

Dear Committee Member,

- Please find attached a list of material planning considerations as to why we believe you, as members of the planning committee, should refuse this planning application from Yarm School:

Access to the proposed site by construction work traffic and machinery, via Eggescliffe village, is unsatisfactory due to the restricted width of access and proximity to Grade 2 listed buildings. Also, the absence of control over the land, or the likelihood of gaining control over land, over which vehicles would be required to pass to access means the development could not take place.

2. The proposed development will adversely affect the openness and amenity value of the Green Wedge by the introduction of '*maintained*' playing fields with the associated paraphernalia and noise - contrary to Core Strategy Policy CS10(3).
3. By virtue of the nature of the development, it will harm the landscape value of the special landscape area of the Tees Valley and will harm the character and appearance of the Eggescliffe and Yarm Conservation Areas - Contrary to Saved Policies EN7 and EN24.
4. The proposed development will adversely affect the quantity and quality of open space - contrary to the Adopted Core Strategy policy CS6.3.
5. The proposed bridge and rugby posts will result in an unnecessary intrusion into the landscape/riverscape along the banks of the River Tees, adversely affecting the character of the surrounding area – contrary to Core Strategy Policy CS3(8) and Saved Policy EN7 of the adopted Stockton-on-Tees Local Plan.
6. The proposed development would result in a significant increase in pedestrian movements across the bridge, thereby adversely impacting on the amenity of the existing residents through additional noise and general disturbance – contrary to paragraph 17 of the National Planning Policy Framework.
7. The proposed development would set a precedent for a pattern of further development that will affect Stockton Council's desire to protect and enhance the tranquil River Tees, Leven and Bassleton Beck corridors, within the Green Wedge.
8. Two similar planning applications have been comprehensively rejected by this planning committee on reasonable and valid material planning considerations.
9. The application is significantly lacking in detail about how people with disabilities are able to gain access to the playing pitches from the wooden bridge.
10. The proposed development will lead to significant harm to a valued rural landscape and would result in an unacceptable impact on the character and distinctiveness of an area of tranquillity within the Borough – Contrary to Core Policy SD5 (1)(j), Environment and Climate Change Strategy.