

DELEGATED

AGENDA NO

PLANNING COMMITTEE

15 August 2018

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

17/2777/REM

Wynyard Village Extension, Phase F, Wynyard

Reserved Matters application (access, appearance, landscaping, layout and scale) for the erection of 279 dwellinghouses with associated infrastructure within phase F, Wynyard Woods, Stockton.

Expiry Date : 23 February 2018

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 279 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 17/2777/REM be approved subject to the following conditions and informatives below and subject to the applicant entering into an agreement with the Council to meet the Heads of Terms set out below;

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

Plan Reference Number	Date on Plan
Y001S12	9 November 2017
263/A/GWS/01	9 November 2017
FENCHURCH 01	21 November 2017
FENCHURCH 02	21 November 2017
FENCHURCH 03	21 November 2017
COMPTON 01	9 November 2017
COMPTON 02	9 November 2017
COMPTON 03	9 November 2017
CLAYTON CORNER 01	9 November 2017
CLAYTON CORNER 02	9 November 2017

CLAYTON CORNER 03	9 November 2017
CLAYTON CORNER 04	9 November 2017
CLAYTON CORNER 05	9 November 2017
CHEDWORTH 01	9 November 2017
CHEDWORTH 02	9 November 2017
CHEDWORTH 03	9 November 2017
CHATSWORTH 01	9 November 2017
CHATSWORTH 02	9 November 2017
BOND 01	9 November 2017
BOND 02	9 November 2017
BOND 03	9 November 2017
HANBURY 01	21 November 2017
HANBURY 02	21 November 2017
HARLEY 01	21 November 2017
HARLEY 02	21 November 2017
HATFIELD 01	9 November 2017
HATFIELD 02	9 November 2017
HOLBORN 01	21 November 2017
HOLBORN 02	21 November 2017
HOLBORN 03	21 November 2017
HOLBORN 04	21 November 2017
HOLBORN 05	21 November 2017
HOLBORN 06	21 November 2017
KNIGHTSBRIDGE 01	9 November 2017
KNIGHTSBRIDGE 02	9 November 2017
KNIGHTSBRIDGE 03	9 November 2017
KNIGHTSBRIDGE 04	9 November 2017
MARLBOROUGH 01	9 November 2017
MARLBOROUGH 02	9 November 2017
MARLBOROUGH 03	9 November 2017
MARLBOROUGH 04	9 November 2017
MARLBOROUGH 05	9 November 2017
MARLBOROUGH 06	9 November 2017
MARYLEBONE 01	21 November 2017
MARYLEBONE 02	21 November 2017
MARYLEBONE 03	21 November 2017
MARYLEBONE 04	21 November 2017
MAYFAIR 01	21 November 2017
MAYFAIR 02	21 November 2017
MAYFAIR 03	21 November 2017
MAYFAIR 04	21 November 2017
MAYFAIR 05	21 November 2017
MAYFAIR 06	21 November 2017
OXFORD 01	9 November 2017
OXFORD 02	9 November 2017
PORTLAND 01	21 November 2017
PORTLAND 02	21 November 2017
PORTLAND 03	21 November 2017
REGENT 01	21 November 2017
REGENT 02	21 November 2017
REGENT 03	21 November 2017
MULBERRY 01	21 November 2017
MULBERRY 02	21 November 2017
SAFFRON 01	21 November 2017
01	31 May 2018

MURRAY 01	31 May 2018
MURRAY 02	31 May 2018
PL-02-1-CPT-246 REV-A	31 May 2018
PL-02-2-CPT-246 REV-A	31 May 2018
PL-02-3-CPT-246 REV-A	31 May 2018
PL-02-4-CPT-246 REV-A	31 May 2018
SIENNA 01	9 November 2017
SIENNA 02	9 November 2017
ROSEBERRY 01	9 November 2017
ROSEBERRY 02	9 November 2017
SOUTER 01	9 November 2017
SOUTER 02	9 November 2017
SUTTON 01	9 November 2017
SUTTON 02	9 November 2017
STEWART 01	31 May 2018
STEWART 02	31 May 2018
WARWICK 01	31 May 2018
WARWICK 02	31 May 2018
PL-02-1 REV E	3 August 2018
01	3 August 2018
CPT-245 PL-02-2 REV D	10 July 2018
01	9 November 2017
SAFFRON 02	21 November 2017
SAVANNAH 01	21 November 2017
SAVANNAH 02	21 November 2017
5835-93-001-01 REV D	23 July 2018
5835-93-002-01 REV D	23 July 2018
5835-93-003-01 REV D	23 July 2018
5835-93-004-01 REV D	23 July 2018
5835-93-005-01 REV D	23 July 2018
5835-93-006-01 REV D	23 July 2018
5835-93-007-01 REV D	23 July 2018
5835-93-008-01 REV D	23 July 2018
5835-93-009-01 REV D	23 July 2018
5835-93-010-01 REV D	23 July 2018
5835-93-011-01 REV D	23 July 2018
5835-93-012-01 REV D	23 July 2018
5835-93-013-01 REV D	23 July 2018
5835-93-014-01 REV D	23 July 2018
5835-93-015-01 REV D	23 July 2018
5835-93-016-01 REV D	23 July 2018
5835-93-017-01 REV D	23 July 2018
5835-93-018-01 REV D	23 July 2018
5835-93-019-01 REV D	23 July 2018
5835-93-020-01 REV D	23 July 2018
5835-93-021-01 REV D	23 July 2018
5835-93-022-01 REV D	23 July 2018
5835-93-023-01 REV D	23 July 2018
5835-93-024-01 REV D	23 July 2018
5835-93-025-01 REV D	23 July 2018
5835-93-026-01 REV D	23 July 2018
5835-93-027-01 REV D	23 July 2018
5835-93-028-01 REV D	23 July 2018
5835-93-029-01 REV D	23 July 2018
5835-93-030-01 REV D	23 July 2018

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, 20, 21, 22, 23, 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.

- 03 No dwelling to which this planning permission relates shall be occupied until the carriageway and any footway/footpath from which it gains access is constructed to basecourse macadam level and/or block paved and kerbed and connected to the existing highway network with street lighting installed and in operation. The completion of all road works, including any phasing, shall be in accordance with a programme approved in writing with the Local Planning Authority in consultation with the Highway Authority before the first dwelling of the development is occupied.**

Reason : To ensure a satisfactory form of development in the interest of residential amenity.

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.

HEADS OF TERMS

A Unilateral Undertaking for the off-site landscaping identifying the locations and type of planting is agreed and undertaken at the earliest opportunity during the implementation of the proposed development, and maintained during the establishment phase.

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 one of several reserved matters applications submitted in relation to the wider outline planning permission and the first phase of housing a scheme for 138 units (17/0909/REM) has been approved to the south east and under construction alongside a standalone application for the erection of a primary school (17/0526/FUL) also currently under construction.

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. This area of the Wynyard Village Extension consists largely of woodland, mostly mixed conifer plantations of which a large proportion has been felled. A stream runs north to south through the eastern part of the site whilst the Castle Eden Walkway bounds the western boundary. Existing housing is situated to the east whilst work is underway on new housing to the north of the site by Dere Street.

PROPOSAL

5. The proposal relates to Phase F of the outline planning permission. This Phase of development comprises the erection of 279 homes with 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 approved phases to the east including the Primary School.

6. Charles Church propose 240 three to five bed properties and Robertson Homes propose 39 four, five and six bedroom properties. A self-build plot is also proposed although the final details will be the subject of a future reserved matters.

7. In regard to materials, the scheme will use a variance of brick types, and render to provide a varied street scene. The main materials will be a mixture of brick types and the dwelling designs are traditional in appearance with some contemporary features. Roof coverings for the development will also see a predominance of slate-look and red-roof coverings. As with certain examples of the area, this material palate is complimented by stone window heads and cills.

CONSULTATIONS

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

Tees Archaeology

Thank you for the consultation on this planning application.

An archaeological desk based assessment was carried out for the outline application for the Wynyard Village Extension (13/0342/EIS) in 2012 (Tees Archaeology Event 956). Geophysical survey was carried out on those areas under arable cultivation (Tees Archaeology Event 957) followed by trial trenching of some archaeological anomalies (Tees Archaeology Event 958). The wooded areas were not subject to archaeological field evaluation. Due to this, a condition was applied to the approval for 13/0342/EIS (condition 23) to allow inspection and archaeological evaluation of the land following tree felling.

The applicant should therefore submit a Written Scheme of Investigation to enable the archaeological evaluation of this area. The first stage should consist of a walkover of the area following tree felling, to identify any above ground heritage assets and assess the area for appropriate methods of field evaluation.

A strategy should also be proposed for the preservation of extant features such as the World War II road blocks positioned adjacent to the railway line.

Historic England

On the basis of this information, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

Environmental Health Unit

I have checked the documentation provided, have found no grounds for objection in principle to the development and do not think that any further conditions need to be imposed from an Environmental Health perspective.

Highways England Company Limited

No objection

Forestry Commission

Thank you for your email with regards to the above reference number and attached document. We provide standing advice in place of individual responses to planning consultations on ancient woodland.

Highways Transport & Design Manager

General 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:

- CPT-245-PL02-1-REV E - SITE PLAN SHEET 1
- CPT-245-PL02-2-REV D - SITE PLAN SHEET 2
- CPT-246 PL-02-1-REV-A - SITE PLAN SHEET 1
- CPT-246 PL-02-2-REV-A - SITE PLAN SHEET 2
- CPT-246 PL-02-3-REV-A - SITE PLAN SHEET 3
- CPT-246 PL-02-4-REV-A - SITE PLAN SHEET 4
- 5835-93-001-01-Rev D Landscaping Plan
- 5835-93-002-01-Rev D Landscaping Plan
- 5835-93-003-01-Rev D Landscaping Plan
- 5835-93-004-01-Rev D Landscaping Plan
- 5835-93-005-01-Rev D Landscaping Plan
- 5835-93-006-01-Rev D Landscaping Plan
- 5835-93-007-01-Rev D Landscaping Plan
- 5835-93-008-01-Rev D Landscaping Plan
- 5835-93-009-01-Rev D Landscaping Plan
- 5835-93-010-01-Rev D Landscaping Plan
- 5835-93-011-01-Rev D Landscaping Plan
- 5835-93-012-01-Rev D Landscaping Plan
- 5835-93-013-01-Rev D Landscaping Plan
- 5835-93-014-01-Rev D Landscaping Plan
- 5835-93-015-01-Rev D Landscaping Plan
- 5835-93-016-01-Rev D Landscaping Plan
- 5835-93-017-01-Rev D Landscaping Plan
- 5835-93-018-01-Rev D Landscaping Plan
- 5835-93-019-01-Rev D Landscaping Plan
- 5835-93-020-01-Rev D Landscaping Plan
- 5835-93-021-01-Rev D Landscaping Plan
- 5835-93-022-01-Rev D Landscaping Plan
- 5835-93-023-01-Rev D Landscaping Plan

- 5835-93-024-01-Rev D Landscaping Plan
- 5835-93-025-01-Rev D Landscaping Plan
- 5835-93-026-01-Rev D Landscaping Plan
- 5835-93-027-01-Rev D Landscaping Plan
- 5835-93-028-01-Rev D Landscaping Plan
- 5835-93-029-01-Rev D Landscaping Plan
- 5835-93-030-01-Rev D Landscaping Plan

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

It should be noted that a unilateral undertaking will be required to secure the additional tree planting, which is outside of the redline boundary, and a Grampian condition will be required to secure the provision of the link road to the Deer Street development.

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 (access, appearance, landscaping, layout and scale) for the erection of 280no dwelling houses with associated infrastructure.

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 have two points of access which are as follows:

- A connection, through the adjacent site (17/0909/REM) to the east, to Wynyard Woods.
- A connection, through the adjacent Deer Street development (H/2015/0386 and H/2017/0608), to Wynyard Woods as shown on drawing S(WW) - 023 for illustrative purposes only

The section of road secured under planning permission (H/2017/0608), which is edged red on drawing S(WW) - 023 and provides a connection via the Deer Street development (H/2015/0386) to Wynyard Woods, this should be completed and available for use prior to the occupation of any dwellings. This should be secured by a Grampian planning condition.

Layout/Parking

The following site layout drawings have been submitted in support of the application:

- CPT-245-PL02-1-REV E - SITE PLAN SHEET 1
- CPT-245-PL02-2-REV D - SITE PLAN SHEET 2
- CPT-246 PL-02-1-REV-A - SITE PLAN SHEET 1
- CPT-246 PL-02-2-REV-A - SITE PLAN SHEET 2
- CPT-246 PL-02-3-REV-A - SITE PLAN SHEET 3
- CPT-246 PL-02-4-REV-A - SITE PLAN SHEET 4

The details shown are considered to be broadly 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 and the site layout is therefore considered to be acceptable.

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

Further to discussions and meetings regarding site layout design and landscaping, an acceptable scheme has been finalised that addresses previous issues raised. Although the scheme has been subject to a number of design iterations, the final scheme, indicated on the following drawings is considered to be acceptable:

- 5835-93-001-01-Rev D Landscaping Plan
- 5835-93-002-01-Rev D Landscaping Plan
- 5835-93-003-01-Rev D Landscaping Plan
- 5835-93-004-01-Rev D Landscaping Plan
- 5835-93-005-01-Rev D Landscaping Plan
- 5835-93-006-01-Rev D Landscaping Plan
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- 5835-93-017-01-Rev D Landscaping Plan
- 5835-93-018-01-Rev D Landscaping Plan
- 5835-93-019-01-Rev D Landscaping Plan
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- 5835-93-028-01-Rev D Landscaping Plan
- 5835-93-029-01-Rev D Landscaping Plan
- 5835-93-030-01-Rev D Landscaping Plan

The outline application for this site proposed that landscape screening would be provided along the eastern boundary between the proposed residential dwellings and the existing residential dwellings on Maynard Grove and Black Wood. Recent felling has resulted in some areas where no tree buffer is retained, and the detailed landscaping proposals show where these areas are to be infilled, and where the existing tree buffer is to be supplemented.

The applicant has agreed to undertake replacement planting outside the development boundary, to reinstate this woodland, and this is indicated on drawing 5835-93-010-01 Rev D. A unilateral undertaking will be required to ensure that the locations and type of planting is agreed and undertaken at the earliest opportunity during the implementation of the proposed development, and maintained during the establishment phase.

Natural England

Natural England has no comments to make on these reserved matters.

Natural England has not assessed these reserved matters 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.

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.

I trust this information is helpful to you, if you should require any further information please do not hesitate to contact me.

Stockton Police Station - Stephen Davies

With regard to the Reserved Matters Application ref 17/277/REM. I recommend that the applicant actively seeks to achieve Secured By Design accreditation for the proposed 280 new dwellings development at Wynyard Woods. I would encourage the developer to make contact with me at his earliest opportunity for any crime prevention/designing out crime input/advice I might be able to offer. Further information on the police designing out crime initiative and our contact details, is available at www.securedbydesign.com

I would, at this stage mention that developers should ensure that the security of a development is not compromised by excessive permeability and that adequate lighting be installed for all areas of the development, including all non- adopted highways, eg. shared surfaces, shared drives.

Northern Gas Networks

No objection and standard mains record shown.

The Ramblers Association

The Ramblers' have no further comment to make on the above application.

Sport England

Thank you for consulting Sport England on the above application.

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.

Durham County Council

I can advise that the Authority has no comments to make.

Hartlepool Borough Council

I can confirm that Hartlepool Borough Council has no objections to the application.

Grindon Parish Council

Parish objects to the Planning Application

- development not suitable for area
- general/other
- loss of open space
- means of access
- Noise
- over development of site
- scale/size of development
- smell/fumes
- Traffic or Highways

The main objection is with reference to the traffic management when leaving and entering the estate. This is a further 280 homes on top of the 200 already approved, and under construction, south of Wynyard Woods - as well as being linked into over 160 houses in Hartlepool which are also connected to this development. This is an extra 640 homes spilling their traffic onto the Wynyard Woods loop road at peak times.

Even with a conservative estimate of 2 cars per household this is 1,280 more vehicles. This loop road will lead all of these vehicles to the West gate roundabout on the A689 which we feel will cause severe blockages and back traffic up within the estate as well as on the A689. The main problem being during evening rush hour when folk are trying to get back into Wynyard.

There needs to be an exit from this development directly onto the A689 with a new roundabout to facilitate ease of traffic congestion.

PUBLICITY

9. Neighbours were notified and comments received are set out below:-

10. 13 letters of objection were received from the following addresses and a summary of the comments received are set out below:-

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

Mr Stephen Dennis, 6 Love Lane, Wynyard
 Mr Martin Errington, 15 Amerston Close, Wynyard
 K Lofthouse, 3 Harestones, Wynyard
 Mrs Kate Millman, 36 The Plantations, Wynyard
 Mr Alun Childs, 34 The Plantations, Wynyard
 Mr Dean O'Rourke, 4 The Plantations, Wynyard
 Dan Kitchen, 49 Black Wood, Wynyard
 Ms Melanie Hewson, 37 Black Wood, Wynyard
 Mrs Jessica Masterson, 34 Black Wood, Wynyard
 Mr Rodney Pangbourne, 10 Saville Close, Wynyard
 Andrew Watt, 12 Saville Close, Wynyard
 Mr Brian Tatterton, 2 Saville Close, Wynyard
 Mr Craig Morgan, 15 Wynyard Woods, Wynyard

12. The main concerns raised are summarised as follows: -

- The infrastructure for the area needs improving
- Need a proper cycle network
- The magnitude of the development, the damage to the existing woodlands and impacts on wildlife
- The negative impact on the general amenity
- Inadequate environmental impact assessment
- The proposed access and road network is incapable of handling the increased traffic load

- The A19 capacity is already close to being exceeded at most times of the day
- The proposed development is not in keeping with the "village" character
- The amenities to serve the increased population are inadequate
- Emergency services access at peak times is already limited
- Significant loss of privacy and increased noise from the increased traffic
- Provision of some form of privacy fencing
- The loss of woodland and green belt access
- The development is not in keeping with the area in general
- Plans proposed to alleviate traffic issues and traffic congestion on A689 and A19 are inadequate.
- This development on green land is unwarranted
- Traffic congestion
- Attention needs to be given now to the creation of a new roundabout
- The total number of houses proposed appears to exceed the outline planning permission
- The number and density of the houses proposed will create a significant amount of traffic.
- The planned road linking the Bellway development has been planned to run right at the bottom of my garden
- Increase noise and pollution and privacy and security will be compromised
- Too high density contrary to the original Development Area Plan
- Lack of facilities that will be needed by the existing residents and the new residents
- Access for running, cycling and walking has been removed
- Previous path to cycle North to Hurworth Burn and South to the Wynyard Woodland Park has been removed for the foreseeable whilst this enormous development is being created
- About making as much money as possible whilst giving the residents as little as possible.
- Impact on wildlife and landscape
- Loss of natural habitat for fawn and fauna and a devaluation of the house prices
- Object the scale of the development
- Too many small properties being proposed
- Not in keeping with the current executive village
- The outline permission granted was made on the basis that a buffer of existing woodland remained, this has since been felled right back to the border fence in parts
- The plan indicates that all remaining woodland to the rear of our properties will be felled and replaced with new trees as this is now earmarked to be grass on the plans. This is absolutely unacceptable
- There is a height difference between our garden and the proposed screening is inadequate and severely damaging to our privacy and the value of our property
- Condition required to ensure landscape buffer reinstatement works are carried out before any development commences
- The loss of the trees has massively impacted on the landscape and the drainage of the area
- The style of housing proposed and density is out of keeping with most of the housing in the Wynyard Woods area of Wynyard Village.

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

The purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. These are economic social and environmental objectives.

So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11) which for decision making means;

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. 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.

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

14. 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

15. 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.

16. 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.

17. The proposed housing layout incorporates a mix of house types, which are on the whole traditional in design with detailing to reflect local vernacular and using a palette of materials chosen to reflect the appearance of traditional dwellings. Some of the proposed dwellings are more contemporary in design with the use of a variety of bricks, render and slate grey and red roof tiles which adds variety and interest to the streetscape.

18. 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.

19. The development will have two points of access, a connection, through the adjacent site to the east, to Wynyard Woods and a connection, through the adjacent Deer Street development to Wynyard Woods and the internal road layout features a hierarchy of roads which enables a legible route in and around the site.

20. 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.

21. The proposed development is predominantly 2 storey dwellings with some 2 ½ storey 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.

22. The development also proposes a number of areas of public open space and greenspace which provides opportunities for play and recreation.

23. The engineering of the site introduces new SUDS ponds to assist with the attenuation of the surface and ground water run-off, in the interests of not surcharging the local surface water drainage.

24. The Council's Landscape Architect has considered the proposal and is satisfied with the scheme subject to appropriate controlling conditions.

Other Matters

25. 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.

26. 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.

27. 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.

28. Comments in respect of the design, density and character are noted but it must be recognised that in defining 'executive' housing there are a number of features to consider and not simply the size of dwelling or plot. Typically such developments will feature a number of detached dwellings with low density, however, some higher density development set within landscaped areas with bespoke boundary treatment etc can also be appropriate, particularly when forming a contrasting enclave within an overall scheme. It is considered that the proposed development set in surroundings of high quality landscaping, green infrastructure and public realm is appropriate in the context of the existing Wynyard Village and surrounding woodland and parkland.

29. Comments regarding the felling of trees and landscaping have been fully considered. The outline application for this site proposed that landscape screening would be provided along the eastern boundary between the proposed residential dwellings and the existing residential dwellings on Maynard Grove and Black Wood. Recent felling has resulted in some areas where no tree buffer is retained, and the detailed landscaping proposals show where these areas are to be infilled, and where the existing tree buffer is to be supplemented. The applicant has agreed to undertake replacement planting outside the development boundary, to reinstate this woodland and a unilateral undertaking will be required to ensure that the locations and type of planting is agreed and undertaken at the earliest opportunity during the implementation of the proposed development, and maintained during the establishment phase.

30. Objections to the scheme based on de-valuation of property prices are not a material planning consideration.

31. External consultees have also confirmed that they are satisfied with the proposal and raise no objections.

Means of Access, Parking and Traffic Issues

32. The principles for the provision of housing on the site have previously been established through the outline planning application for the Wynyard Village development. 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. 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.

33. 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. In respect of vehicle access, the site will have two points of access, a connection, through the adjacent site to the east, to Wynyard Woods and a connection, through the adjacent Deer Street development to Wynyard Woods.

35. In terms of layout and parking the details shown are considered to be broadly 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 and the site layout is therefore considered to be acceptable.

36. 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

37. 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 and Heads of Terms set out in the report.

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

WARD AND WARD COUNCILLORS

Ward Northern Parishes

Ward Councillor(s) Councillor John 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

Planning Application reference 13/0342/EIS