan incorporates a main access road running alongside an existing walkway used by young families dog walkers joggers etc - rendering the walkway unsafe for future use.
- Why put the frontage of the new homes facing the rear of existing properties?
- This development will set a precedent for high density development in the area.
- Out of keeping with the rest of the area.
- The traffic issues on Wynyard and on A689/A19 will be severe.
- Parking problems,
- Anti-social behaviour

Litter

- Noise
- Loss of the rural, open spaces,
- Impact on wildlife is our greatest concern.
- Development at odds with the original vision of Wynyard;
- This wooded area is currently used by children for underage drinking and air rifle practice and anything which might increase this tendency is certainly unwelcome.
- Devalue houses in the immediate vicinity.
- Impact on privacy currently enjoyed by householders.
- Farmers field was supposed to be protected land. It was never ever up for development.
- Wynyard estate is already totally overdeveloped and far exceeds the original plan for this area. - Surrounding road infrastructure cannot cope.
- The proposed access to this site is through one of the few remaining ancient woodlands.
- The Wynyard Wood road from the proposed junction to the Wynd past the care home will be totally overloaded
- Is a development of this scale needed in Wynyard village?
- Development goes against the neighbourhood plan

### **PLANNING POLICY**

13. 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**

14. 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**

15. 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 Yam 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 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 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 8 (CS8) - Housing Mix and Affordable Housing Provision

1. Sustainable residential communities will be created by requiring developers to provide a mix and balance of good quality housing of all types and tenure in line with the Strategic Housing Market Assessment (incorporating the 2008 Local Housing Assessment update).

2. A more balanced mix of housing types will be required. In particular:

\_ Proposals for 2 and 3-bedroomed bungalows will be supported throughout the Borough;

\_ Executive housing will be supported as part of housing schemes offering a range of housing types, particularly in Eaglescliffe;

\_ In the Core Area, the focus will be on town houses and other high density properties.

3. Developers will be expected to achieve an average density range of 30 to 50 dwellings per hectare in the Core Area and in other locations with good transport links. In locations with a particularly high level of public transport accessibility, such as Stockton, Billingham and Thornaby town centres, higher densities may be appropriate subject to considerations of character. In other locations such as parts of Yarm, Eaglescliffe and Norton, which are characterised by mature dwellings and large gardens, a density lower than 30 dwellings per hectare may be appropriate. Higher density development will not be appropriate in Ingleby Barwick.

4. The average annual target for the delivery of affordable housing is 100 affordable homes per year to 2016, 90 affordable homes per year for the period 2016 to 2021 and 80 affordable homes per year for the period 2021 to 2024. These targets are minimums, not ceilings.

5. Affordable housing provision within a target range of 15-20% will be required on schemes of 15 dwellings or more and on development sites of 0.5 hectares or more. Affordable housing provision at a rate lower than the standard target will only be acceptable where robust justification is provided. This must demonstrate that provision at the standard target would make the development economically unviable.

6. Off-site provision or financial contributions instead of on-site provision may be made where the Council considers that there is robust evidence that the achievement of mixed communities is better served by making provision elsewhere.

7. The mix of affordable housing to be provided will be 20% intermediate and 80% social rented tenures with a high priority accorded to the delivery of two and three bedroom houses and bungalows. Affordable housing provision with a tenure mix different from the standard target will only be acceptable where robust justification is provided. This must demonstrate either that provision at the standard target would make the development economically unviable or that the resultant tenure mix would be detrimental to the achievement of sustainable, mixed communities.

8. Where a development site is sub-divided into separate development parcels below the affordable housing threshold, the developer will be required to make a proportionate affordable housing contribution.

9. The requirement for affordable housing in the rural parts of the Borough will be identified through detailed assessments of rural housing need. The requirement will be met through the delivery of a 'rural exception' site or sites for people in identified housing need with a local connection. These homes will be affordable in perpetuity.

10. The Council will support proposals that address the requirements of vulnerable and special needs groups consistent with the spatial strategy.

11. Major planning applications for student accommodation will have to demonstrate how they will meet a proven need for the development, are compatible with wider social and economic regeneration objectives, and are conveniently located for access to the University and local facilities.

12. The Borough's existing housing stock will be renovated and improved where it is sustainable and viable to do so and the surrounding residential environment will be enhanced.

13. In consultation with local communities, options will be considered for demolition and redevelopment of obsolete and unsustainable stock that does not meet local housing need and aspirations.

#### 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.

#### Core Strategy Policy 11 (CS11) - Planning Obligations

1. All new development will be required to contribute towards the cost of providing additional infrastructure and meeting social and environmental requirements.

2. When seeking contributions, the priorities for the Borough are the provision of:

- \_ highways and transport infrastructure;
- \_ affordable housing;
- \_ open space, sport and recreation facilities, with particular emphasis on the needs of young people.

#### 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**

16. The main considerations of this application relate to the details of the proposed development, its access, appearance, landscaping, layout and scale and its relationship to existing development and whether it satisfies the requirements of the Development Plan Policies.

Site characteristics, detailed design and relationship and impact on existing development

17. The application site already has outline consent and therefore the principle of the development has been established, all matters were reserved as part of the original approval. This application is concerned with these matters and relates to the form and design of the development as a whole including parking provision.
18. The outline approval set a development threshold of 500 dwellings and the Design and Access Statement that accompanied the Outline Planning Application set out a number of design principles and it is considered that the proposed scheme has satisfactorily incorporated these requirements into the design and overall layout.
19. The proposed housing layout incorporates a mix of house types, which are traditional in design with detailing to reflect local vernacular and using a palette of materials chosen to reflect the appearance of traditional dwellings. The use of a variety of bricks, render and slate grey roof tiles, adds variety and interest to the streetscape.
20. The dwellings themselves consist of a range of house types and the proposed layout has been designed to ensure that adequate distances are met. The mix gives a variety of accommodation and the internal arrangements together with the positioning of window openings have been designed to minimise any overlooking and it is considered that the proposal relates well to existing development in the vicinity.
21. The development shares a vehicular access which was recently approved as part of the primary school planning application and the internal road layout features a hierarchy of roads which enables a legible route in and around the site.
22. In addition to the above access points, including pedestrian footways, a network of perimeter footpaths enables further links into the site and the opportunity to move around within the development.
23. The dwelling frontages are orientated to provide a high level of natural passive surveillance to the streets and spaces with clear definition between the public and private realm.
24. The proposed development is 2 storey dwellings and the front gardens to the dwellings are established as privacy zones, and subject to the dwelling location, will comprise of a range of enclosures.
25. Key landscape features such as the plantation woodland to the south has been retained and the open space is provided which offers amenity opportunities for the future residents. The engineering of the site introduces SUDS to assist with the attenuation of the surface and ground water run-off, in the interests of not surcharging the local surface water drainage. The Council's Landscape Architect has considered the proposal and is satisfied with the scheme subject to appropriate controlling conditions.

#### Other Matters

26. As part of the outline consent, the applicant entered into a Section 106 Agreement to provide a financial contribution for the additional school places, local labour agreement, off-site affordable housing contribution, highway mitigation works; bio-diversity off setting to compensate for the loss of natural habitat and the timing and provision of community facilities including a doctor's surgery.
27. A number of conditions were also attached to the consent covering amongst others flooding, ecology, drainage, phasing and contaminated land. These conditions will still be required to be fully met by the developer.

28. A number of objections have been raised by local residents which are summarised earlier in this report and which are considered to relate primarily to the principle of development which has already been established by the granting of outline planning permission. Highways impact and other matters raised were fully considered and addressed as part of the original outline planning permission.
29. The provision of infrastructure in dwellings to enable future provision of fibre optic broadband is a building control requirement.
30. The privacy of existing dwellings has also been taken into account at the northern boundary where dwellings are orientated to overlook the existing public right of way. In this area the provision of a green buffer will provide a minimum of 40-60m distance from the existing dwellings. The overlooking of the public right of way also ensures safe and accessible environments are achieved.
31. In terms of residential density, developments are expected to be at densities that are appropriate to their surroundings and respect the character of the area. It is noted that the village is characterised by low density development. The approved DAS identifies that developments across the site will be designed with the objective of achieving 30% public open space and 70% developed area across the outline planning permission area. This phase of development proposes to deliver development set in surroundings of high quality landscaping, green infrastructure and public realm. The Council's Landscape Architect considers the general site layout provides a fluid and organic layout, which lends itself to providing a series of interesting and sequential spaces. The residential areas are separated by multifunction green open space and is therefore in general conformity. In terms of the relationship between the homes and primary roads the proposed layout acknowledges the requirements of the approved DAS and homes are set away from the primary roads and are accessed by secondary or tertiary routes.
32. External consultees have also confirmed that they are satisfied with the proposal and raise no objections.

#### Means of Access, Parking and Traffic Issues

33. The trip generation, distribution and assignment for the full quantum of residential development for 500 dwellings 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.
34. 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 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. The proposed site access arrangements, which were also considered as a part of planning approval for the new primary school (17/0526/FUL) are considered to be acceptable. The proposed development has been designed in accordance with the Council's Design Guide and Specification.
35. Having considered the highway arrangements in terms of how it functions and highway safety implications as well as general parking provision, the Highways Transport and Design Manager is satisfied with the proposal subject to appropriate controlling conditions.

## **CONCLUSION**

36. The nature and scale of the development is acceptable and it is considered that the site could satisfactorily accommodate the proposal without any undue impact on the amenity of any adjacent neighbours and the layout is acceptable in terms of highway safety and is in accordance with policies in the Development Plan identified above and therefore the recommendation is to approve the application 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