

DELEGATED

Report to Planning Committee

10 December 2025

Report of Director of Regeneration & Inclusive Growth

25/1514/OUT

Land South Manor Close, Wolviston, TS22 5QA

Expiry Date: 4 November 2025

Extension of Time Date: 10 December 2025

Summary

Outline Planning permission is sought for the erection of up to 11no self-build plots with all matters reserved except access.

The application site is outwith the development limits, however the Council cannot demonstrate a five year supply of housing and therefore the benefits of the scheme have been weighed against the harm as detailed in the report.

The development has received a number of objections which have been considered in full and there are no sustainable planning reasons to refuse the development.

The proposal is considered to be acceptable in planning terms in all other regards and is recommended for approval subject to those conditions as detailed within the report.

Recommendation

That planning application 25/1514/OUT be approved subject to the following conditions and informatives and subject to the Section 106 Agreement detailed in the Heads of Terms below;

01 Reserved Matters - Time Period for submission

Application for the approval of reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

Reason: By virtue of the provisions of Section 92 of the Town and Country Planning Act 1990.

02 Period for Commencement

The development hereby permitted shall be begun either before the expiration of 3 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the latest.

Reason: By virtue of the provisions of Section 92 of the Town and Country Planning Act 1990.

03 Reserved Matters – Details

Notwithstanding the submitted plans, approval of the details of the Appearance, Landscaping, Layout and Scale of the development known as the 'Reserved Matters' shall

be obtained in writing from the Local Planning Authority before the development is commenced. The development shall be carried out in accordance with the approved plans

Reason: To reserve the rights of the Local Planning Authority with regard to these matters

04 Approved Plans

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

Plan Reference Number	Date Received
SBC0001	29 July 2025
L023034 - 004 Rev C (Access Only)	1 August 2025

Reason: To define the consent.

05 Design Guide

Prior to the commencement of work an updated Design Guide, shall be submitted to and be approved in writing by the local planning authority. This shall include, but shall not limited to;

- (a) A shading assessment plan, taking into account the trees and hedgerows to the boundaries of the site
- (b) A plot parameters plan showing the Dwelling Development Zones which shall be updated following the assessment outlined at (a)
- (c) No house shall be more than two storey

Thereafter the development shall be implemented in general conformity with the approved design guide.

Reason: To enable the Local Planning Authority to satisfactorily control the development.

06 Phasing Plan

No development shall commence until a phasing plan for the application site has been submitted to and been approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved phasing plan unless otherwise approved in writing with the Local Planning Authority.

Reason: To ensure that the development takes place in accordance with the conditions attached hereto, in so far as those conditions relate to each phase of development and to ensure no plot is developed in isolation.

07 Existing and Proposed Site levels;

Notwithstanding the information submitted as part of the application, for each phase of the development, details of the existing and proposed site levels and finished floor levels shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. Work shall be undertaken in accordance with the approved scheme.

Reason: To define the consent and to ensure that the development does not adversely impact on the visual amenities of the area

08 Ecology and Biodiversity

Works shall be undertaken in accordance with the recommendations as detailed in Section 5 (Conclusions and Recommendations) of the Preliminary Ecological Appraisal (Ref: SEPEL-24-197) dated September 2024

Any works on site that require clearing areas of scrub and vegetation in advance of any proposed development should be completed during the period September to February to avoid any disturbance to breeding birds between 1st March and 31st August. Where clearance does take place during the bird breeding season, a pre-clearance check of the area should be carried out by a suitability qualified ecologist.

Reason: To conserve protected species and their habitat where necessary

09 Ecology Survey

If work does not commence on each phase/plot within 2 years from the date of the submitted ecology survey, a maximum of three months before works commencing on each phase/ plot a suitably qualified ecologist shall undertake a checking survey to ensure that no protected species or their habitat are present on site. The results of the survey shall be submitted and approved in writing by the local planning authority and identify any additional or revised mitigation measures required

Reason: To conserve protected species and their habitat where necessary

10 Habitat and wildlife

As detailed in BS 3998:2010, prior to work commencing, the trees and their surroundings should be assessed for the presence of protected species , some of which are subject to season-specific legislation. Any works should be planned so as to limit their potential adverse impact on wildlife generally. The timing of works should take account of the seasonal cycles of the species of fauna and flora concerned (including the nesting habits of birds and the egg-laying habits of insects).

Reason: In compliance with the Habitat Regulations and Countryside and Wildlife Act.

11. Biodiversity Net Gain

No development shall commence until a Biodiversity Gain Plan has been submitted to and approved by the Local Planning Authority

Reason: In the interests of ensuring measurable net gains to biodiversity and to allow the Local Planning Authority to discharge its duties in accordance with Policies SD5, SD8 and ENV5 of the Stockton-on-Tees Local Plan and Schedule 7A of the Town and Country Planning Act 1990 (as amended) as modified by The 'Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

12 Habitat Management and Monitoring Plan

No development shall commence until a Habitat Management and Monitoring Plan (HMMP) has been prepared in accordance with the approved Biodiversity Gain Plan and has been submitted to and approved in writing by the Local Planning Authority. The HMMP shall include: (a) a non-technical summary;

- (b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the practical completion of the development or the first occupation of the development, whichever is the sooner

Monitoring reports will be submitted to the Council during years 2,5, 7, 10, 20 and 30 from commencement of development unless otherwise stated in the Biodiversity Management Plan, demonstrating how the BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed.

Reason: To ensure the proposed habitat creation and/or enhancements are suitably managed and monitored to ensure development delivers a biodiversity net gain in accordance with Schedule 7A of the Town and Country Planning Act 1990.

11 Construction Management Plan

Within each phase, including individual plot development, no development shall take place, until a Construction Management Plan has been submitted to, and approved in writing by, the local planning authority. The Construction Management Plan shall provide details of:

- i. the site construction access(es)
- ii. the parking of vehicles of site operatives and visitors;
- iii. loading and unloading of plant and materials including any restrictions on delivery times;
- iv. storage of plant and materials used in constructing the development;
- v. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing,
- vi. measures to be taken, including but not limited to wheel washing facilities and the use of mechanical road sweepers operating at regular intervals or as and when necessary, to avoid the deposit of mud, grit and dirt on the public highway by vehicles travelling to and from the site;
- vii. measures to control and monitor the emission of dust and dirt during construction;
- viii. a Site Waste Management Plan;
- ix. details of the HGVs routing including any measures necessary to minimise the impact on other road users;
- x. measures to protect existing footpaths and verges; and;
- xi. a means of communication with local residents.

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

Reason: In the interests of highway safety and residential amenity

12 Tree Protection

Notwithstanding the proposals detailed in the submitted plans an Arboricultural Survey, Impact Assessment, Arboricultural Method Statement and Tree Protection Plan Must be provided as part of any Reserved Matters application. This must be in close accordance with:

1. BRITISH STANDARD 5837:2012 Trees in relation to design, demolition and construction – Recommendations
2. NJUG Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) – Operatives Handbook 19th November 2007 The report should cover all trees within 10m of the centre line of 'The Racecourse' with a diameter greater than 250mm DBH unless otherwise agreed with the Principal Tree and Woodlands Officer.

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

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

13 Tree Retention

Notwithstanding the submitted information, all trees and hedges to the boundaries of the application site shall be retained and maintained for the lifetime of the development. No tree, shrub or hedge shall be cut down, uprooted or destroyed, topped or lopped other than in accordance with any approved plans submitted as part of a reserved matters application. Any tree, shrub or hedge or any tree, shrub or hedge that dies or is removed, uprooted or destroyed or becomes seriously damaged or defective must be replaced by another of the same size and species unless directed in writing by the Local Planning Authority.

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

14 Energy Efficiency

Prior to the commencement of development on each plot, an energy statement 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 shall be submitted and approved in writing by the local planning authority. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations. 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.

Reason: Reason: In the interests of promoting sustainable development in accordance with the requirements of Local Plan Policy ENV1

15 Preliminary Risk Assessment

No development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- a) A preliminary risk assessment which has identified all previous uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors and potentially unacceptable risks arising from contamination at the site. If required,
- b) A detailed assessment of the risk to all receptors that may be affected, including those off site.
- c) Based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

This must be undertaken in accordance with the Environment Agencies "Land Contamination Risk Management" Guidance (2023). Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at

unacceptable risk from or being adversely affected by unacceptable levels of water and land pollution.

16 Recording of a heritage asset through a phased programme of archaeological works

No development shall commence until a Strategy for Archaeological Mitigation, including a phased programme of archaeological works, has been submitted to and approved in writing by the Local Planning Authority. The programme of archaeological mitigation will then be carried out in accordance with the approved strategy. The strategy shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording.
2. The programme for post investigation assessment.
3. Provision to be made for analysis of the site investigation and recording.
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation.
5. Provision to be made for archive deposition of the analysis and records of the site investigation.
6. Nomination of a competent person or persons/organisation to undertake the works set out within the strategy

B) No demolition/development shall take place other than in accordance with the strategy approved under part (A). No plots shall be sold until the archaeological work has been carried out in accordance with the strategy approved under part (A).

C) No part of an individual phase of the development as set out in the agreed programme of archaeological works shall be occupied until the post investigation assessment has been completed in accordance with the strategy approved under part (A). The provision made for analysis, publication and dissemination of results, and archive deposition, should be confirmed in writing to, and approved by, the Local Planning Authority.

Reason: To ensure that archaeology is considered and recorded in accordance with policy HE2 of the local plan

17 Foul and Surface Water

Development shall be implemented in line with the drainage scheme contained within the submitted document entitled Flood Risk Assessment & Drainage Strategy Report Rev G 15/10/2025. The drainage scheme shall ensure that foul flows discharge to the foul sewer downstream of manhole 1304 and ensure that surface water discharges to the surface water sewer downstream of manhole 1301. The surface water discharge rate shall not exceed the available capacity of 3.5l/sec that has been identified in this sewer. The final surface water discharge rate shall be agreed by the Lead Local Flood Authority.

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

16 Sustainable Surface Water Drainage Scheme

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

- I. Detailed design of the surface water management system,
- II. A build programme and timetable for the provision of the critical surface water drainage infrastructure;

- III. A management plan detailing how surface water runoff from the site will be managed during the construction phase;
- IV. Details of adoption responsibilities

Reason: To ensure the site is developed in a manner that will not increase the risk of surface water flooding to site or surrounding area, in accordance with the Local Plan Policies SD5 & ENV4 and the National Planning Policy Framework.

17 Open Access

Open access ducting to facilitate fibre and internet connectivity shall be provided from the homes to the public highway

Reason: To ensure that infrastructure is provided to facilitate fibre connections to all new development in accordance with Policy TI3 of the Stockton on Tees Local Plan

18 Construction working Hours

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

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

19 Unexpected land Contamination

In the event that unexpected contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, in accordance with best practice guidance, the details of which are to be agreed in writing with the Local Planning Authority in advance. Where remediation is shown to be necessary a remediation scheme must be prepared and submitted to the Local Planning Authority for approval in writing in advance.

Reason: To ensure that risks from land contamination to the future uses of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out without unacceptable risk to receptors.

20 Permitted Development Rights – No extensions / alterations or outbuildings

Notwithstanding the provisions of classes A, AA, B, C, D and E of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), the buildings hereby approved shall not be extended or altered in any way, nor any ancillary buildings erected within the curtilage without the written approval of the Local Planning Authority

Reason: In order that the local planning authority may exercise further control in order to protect the character and appearance of the area and the amenity of adjoining residents and landscaping features.

21 Permitted Development Rights - means of enclosure

Notwithstanding the provisions of Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), unless in accordance with the approved design guide, no gates,

fences, walls or other means of enclosure shall be erected between the front, side or rear walls of any dwelling without the written approval of the Local Planning Authority.

Reason: In order that the local planning authority may exercise further control in order to protect character and appearance of the area and the amenity of adjoining residents.

Informatives

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 information required to assess the scheme and by the identification and imposition of appropriate planning conditions.

Informative National Standards for SuDS

The new standards are intended for application in the design of the surface water drainage systems for new development. The FRA/DS should review the principles and standards and demonstrate how the surface water drainage design complies with the 7 standards proportionate to the size and scale of the development. The 7 standards are complementary, and the delivery of each standard should support delivery of the other standards. A surface water drainage system design that delivers multiple benefits will include a range of features and each of these should contribute to the delivery of several, if not all, of the standards.

<https://www.gov.uk/government/publications/national-standards-for-sustainable-drainage-systems/national-standards-for-sustainable-drainage-systems-suds>

Informative: Drainage Condition

The applicant 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.

Heads of Terms

The applicant shall enter into a Section 106 to secure the following obligations;

- Affordable Housing – commuted lump sum
- Education Contribution – based on the Councils standard formula

Site and Surroundings

1. The application site is an existing paddock that lies to the southern edge of Wolviston Village, to the south of Manor Close. The site is flat, roughly square in shape and for the most part enclosed by landscaping/hedgerows.
2. To the north of the site are the residential properties of Manor Close, a cul-de-sac currently serving 9 dwellings. To the east is Wolviston Road with open farmland to the south and west.
3. Wolviston Conservation is to the north and west of the application site and is centred around the historic core of the village (See Appendix 2), with more modern housing developments between.
4. The trees to the south and east of the site are covered by a tree preservation order.

Proposal

5. Outline Planning permission is sought for upto 11 self build houses with all matters reserved other than access which will be taken from Manor Close using an existing field access which is currently gated.

Consultations

6. Consultees were notified and the following comments were received.

7. Highways Transport & Design Manager

Highways Comments The current proposals are seeking outline planning approval with all matters reserved except for access for up to 11 dwellings and the applicant has submitted a site plan, drawing L023034 - 004 Rev C, a planning statement and a self-build design guide in support of the proposals.

Due to the scale of the proposals, it cannot be reasonably demonstrated that the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios. Therefore, the only material consideration, at this stage, is the suitability of Manor Close to serve the proposed development.

Manor Close is a residential cul-de-sac which currently serves 9 dwellings that benefits from a footway along the one side and a minimum carriageway width of 4.8m which is adequate for two vehicles to pass each other and is therefore considered suitable to provide access to the proposed additional 11 dwellings.

A separate footway which will also be provided which will enable residents to access Wolviston Road from the eastern boundary of the site. Taking the above into account there are no highways objections to the proposals.

8. Lead Local Flood Authority

Information reviewed:

Pre Development Enquiry from Northumbrian Water Ltd

S5000-BDN-XX-XX-DR-C-0110 Rev RL – EA Flood Map Overlay

The LLFA have reviewed the updated information provided, and are satisfied that a development can be achieved, without increasing flood risk. Condition FRM01 should be applied to any consent. The layout and detailed design of the SUDS can be agreed as part of the reserved matters application, and should comply with the new 'National Standards for Sustainable Drainage Systems (SuDS)', published in July 2025. Should the application be approved, the LLFA would welcome the opportunity to discuss the detailed design, prior to submission of the reserved matters application. At reserved matters stage the LLFA would not support any development within areas at risk of surface water flooding.

9. Billingham Town Council

Billingham Town Council made no comment to this application.

10. Councillors David Reynard & Marcus Vickers

We do not frequently pass comment on planning applications and instead seek expert advice and opinions from applicants and those directly impacted, however many residents have contacted us concerned regarding the above proposed development, a summary of concerns raised are detailed below. As ward councillors we are also concerned that the development falls outside of the local plan as per the proposed Miller

Development nearby (which this application makes reference to) of which both developments cause significant risk to coalescing the village of Wolviston to the town of Billingham in contradiction of SBC's own policies and plan, alongside allowing a development on land not identified within the local plan and is currently used for agricultural purposes. Many concerns raised include:

Village Status & Identity: As mentioned above many residents are concerned that this application (along with the miller homes development) will be the end of Wolviston as a village and this will be the floodgates and precedent to further development and expansion. The deliberate exclusion of this site from the Local Plan reflects careful planning judgment that should not be overturned. It is also important to note the development lies next to the Wolviston Conservation Area, given the village's rich history and identity.

Size of the development & Village Boundary: Manor Close is a quiet cul-de-sac with less than 10 properties; this will see the size of this quiet cul-de-sac more than double.

Development limits exist to prevent urban sprawl and protect countryside character.

With the development technically falling outside the village boundary this again reinforces concerns regarding coalescing of the village which would be in direct breach of the authorities own policy, along with SD3 housing policy which has been disregarded.

Access: The design of the cul-de-sac can at times make access quite difficult, especially given that access will enter from Wolviston Road upon entering the village, which as a community there is ongoing efforts still taking place to resolve speeding within the village, with this area of the village a key point for action to tackle speeding. Furthermore given that Manor Close was adopted by SBC re: public highways with what we have been informed, there is access requirements/caveats in place that may directly impact access to the site.

Self-build development: After previously considering the development of 12 properties, the application has been submitted for 11 self-build development. This has raised concerns re: the timescales, completion, and consistency of such a development. We recognise the self-build development guide provided and the works done to compliment the historic status and character of the village within the document, however concerns regarding these being fulfilled, changes in design by the actual builder/developer, as well as a substantial end date to the development taking place with self-build mortgages/finance usually difficult to obtain, this raises genuine concerns that what is agreed today, may change or may carry on for a significant period of time with no conclusive end date.

Biodiversity net gain: We acknowledge the net gains the development is proposing, however sadly these are gained off-site, and more should be done to encourage biodiversity within the existing footprint, work which we have been passionate about in achieving throughout our community. Of which it is important to note Natural England have requested further information to determine impacts.

Community/Social Value: Many developments provide much valuable assets/funding being put back into the community e.g. section 106 funding etc. however, upon reviewing the application we are struggling to identify any such contributions to the local community, which is disappointing.

Other issues raised included limited school places and facilities; infrastructure capacity and that any such council tax return if eyed up will not offset infrastructure costs; drainage and surface water risk acknowledged in the application which may be worsened with removal of natural drainage capacity.

Overall, many of the concerns raised by residents are valid and ultimately given the land is not identified within the local plan and the risk of coalescing the village and the impact this will have raises serious valid reasons against the development. We thank the applicant for their time and effort in submitting a detailed application however could not

support this application following conversations with residents, along with the timing of the application and the greater risk of the Miller Development being proposed (which the application makes reference to) feels like there is serious harm to the village status, identity, heritage and overall infrastructure with development being aimed at all angles

11. Wolviston Parish Council

The Parish Council formally objects to the proposed development on land adjacent to Manor Close. The scheme would more than double the number of properties accessing this cul-de-sac, creating unacceptable traffic and highway safety impacts for existing residents.

This site has a well-documented history of refusals by Stockton Borough Council. Planning application Ref. S3357/78 (26 January 1979) was refused on the grounds that the land should be "retained in open space/agricultural use." Similarly, Ref. S621/81 (27 May 1981) was refused with the same designation confirmed. Planning application Ref. 93/2048/P (1993) was also refused, with the Local Planning Authority stating that approval "could lead to other similar development which would adversely affect the character of this part of the Wolviston Conservation Area, making the area a less pleasant place in which to live." These grounds remain relevant to the current application, particularly with the threat additional development of up to 180 houses nearby.

The land in question does not form part of the Stockton Borough Council Local Plan and lies outside the defined village of Wolviston. Approval of this application would therefore represent a clear departure from adopted planning policy.

In addition, approval would establish an undesirable precedent, particularly in relation to adjacent land to the east of Wolviston Road, as referenced in paragraph 2.5 of the applicant's planning statement. Such developments would increase traffic through the village, place additional pressure on amenities, and critically undermine the retained and protected green wedge separating Wolviston and Billingham, as recognised in previous refusal notices.

The proposal would also be visually intrusive. Rear gardens from the development would be readily visible from the Wolviston Road approach, thereby detracting from the rural setting and harming the visual amenity of the Conservation Area.

It is further noted that an eight-foot strip of land at the southern boundary of Manor Close is alleged to be in the ownership of existing properties, forming a ransom strip that includes the proposed point of access.

For these reasons, supported by the consistent refusal history and policy conflicts outlined above, the Parish Council respectfully requests that the Planning Committee refuse application Ref. 25/1514/OUT in its entirety.

12. Environmental Health Unit

I have assessed the impact of the development and have considered the likelihood of noise and the potential for effect on air quality, land contamination arising from the proposal. Due to the proximity of residential properties there is the potential for noise and dust impacts during the construction phases. A contaminated land risk assessment should also be undertaken due to the residential end use of the site.

- Construction/ Demolition Noise
- Construction Management Plan
- Preliminary Risk Assessment

13. SBC Housing Services Manager

We note that the applicant has suggested that, in lieu of an affordable housing contribution, a commuted sum would be more appropriate. Because the application

concerns a self-build site, in principle we would accept a commuted sum. Local Planning Policy states that for any proposed developments of 10 units or more that there will be a 20% affordable housing contribution. In this instance, 11 proposed dwellings would translate to 3 affordable. The commuted sum calculation will therefore be based on 3 affordable properties at current house prices for similar size properties in the locality of Wolviston, less the developer contribution.

14. SBC Place Development Manager

Thank you on consulting Place Development. The proposals can be summarised as constituting outline planning application for the erection of up to 11no. self-build plots with all matters reserved except access at land to the south of Manor Close, Wolviston. Comments made within this response relate to the design of the proposal to promote positive outcomes but do not cover the principle of development. Place Development are happy to discuss the nature/detail of these comments. Should this outline application be approved we would advocate, in the development of reserved matters that the applicant follow the 'design process' advocated within the Local Design Guide SPD (available at Supplementary planning documents - Stockton-on-Tees Borough Council) and provide relevant supporting information which would include a design process checklist or Building for a Healthy Life Assessment.

Whilst it is noted that matters such as the design and construction of the development to be considered at the reserved matters stage the applicant has submitted information in accordance with the application; Self-build design guide; Plot parameters plan; Plot height plan, Indicative layout / elevation plans for specific plots

Combined these documents outline a robust approach to ensuring a plots could be brought forward in a manner that reflects the surrounding context and character of the area, and deliver a well-designed and attractive development.

15. Northern Gas Networks

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

16. National Gas Transmission

Regarding planning application 25/1514/OUT, there are no National Gas Transmission assets in this area.

17. National Grid

Regarding planning application 25/1514/OUT, there are no National Grid Electricity Transmission assets affected in this area.

18. Northumbrian Water Limited

In making our response to the local planning authority Northumbrian Water assesses the impact of the proposed development on our assets and assesses the capacity within our 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. It should also be noted that, following the transfer of private drains and sewers in 2011, there may be assets that are the responsibility of Northumbrian Water that are not yet included on our records. Care should therefore be taken prior and during any construction work with consideration to the presence of sewers on site. Should you require further information, please visit <https://www.nwl.co.uk/developers.aspx>. We have no issues to raise with this

application, provided it is approved and carried out within strict accordance with the submitted document entitled Drainage Strategy Report Rev 25/09/2025. This document reflects our pre-planning enquiry advice identifying connections for surface water downstream of 1301 at restricted rates of 3.5l/s and foul flows downstream of 1304. We request that an approval condition is attached to a planning approval so that the development is implemented in accordance with the above named document.

19. Natural England

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutory designated sites and has no objection.

A lack of objection does not mean that there are no significant environmental impacts. Natural England advises that all environmental impacts and opportunities are fully considered and relevant local bodies are consulted..

20. Tees Archaeology

Thank you for the consultation on this application. We note the submission of an archaeological desk-based assessment, which concludes that there is the potential for medieval and/or post-medieval remains to be present on site. As such, we would ask that the site is subject to an evaluation to establish the presence/absence of archaeological remains across the site, along with their level of preservation and significance. Further mitigation work may be necessary following the evaluation, depending on the results. Following discussions with the applicant, we have agreed that the archaeological works can be conditioned on the outline application in this instance. However, as the proposals are for self-build plots, this archaeological condition should cover both the evaluation works and any potential mitigation necessary to ensure that any archaeological remains uncovered are dealt with as a whole rather than in a piecemeal manner with each plot. We therefore recommend a condition:

21. Highway England

Notice is hereby given that National Highways' formal recommendation is that we offer no objection

22. Cleveland Police (summarised)

Cleveland Police encourages applicants to build/refurbish developments incorporating the guidelines of Crime Prevention Through Environmental Design (CPTED). I would like to make you aware that Cleveland Police operate the "Secured by Design" initiative. This is a scheme which promotes the inclusion of architectural crime prevention measures into new projects and refurbishments. Should permission be granted, I recommend developer/s actively seek Secured by Design accreditation, full information is available within the SBD Residential Guide 2025 Guide at www.securedbydesign.com I encourage contact from applicant/agent at earliest opportunity, if SBD Certification is not achievable you may incorporate some of the measures to reduce the opportunities for crime and anti-social behaviour. Once a development has been completed the main opportunity to design out crime has gone. The local Designing Out Crime Officer should be contacted at the earliest opportunity, prior to submission and preferably at the design stage.

23. Chief Fire Officer (Cleveland Fire Brigade)

Cleveland Fire Brigade offers the following representations regarding the development as proposed. The distance from Plot 6 to the adopted highway shaded grey exceeds the 45m outlined in AD B Vol 1 Section B5 Para 13.1. As a result, fire appliances will need access via what appears to be a private drive for plots 3-6. The turning facilities provided satisfy the requirements of AD B Vol 1 Section B5 Para 13.4, however it must be ensured that the building materials used can withstand vehicle weight of 18 tonnes, as Cleveland Fire Brigade now utilise a Magirus Multistar Combined Aerial Rescue Pump (CARP) which has a vehicle weight of 18 tonnes. This is greater than the specified weight in AD B Vol 1 Section B5 Table 13.1.

Access and Water Supplies should meet the requirements as set out in:

Approved Document B, Volume 1:2019, Section B5 for Dwellings.

Cleveland Fire Brigade also utilise Emergency Fire Appliances measuring 3.5m from wing mirror to wing mirror. This is greater than the minimum width of gateways specified in AD B Vol 1 Section B5 Table 13.1.

Cleveland Fire Brigade is fully committed to the installation of Automatic Fire Suppression Systems (AFSS) in all premises where their inclusion will support fire safety, we therefore recommend that as part of the submission the client consider the installation of sprinklers or a suitable alternative AFS system. Further comments may be made through the building regulation consultation process as required.

24. NHS

Thank you for the attached application. The NHS ICB NENC will not be making a comment as the number of dwellings is below the threshold we apply for S106 funding.

25. PADHI Health & Safety Executive

Does Not Cross Any Consultation Zones

Publicity

26. Neighbours were notified and the application was advertised on site and in the local press. 51 letters of objection and 2 letters offering general comments were received. Two letters of support have been received. The comments are summarised below. Full details of the objections can be viewed at <http://www.developmentmanagement.stockton.gov.uk/online-applications/>

- Conflict with the Stockton-on-Tees Local Plan (2019) as the site lies outside defined development limits and is not allocated for housing.
- Previous applications on the same site were refused for similar reasons.
- Approval would undermine the integrity of the Local Plan and set a precedent for further development.
- Adverse impact on the Green Wedge and Wolviston's distinct village character and heritage:
- The development would erode the green buffer between Wolviston and Billingham.
- contrary to NPPF which seeks to protect the intrinsic character and beauty of the countryside.
- Impact on Heritage and Conservation:
- Concern over layout
- Inadequate heritage assessment and lack of archaeological field evaluation.
- The roads in Wolviston Village are ill-designed to take construction traffic
- The access is unsuitable and should be swapped to Wolviston Road
- Manor Close is a narrow cul-de-sac with poor visibility and limited turning space.
- Proposed access would more than double traffic on an unsuitable road.

- Construction traffic poses safety risks and potential damage to road surfaces.
 - Cleveland Fire Brigade raised concerns about emergency access.
 - Construction vehicle site traffic should be prohibited during school times.
 - The site is at high risk of surface water flooding.
 - The entrance to Manor Close floods regularly
 - Existing drainage infrastructure is inadequate.
 - Local schools are already oversubscribed., Increased pressure on medical services.
 - Concerns over Biodiversity Loss:
 - Off-site compensation is uncertain and delayed.
 - Contradictions between ecological assessments raise concerns about reliability.
 - Climate and Transport Sustainability:
 - Wolviston has poor public transport links, increasing car dependency.
 - The proposal conflicts with national and local sustainability goals.
 - Risk of prolonged construction period with multiple builders.
 - Lack of clarity and enforceability around design constraints (height, materials, etc.).
 - No on-site affordable housing provision; commuted sum offered instead.
 - Scheme appears to target executive housing, not addressing local housing needs.
 - Questions over land ownership and legality of access works
 - Restrictive Covenants:
 - Inadequate public engagement and notification.
 - Concerns about cumulative impact with the proposed Miller Homes development.
 - Developer-Funded Assessment Bias as all technical assessments submitted with this application have been commissioned and paid for by the developer, creating a conflict of interest
 - With an ageing population there is a lack of suitable bungalows.
-
- The area is crying out for new high quality, luxury housing
 - Housing is scarce and expensive (only 4 homes for sale, mostly £460k+).
 - Wolviston has grown significantly since the 1960s through similar developments
 - Village population is declining (877 in 2011 → 841 in 2021) and aging (58% over 50).
 - Site is small screened by trees, and only minimally reduces the gap.
 - Additional traffic from 11 homes is negligible.

Planning Policy Considerations

27. 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 Stockton on Tees Borough Council Local Plan 2019.
28. Section 143 of the Localism Act came into force on the 15 January 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 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

29. 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.
30. 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:
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
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

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

Strategic Development Strategy Policy 1 (SD1) - Presumption in favour of Sustainable Development

1. In accordance with the Government's National Planning Policy Framework (NPPF), when the Council considers development proposals it will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will always work proactively with applicants jointly to find solutions which mean that proposals for sustainable development can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
2. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.
3. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise - taking into account whether:
- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or, Specific policies in that Framework indicate that development should be restricted.

Strategic Development Strategy Policy 3 (SD3) - Housing Strategy

1. The housing requirement of the Borough will be met through the provision of sufficient deliverable sites to ensure the maintenance of a rolling five year supply of deliverable housing land. Should it become apparent that a five year supply of deliverable housing land cannot be identified at any point within the plan period, or delivery is consistently falling below the housing requirement, the Council will work with landowners, the development industry and relevant stakeholders and take appropriate action in seeking to address any shortfall.
2. The following are priorities for the Council:
 - a. Delivering a range and type of housing appropriate to needs and addressing shortfalls in provision; this includes the provision of housing to meet the needs of the ageing population and those with specific needs.

- b. Providing accommodation that is affordable.
- c. Providing opportunities for custom, self-build and small and medium sized house builders.
- 3. The approach to housing distribution has been developed to promote development in the most sustainable way. This will be achieved through:
 - a. Supporting the aspiration of delivering housing in the Regenerated River Tees Corridor (as identified on the Policies Map) in close proximity to Stockton Town Centre. Key regeneration sites which provide major opportunities for redevelopment include: Queens Park North, Victoria Estate, Tees Marshalling Yard and Land off Grange Field Road
 - b. Supporting residential development on sites within the conurbation as defined by the limits to development which comprises the main settlements of Stockton, Billingham, Thornaby, Ingleby Barwick, Eaglescliffe and Yarm.
 - c. Creating a Sustainable Urban Extension to West Stockton.
 - d. Promoting major new residential development at Wynyard leading to the area becoming a sustainable settlement containing general market housing and areas of executive housing in a high-quality environment.
 - e. Supporting residential development in villages (as shown on the Policies Map) through the recognition of existing commitments and new build within the limits to development where the land is not allocated for another purpose.
- 4. New dwellings within the countryside will not be supported unless they:
 - a. Are essential for farming, forestry or the operation of a rural based enterprise; or
 - b. Represent the optimal viable use of a heritage asset; or
 - c. Would re-use redundant or disused buildings and lead to an enhancement of the immediate setting; or
 - d. Are of an exceptional quality or innovative nature of design. Such a design should:
 - i. be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;
 - ii. reflect the highest standards in architecture;
 - iii. significantly enhance its immediate setting; and
 - iv. be sensitive to the defining characteristics of the local area.

Strategic Development Strategy Policy 5 (SD5) - Natural, Built and Historic Environment

To ensure the conservation and enhancement of the environment alongside meeting the challenge of climate change the Council will:

- 1. Conserve and enhance the natural, built and historic environment through a variety of methods including:
 - a) Ensuring that development proposals adhere to the sustainable design principles identified within Policy SD8.
 - b) Protecting and enhancing designated sites (including the Teesmouth and Cleveland Coast Special Protection Area and Ramsar) and other existing resources alongside the provision of new resources.
 - c) Protecting and enhancing green infrastructure networks and assets, alongside the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species.
 - d) Enhancing woodlands and supporting the increase of tree cover where appropriate.
 - e) Supporting development of an appropriate scale within the countryside where it does not harm its character and appearance, and provides for sport and recreation or development identified within Policies SD3 and SD4.
 - f) Ensuring any new development within the countryside retains the physical identity and character of individual settlements.
 - j) Ensuring development proposals are responsive to the landscape, mitigating their visual impact where necessary. Developments will not be permitted where they would

lead to unacceptable impacts on the character and distinctiveness of the Borough's landscape unless the benefits of the development clearly outweigh any harm. Wherever possible, developments should include measures to enhance, restore and create special features of the landscape.

1) Preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of ground, air, water, light or noise pollution or land instability. Wherever possible proposals should seek to improve ground, air and water quality.

2. Meet the challenge of climate change, flooding and coastal change through a variety of methods including:

a. Directing development in accordance with Policies SD3 and SD4.

b. Delivering an effective and efficient sustainable transport network to deliver genuine alternatives to the private car.

c. Supporting sustainable water management within development proposals.

d. Directing new development towards areas of low flood risk (Flood Zone 1), ensuring flood risk is not increased elsewhere, and working with developers and partners to reduce flood risk.

e. Ensuring development takes into account the risks and opportunities associated with future changes to the climate and are adaptable to changing social, technological and economic conditions such as incorporating suitable and effective climate change adaptation principles.

f. Ensuring development minimises the effects of climate change and encourage new development to meet the highest feasible environmental standards.

g. Supporting and encouraging sensitive energy efficiency improvements to existing buildings.

h. Supporting proposals for renewable and low carbon energy schemes including the generation and supply of decentralised energy.

3. Conserve and enhance the historic environment through a variety of methods including:

a. Celebrating, promoting and enabling access, where appropriate, to the historic environment.

b. Ensuring monitoring of the historic environment is regularly undertaken.

c. Intervening to enhance the historic environment especially where heritage assets are identified as being at risk.

d. Supporting proposals which positively respond to and enhance heritage assets.

e. Recognising the area's industrial heritage, including early history, railway and engineering heritage and the area's World War II contribution.

Strategic Development Strategy Policy 8 (SD8) - Sustainable Design Principles

1. The Council will seek new development to be designed to the highest possible standard, taking into consideration the context of the surrounding area and the need to respond positively to the:

a. Quality, character and sensitivity of the surrounding public realm, heritage assets, and nearby buildings, in particular at prominent junctions, main roads and town centre gateways;

b. Landscape character of the area, including the contribution made by existing trees and landscaping;

c. Need to protect and enhance ecological and green infrastructure networks and assets;

d. Need to ensure that new development is appropriately laid out to ensure adequate separation between buildings and an attractive environment;

e. Privacy and amenity of all existing and future occupants of land and buildings;

- f. Existing transport network and the need to provide safe and satisfactory access and parking for all modes of transport;
 - g. Need to reinforce local distinctiveness and provide high quality and inclusive design solutions, and
 - h. Need for all development to be designed inclusively to ensure that buildings and spaces are accessible for all, including people with disabilities.
2. New development should contribute positively to making places better for people. They should be inclusive and establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit.
3. All proposals will be designed with public safety and the desire to reduce crime in mind, incorporating, where appropriate, advice from the Health and Safety Executive, Secured by Design, or any other appropriate design standards.
4. New development will seek provision of adequate waste recycling, storage and collection facilities, which are appropriately sited and designed.

Natural, Built and Historic Environment Policy 1 (ENV1) - Energy Efficiency

1. The Council will encourage all development to minimise the effects of climate change through meeting the highest possible environmental standards during construction and occupation.

The Council will:

- a. Promote zero carbon development and require all development to reduce carbon dioxide emissions by following the steps in the energy hierarchy, in the following sequence:
 - i. Energy reduction through 'smart' heating and lighting, behavioural changes, and use of passive design measures; then,
 - ii. Energy efficiency through better insulation and efficient appliances; then,
 - iii. Renewable energy of heat and electricity from solar, wind, biomass, hydro and geothermal sources; then
 - iv. Low carbon energy including the use of heat pumps, Combined Heat and Power and Combined Cooling Heat and Power systems; then
 - v. Conventional energy.
 - b. Require all major development to demonstrate how they contribute to the greenhouse gas emissions reduction targets set out in Stockton-on-Tees' Climate Change Strategy 2016; and
 - c. Support and encourage sensitive energy efficiency improvements to existing buildings.
2. Proposals are encouraged where development:
- a. Incorporates passive design measures to improve the efficiency of heating, cooling and ventilation; and
 - b. Includes design measures to minimise the reliance on artificial lighting through siting, design, layout and building orientation that maximises sunlight and daylight, passive ventilation and avoids overshadowing.

Domestic

3. All developments of ten dwellings or more, or of 1,000 sq m and above of gross floor space, will be required to:
- a. Submit an energy statement identifying the predicted energy consumption and associated CO₂ emissions of the development and demonstrating how the energy hierarchy has been applied to make the fullest contribution to greenhouse gas emissions reduction; and
 - b. Achieve a 10% reduction in CO₂ emissions over and above current building regulations. Where this is not achieved, development will be required to provide at least 10% of the total predicted energy requirements of the development from renewable energy sources, either on site or in the locality of the development.

Natural, Built and Historic Environment Policy 4 (ENV4) - Reducing and Mitigating Flood Risk

1. All new development will be directed towards areas of the lowest flood risk to minimise the risk of flooding from all sources, and will mitigate any such risk through design and implementing sustainable drainage (SuDS) principles.
3. Site specific flood risk assessments will be required in accordance with national policy.
4. All development proposals will be designed to ensure that:
 - a. Opportunities are taken to mitigate the risk of flooding elsewhere;
 - b. Foul and surface water flows are separated;
 - c. Appropriate surface water drainage mitigation measures are incorporated and Sustainable Drainage Systems (SuDS) are prioritised; and
 - d. SuDS have regard to Tees Valley Authorities Local Standards for Sustainable Drainage (2015) or successor document.
5. Surface water run-off should be managed at source wherever possible and disposed of in the following hierarchy of preference sequence:
 - a. To an infiltration or soak away system; then,
 - b. To a watercourse open or closed; then,
 - c. To a sewer.
6. Disposal to combined sewers should be the last resort once all other methods have been explored.
7. For developments which were previously developed, the peak runoff rate from the development to any drain, sewer or surface water body for the 1-in-1 year rainfall event and the 1-in-100 year rainfall event should be as close as reasonably practicable to the greenfield runoff rate from the development for the same rainfall event, but should never exceed the rate of discharge from the development prior to redevelopment for that event. For greenfield developments, the peak runoff rate from the development to any highway drain, sewer or surface water body for the 1-in-1 year rainfall event and the 1-in-100 year rainfall event should never exceed the peak greenfield runoff rate for the same event.
8. Within critical drainage areas or other areas identified as having particular flood risk issues the Council may:
 - a. Support reduced run-off rates.
 - b. Seek contributions, where appropriate, towards off-site enhancements directly related to flow paths from the development, to provide increased flood risk benefits to the site and surrounding areas.
9. Sustainable Drainage Systems (SuDS) should be provided on major development (residential development comprising 10 dwellings or more and other equivalent commercial development) unless demonstrated to be inappropriate. The incorporation of SuDS should be integral to the design process and be integrated with green infrastructure. Where SuDS are provided, arrangements must be put in place for their whole life management and maintenance.

Natural, Built and Historic Environment Policy 5 (ENV) - Preserve, Protect and Enhance Ecological Networks, Biodiversity and Geodiversity

1. The Council will protect and enhance the biodiversity and geological resources within the Borough. Development proposals will be supported where they enhance nature conservation and management, preserve the character of the natural environment and maximise opportunities for biodiversity and geological conservation particularly in or adjacent to Biodiversity Opportunity Areas in the River Tees Corridor, Teesmouth and Central Farmland Landscape Areas.

2. The Council will preserve, restore and re-create priority habitats alongside the protection and recovery of priority species.
3. Ecological networks and wildlife corridors will be protected, enhanced and extended. A principal aim will be to link sites of biodiversity importance by avoiding or repairing the fragmentation and isolation of natural habitats.
4. Sites designated for nature or geological conservation will be protected and, where appropriate enhanced, taking into account the following hierarchy and considerations:
 - a. Internationally designated sites - Development that is not directly connected with or necessary to the management of the site, but which is likely to have a significant effect on any internationally designated site, irrespective of its location and when considered both alone and in combination with other plans and projects, will be subject to an Appropriate Assessment. Development requiring Appropriate Assessment will only be allowed where:
 - i. It can be determined through Appropriate Assessment, taking into account mitigation, the proposal would not result in adverse effects on the site's integrity, either alone or in combination with other plans or projects; or
 - ii. as a last resort, where, in light of negative Appropriate Assessment there are no alternatives and the development is of overriding public interest, appropriate compensatory measures must be secured.
 - b. Nationally designated sites - Development that is likely to have an adverse effect on a site, including broader impacts on the national network of Sites of Special Scientific Interest (SSSI) and combined effects with other development, will not normally be allowed. Where an adverse effect on the site's notified interest features is likely, a development will only be allowed where:
 - i. the benefits of the development, at this site, clearly outweigh both any adverse impact on the sites notified interest features, and any broader impacts on the national network of SSSI's;
 - ii. no reasonable alternatives are available; and
 - iii. mitigation, or where necessary compensation, is provided for the impact.
 - c. Locally designated sites: Development that would have an adverse effect on a site(s) will not be permitted unless the benefits of the development clearly outweigh the harm to the conservation interest of the site and no reasonable alternatives are available. All options should be explored for retaining the most valuable parts of the sites interest as part of the development proposal with particular consideration given to conserving irreplaceable features or habitats, and those that cannot readily be recreated within a reasonably short timescale, for example ancient woodland and geological formations. Where development on a site is approved, mitigation or where necessary, compensatory measures, will be required in order to make development acceptable in planning terms.
5. Development proposals should seek to achieve net gains in biodiversity wherever possible. It will be important for biodiversity and geodiversity to be considered at an early stage in the design process so that harm can be avoided and wherever possible enhancement achieved (this will be of particular importance in the redevelopment of previously developed land where areas of biodiversity should be retained and recreated alongside any remediation of any identified contamination). Detrimental impacts of development on biodiversity and geodiversity, whether individual or cumulative should be avoided. Where this is not possible, mitigation and lastly compensation, must be provided as appropriate. The Council will consider the potential for a strategic approach to biodiversity offsetting in conjunction with the Tees Valley Local Nature Partnership and in line with the above hierarchy.
6. When proposing habitat creation it will be important to consider existing habitats and species as well as opportunities identified in the relevant Biodiversity Opportunity Areas.

This will assist in ensuring proposals accord with the 'landscape scale' approach and support ecological networks.

7. Existing trees, woodlands and hedgerows which are important to the character and appearance of the local area or are of nature conservation value will be protected wherever possible. Where loss is unavoidable, replacement of appropriate scale and species will be sought on site, where practicable.

Natural, Built and Historic Environment Policy 6 (ENV6) - Green Infrastructure, Open Space, Green Wedges and Agricultural Land

1. Through partnership working, the Council will protect and support the enhancement, creation and management of all green infrastructure to improve its quality, value, multi-functionality and accessibility in accordance with the Stockton-on-Tees Green Infrastructure Strategy and Delivery Plan.

2. Where appropriate, development proposals will be required to make contributions towards green infrastructure having regard to standards and guidance provided within the Open Space, Recreation and Landscaping SPD or any successor. Green infrastructure should be integrated, where practicable, into new developments. This includes new hard and soft landscaping, and other types of green infrastructure. Proposals should illustrate how the proposed development will be satisfactorily integrated into the surrounding area in a manner appropriate to the surrounding townscape and landscape setting and enhances the wider green infrastructure network.

3. The Council will protect and enhance open space throughout the Borough to meet community needs and enable healthy lifestyles. The loss of open space as shown on the Policies Map, and any amenity open space, will not be supported unless:

- a. it has been demonstrated to be surplus to requirements; or
- b. the loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c. the proposal is for another sports or recreational provision, the needs for which, clearly outweigh the loss; or
- d. the proposal is ancillary to the use of the open space; and
- e. in all cases there would be no significant harm to the character and appearance of the area or nature conservation interests.

4. Development within green wedges will only be supported where:

- a. it would not result in physical or visual coalescence of built-up areas;
- b. it would not adversely impact on local character or the separate identity of communities;
- c. it would not adversely impact on recreational opportunities; and
- d. it would not adversely impact on biodiversity.

5. Development proposals will be expected to demonstrate that they avoid the 'best and most versatile' agricultural land unless the benefits of the proposal outweigh the need to protect such land for agricultural purposes. Where significant development of agricultural land is demonstrated to be necessary, proposals will be expected to demonstrate that they have sought to use areas of lower quality land in preference to that of a higher quality.

Natural, Built and Historic Environment Policy 7 (ENV7) - Ground, Air, Water, Noise and Light Pollution

1. All development proposals that may cause groundwater, surface water, air (including odour), noise or light pollution either individually or cumulatively will be required to incorporate measures as appropriate to prevent or reduce their pollution so as not to cause unacceptable impacts on the living conditions of all existing and potential future occupants of land and buildings, the character and appearance of the surrounding area and the environment.

2. Development that may be sensitive to existing or potentially polluting sources will not be sited in proximity to such sources. Potentially polluting development will not be sited near to sensitive developments or areas unless satisfactory mitigation measures can be demonstrated.
3. Where development has the potential to lead to significant pollution either individually or cumulatively, proposals should be accompanied by a full and detailed assessment of the likely impacts. Development will not be permitted when it is considered that unacceptable effects will be imposed on human health, or the environment, taking into account the cumulative effects of other proposed or existing sources of pollution in the vicinity. Development will only be approved where suitable mitigation can be achieved that would bring pollution within acceptable levels.
4. Where future users or occupiers of a development would be affected by contamination or stability issues, or where contamination may present a risk to the water environment, proposals must demonstrate via site investigation/assessment that:
 - a. Any issues will be satisfactorily addressed by appropriate mitigation measures to ensure that the site is suitable for the proposed use, and does not result in unacceptable risks which would adversely impact upon human health and the environment; and
 - b. Demonstrate that development will not cause the site or the surrounding environment to become contaminated and/or unstable.
5. Groundwater and surface water quality will be improved in line with the requirements of the European Water Framework Directive and its associated legislation and the Northumbria River Basin Management Plan. Development that would adversely affect the quality or quantity of surface or groundwater, flow of groundwater or ability to abstract water will not be permitted unless it can be demonstrated that no significant adverse impact would occur or mitigation can be put in place to minimise this impact within acceptable levels.
6. To improve the quality of the water environment the Council will:
 - a. Support ecological improvements along riparian corridors including the retention and creation of river frontage habitats;
 - b. Avoid net loss of sensitive inter-tidal or sub-tidal habitats and support the creation of new habitats; and
 - c. Protect natural water bodies from modification, and support the improvement and naturalisation of heavily modified water bodies (including de-culverting and the removal of barriers to fish migration).

Housing Policy 4 (H4) - Meeting Housing Needs

1. Sustainable residential communities will be created by requiring developers to provide a mix and balance of good quality housing of appropriate sizes, types and tenures which reflects local needs and demand, having regard to the Strategic Housing Market Assessment, its successor documents or appropriate supporting documents.
2. Support will be given to higher density development within areas with a particularly high level of public transport accessibility. Elsewhere housing densities will be considered in the context of the surrounding area in accordance with Policy SD8.
3. The Council require 20% of new homes to be affordable on schemes of more than 10 dwellings or with a combined gross floorspace of above 1000sqm.
5. Affordable housing will normally be provided on-site as part of, and integrated within housing development to help deliver balanced communities. This provision should be distributed across sites in small clusters of dwellings. Off-site affordable housing or a commuted sum will only be acceptable where:
 - a. All options for securing on-site provision of affordable housing have been explored and exhausted; or

- b. The proposal is for exclusively executive housing, where off-site provision would have wider sustainability benefits and contribute towards the creation of sustainable, inclusive and mixed communities; or
 - c. The proposal involves a conversion of a building which is not able to accommodate units of the size and type required; or
 - d. Any other circumstances where off-site provision is more appropriate than on-site provision.
6. Where off-site affordable housing or a commuted sum is considered acceptable, the amount will be equivalent in value to that which would have been viable if the provision was made onsite and calculated with regard to the Affordable Housing Supplementary Planning Document 8 or any successor.
9. To ensure that homes provide quality living environments for residents both now and in the future and to help deliver sustainable communities, from the 1st April 2019 the following Optional Standards will apply, subject to consideration of site suitability, the feasibility of meeting the standards (taking into account the size, location and type of dwellings proposed) and site viability:
- a. 50% of new homes to meet Building Regulation M4 (2) "Category 2 - accessible and adaptable dwellings".
 - b. 8% of new dwellings to meet Building Regulation M4(3) "Category 3 - Wheelchair User Dwellings". Where the local authority is responsible for allocating or nominating a person to live in that dwelling, homes should meet building regulation M4 (3) (2) (b). When providing for wheelchair user housing, early discussion with the Council is required to obtain the most up-to-date information on specific need in the local area.
10. To widen the overall housing offer, the Council will support the delivery of custom and selfbuild housing. The Council will:
- a. Regularly monitor the demand for custom and self-build housing and assist in facilitating the delivery of land/sites, where appropriate.
 - b. Encourage applicants to consider incorporating plots for custom and self-build housing within larger housing developments.
11. Planning applications for student accommodation in the Regenerated River Tees Corridor will be required to demonstrate they are compatible with the wider regeneration of the area and are conveniently located for access to relevant education establishments and local facilities. In all cases, proposals for student accommodation will be designed to ensure that they are in keeping with the character and appearance of the area in which they are located, do not have an unacceptable impact on the living conditions of neighbouring communities, provide an adequate standard of living accommodation for potential future occupants, and have an internal layout which is adaptable to alternative residential uses.

Historic Environment Policy 2 (HE2) - Conserving and Enhancing Stockton's Heritage Assets

- 1. In order to promote and enhance local distinctiveness, the Council will support proposals which positively respond to and enhance heritage assets.
- 2. Where development has the potential to affect heritage asset(s) the Council require applicants to undertake an assessment that describes the significance of the asset(s) affected, including any contribution made by their setting. Appropriate desk-based assessment and, where necessary, field evaluation will also be required where development on a site which includes or has the potential to include heritage assets with archaeological interest. Applicants are required to detail how the proposal has been informed by assessments undertaken.
- 3. Development proposals should conserve and enhance heritage assets, including their setting, in a manner appropriate to their significance. Where development will lead to harm to or loss of significance of a designated or non-designated heritage asset the

proposal will be considered in accordance with Policy SD8, other relevant Development Plan policies and prevailing national planning policy.

4. The loss of a heritage asset, in whole or part, will not be permitted unless the Council are satisfied that reasonable steps to ensure new development will proceed after loss has occurred.

5. Where the significance of a heritage asset is lost (wholly or in part) the Council will require developers to record and advance the understanding of the significance of the heritage asset in a manner proportionate to the importance of the asset and impact of the proposal. Recording will be required before development commences.

6. The following are designated heritage assets:

c. Conservation Areas - Billingham Green; Bute Street; Cowpen Bewley; Eaglescliffe with Preston; Egglescliffe, Hartburn; Norton; Stockton Town Centre; Thornaby Green; Wolviston and Yarm

10. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to policies for designated heritage assets.

11. Where archaeological remains survive, whether designated or not, there will be a presumption in favour of their preservation in-situ. The more significant the remains, the greater the presumption will be in favour of this. The necessity for preservation in-situ will result from desk-based assessment and, where necessary, field evaluation. Where in-situ preservation is not essential or feasible, a programme of archaeological works aimed at achieving preservation by record will be required.

12. Any reports prepared as part of a development scheme will be submitted for inclusion on the Historic Environment Record.

Material Planning Considerations

Principle of development

32. The National Planning Policy Framework (NPPF) sets out the governments objectives for the planning system and in particular those for achieving sustainable development. The three dimensions of sustainable development are economic, social and environmental. The NPPF also includes a number of core planning principles one of which is the need to identify and meet housing needs as well as respond positively to wider opportunities for growth. Paragraph 61 of the NPPF details the importance the Government attaches to boosting significantly the supply of housing.
33. In terms of local planning policies there are no specific designations which apply to this site other than the site lies outside the limits to development, consequently the site forms part of the open countryside. Policy SD3 seeks to control development within the countryside beyond these limits and is restricted unless it meets certain criteria.
34. However, just because the site is outside the 'limits of development', the proposed development should not be ruled out purely on the grounds of falling outside the settlement boundary and there are other factors to be weighed in the overall balance which are considered in more detail below.
35. Comments that the site was not included in the plan are noted however, the land was considered as suitable in the Strategic Housing Land Availability Assessment, 2017 despite it not being taken forward at that time.

Five Year housing supply

36. As members have previously been informed; the Council cannot demonstrate a 5 year supply and the application will need to be determined in accordance with Paragraph 11 of the NPPF which states *“for decision-taking this means approving development proposals that accord with the development plan without delay; 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 strong 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, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination”.
37. Paragraph 232 of the NPPF states policies should not be considered out of date simply because they were adopted prior to the publication of the Framework and due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework, i.e. the closer the policies in the plan to those in the Framework, the greater the weight that may be given. In terms of visual impact, policies to safeguard the countryside are relevant and are considered further below. These policies are broadly consistent with the Framework.
38. However the approach of Policy SD3 in seeking to control the principle of development beyond settlement boundaries is more restrictive than the approach set out in the Framework. The balancing of harm against benefit is a defining characteristic of the Framework’s overall approach embodied in the presumption in favour of sustainable development. Because of this, where Policy SD3 is used to restrict housing, it cannot be seen to be consistent with the Framework and is therefore out of date and the proposal should therefore be assessed using the approach set out in the second bullet point of the decision-taking section of paragraph of the Framework and only if the Council is able to demonstrate harm which “significantly and demonstrably” outweighs the benefits of the development should consent be refused.

Self Build and Custom Build

39. Under section 1 of the Self Build and Custom Housebuilding Act 2015, local authorities are required to keep a register of those seeking to acquire serviced plots in the area for their own self-build and custom house building. They are also subject to duties under sections 2 and 2A of that Act to have regard to this and to give enough suitable development permissions to meet the identified demand.
40. Paragraph 73 of the NPPF states small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should amongst other requirements ... seek opportunities, through policies and decisions, to support small sites to come forward for community-led development for housing and self-build and custom build housing. Local Plan Policy SD3 also supports this stating it is a priority for the council to provide opportunities for custom, self-build and small and medium sized house builders.

Sustainability

41. One of the core land-use planning principles, in the National Planning Policy Framework is *“the need for planning to actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling and to focus significant development in locations which are or can be made sustainable”*. Objections have been received from residents commenting that the site has no regular bus service/links and this development will put pressure on the services.
42. In terms of proximity to services, the site lies on the periphery of Wolviston which has a primary school, shop/post office and other service facilities such as a bakery/café and hair and beauty units, along with a public house and a church and a community centre. The site is also close to the existing settlement of Billingham to the south and east which has other facilities such as a secondary school, college and a large town centre. The proposed site is approximately 1km from the secondary school with adequate lit footpaths to access this facility. There are also bus stops in close proximity with a service running between Stockton High Street, Billingham and Wynyard Village and Business Park.
43. In view of the proximity of reasonably accessible services and a choice of transport modes, it is considered that this site is in a sustainable location to support new development, and occupants would not necessarily need to solely rely on the private car.
44. Concerns have been raised regarding the impact of the scheme on local infrastructure, notably schools, doctors and dentists. However, notwithstanding the lack of objection from these bodies, or substantive evidence to suggest that their capacity is limited, no evidence has been put forward to state the services cannot cope with the development and no objections have been raised from the bodies responsible for these services and therefore it is considered that this in itself would not warrant refusal of the application.

Economic/Social Benefits

45. It is recognised that a key benefit of the proposed development would be that it contributes towards the boroughs 5 year housing land supply, as well providing contributions for affordable housing units. These have both social and economic benefits as set out within the three elements of the definition of sustainable development. Furthermore, the development would provide a number of jobs in the construction industry and supply chain in the short term and such benefits are consistent with the aims of the NPPF in supporting economic growth.

Visual Implications/Character of the area

46. The application site is a paddock to the South of Wolviston village which is enclosed on all boundaries by significant landscaping. When viewing the site from the main vantage points, Wolviston road to the east of the site is heavily screened and the impact on the character will not be perceivable. The fields to the south and east are separated by hedges and planting adding to the screening of the proposal and whilst visually there will be additional built form this will be seen in the context of the residential developments in Wolviston.
47. There will be some change for the residents of Manor Close whose outlook will be altered however in terms of the wider character, it is not considered that this development would have such a significant adverse effect to warrant refusal of the application on these grounds subject to conditions retaining existing landscaping.

48. In terms of Coalescence, Policy SD5 seeks to “*ensure any new development within the countryside retains the physical identity and character of individual settlements*”. The proposed development site is within a gap to the south of Wolviston and this development would reduce this southern gap to approx. 400m. It is however considered that this separation is sufficient to maintain a clear gap and the separate identity of the two settlements, especially given the existing wooded valley of Cowbridge Beck and the other existing tree belts that cross this area and effectively prevent views between Wolviston and Billingham.

Heritage matters/features of archaeology interest

49. Wolviston Conservation area is located to the north and is concentrated along the High Street and around The Green. There have been several developments within Wolviston which gives a more modern feel to the edge, with developments in Manor Close and Manor Court to the north of this site being built in the 1970s, following the demolition of Wolviston Hall, developments in the High Street opposite built after the 1980s and more modern developments beyond the northern boundaries of the village being built from the 1970/1990s onwards. Whilst this proposal does extend Wolviston village it is considered due to the intervening modern developments that the proposal does not have an adverse impact on the character or appearance of the conservation area.
50. In addition, there are no listed buildings nearby that would be affected by the development it is therefore considered that there are no adverse impacts on heritage.
51. In terms of Archaeology, the application is supported by a Desk-Based Assessment which sets out that archaeological features or deposits at the site are not expected to be more than local significance. Tees Archaeology have considered the documents has requested that the site is subject to an evaluation to establish the presence/absence of archaeological remains across the site, along with their level of preservation and significance and have agreed that the archaeological works can be conditioned on the outline application in this instance.

Proposed Development / Layout

52. The proposed development is supported by an indicative site plan showing 11 plots designed to each accommodate 1no. detached dwelling. Overall parameters in a design brief have been provided however there are a number of concerns particularly in relation to the impact from trees and the scale of the dwellings as there are limited 2.5 storey dwellings in the village. Nonetheless these plans are indicative and once further assessments have been undertaken this will finalise the quantum of development that the site can achieve. It is possible that the proposed numbers will reduce once the work has been undertaken. However, as this is in outline to establish the principle of up to 11 dwellings with only access being considered in full, it is considered that these assessments can be undertaken prior to the submission of full details of each house and plot layout which will be provided at reserved matters stage.
53. Comments regarding the layout are noted however as detailed above these are only indicative and the siting and positioning will be considered at each stage.
54. Policy ENV 1 requires that all developments of ten dwellings or more will be required to submit an energy statement identifying the predicted energy consumption and associated CO2 emissions of the development and demonstrating how the energy

hierarchy has been applied to make the fullest contribution to greenhouse gas emissions reduction. In addition to achieving a 10% reduction in CO2 emissions over and above current building regulations, or where this is not achieved, to provide at least 10% of the total predicted energy requirements of the development from renewable energy sources, either on site or in the locality of the development. Whilst this is in outline a condition has been recommended to ensure this is delivered.

55. Local Plan Policy H4 requires that 20% of new homes are to be affordable on schemes of more than 10 dwellings or where the floor space exceeds 1000 sq metres and requires affordable housing to be provided on-site. Off-site affordable housing or a commuted sum will only be acceptable where it meets certain criteria. Given the nature of the scheme refers to self-build plots it is not considered that delivering affordable housing on site would be appropriate, as such a commuted sum has been requested and will be Secured via a section 106. This approach is supported by private sector housing.
56. Policy H4 requires development to provide a proportion of M4(3) and M4(4) dwellings, however as this is a development for self or custom build and not general market dwellings it is not considered feasible or reasonable to require individuals to provide these dwellings. Building Control will ensure the development complies with the requirements in force at that time.
57. Comments from Cleveland Fire Brigade and Cleveland Police are noted and have been passed to the applicant for information.

Impacts on Amenity

58. To the north of the application site are residential premises and whilst it is accepted that there would be short term impacts due to noise and construction it is considered that these would be adequately controlled through the provision of a construction management plan and the restriction on working hours. In terms of delivery of the houses this cannot be controlled and is largely down to market forces, however each plot will have its own CMP and a phasing plan will ensure the infrastructure for the site is delivered in a timely manner.
59. In terms of separation distances the development could be laid out so as not to have an adverse impact on neighbouring properties and it is therefore considered that the proposal could be implemented without having a significant adverse impact on privacy or amenity for neighbouring residential properties but this will be considered at reserved matters stage.

Highway safety/Transport impacts

60. In terms of traffic impact on the road network, the development has been considered by the Highways Transport and Design Manager who has confirmed that it cannot be reasonably demonstrated that the residual cumulative impacts on the road network, would be severe, taking into account all reasonable future scenarios.
61. The proposed development is to take access from Manor Close, meaning the road would serve upto 20 properties, including the existing 9 dwellings. Manor Close is a residential cul-de-sac which currently serves 9 dwellings that benefits from a footway along the one side and a minimum carriageway width of 4.8m which is adequate for two

vehicles to pass each other and is therefore whilst objection are noted the, the road is considered suitable to provide access to the proposed additional 11 dwellings.

62. Car parking and vehicular access for each plot will be considered at reserved matters stage to ensure the development complies with the adopted SPD for Car parking.
63. Overall it is considered that the development would not have an adverse impact in terms of pedestrian or highway safety.

Flood risk

64. The application site is in flood zone 1 where development should be directed, however there is a small area to the North East of the site where the Environment Agency maps indicate that surface water flooding could occur.
65. The application is accompanied by a Flood risk assessment and a drainage strategy and it is considered that a scheme could be implemented that would ensure no surface water flooding would occur or be increased, as this is an outline application these details will be secured at the reserved matters stage.
66. The Lead Local Flood Authority and Northumbrian Water have considered the proposals and raised no objections subject to conditions which are being recommended.

Ecology/Biodiversity

67. A Preliminary Ecological Appraisal (PEA) accompanies the application. The site was found to be of low ecological value, with low suitability for nesting birds, foraging bats, hedgehogs and GCN. The report includes a series of ecological mitigation and enhancement measures to be incorporated into the works such as precautionary working methods during construction and the inclusion of bat/bird boxes during development. These recommendations have been conditioned
68. In terms of biodiversity net gain, A Biodiversity Net Gain (BNG) Baseline and Feasibility Report was also prepared to support the application. A BNG baseline of the site for on-site habitat units equated to 1.72, primarily consisting of modified grassland, with this reducing to 0.76 units post-development, a net loss of 55.65%. Whilst an on-site net gain was considered unlikely to be able to be achieved the client possesses land off-site and consequently an off-site assessment considered that the off-site baseline was 2.8 units, increasing to 4.06 units post-development. This equates to a net gain of 1.26 units (44.93%). Combined, the proposals therefore result in a total net gain of 0.3 habitat units (17.33%). The plan has been reviewed and sufficiently demonstrates that the scheme can achieve the mandatory 10% to be provided and conditions have been recommended to secure this.
69. With regards to Nutrient Neutrality, the site is exempt, as the Wolviston sewer system flows into Billingham treatment works, which flows directly into the North Sea (bypassing the River Tees). Mitigation measures to address nutrient neutrality are therefore not considered to be required.

Residual matters

70. Concerns have been raised with regards to land ownership. The application site utilises an area of adopted highway. The adopted Highway ends at the existing gate, matters of

ownership in relation to this fence/gate or any covenants on the land are civil matters and cannot be considered as part of this application.

Planning Balance

71. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The Council cannot demonstrate a five-year supply of deliverable housing sites. As such, in accordance with the Framework, the policies which are most important for determining the application are out-of-date and permission should be granted unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
72. The Framework requires weight to be given to conserving and enhancing landscape. In this instance, the harm arising from the development would be limited and localised, for the reasons set out above. Set against this harm is the delivery of much needed housing in a broadly sustainable location with a good level of accessibility to public transport links and services and facilities by means other than the private motor vehicle.
73. The development would bring economic benefits in terms of construction jobs. Taken together, and in light of the scale of the proposal for new self build homes, these benefits attract moderate weight.
74. Overall, it is considered that the identified harm would not significantly and demonstrably outweigh the benefits of the proposal. Accordingly, the application is recommended for approval.

Conclusion

75. In view of the considerations set out within this report, the application is recommended to Approved with Conditions.

Financial Implications: No cost to the Council.

Contributions to Affordable housing

Environmental Implications As detailed in the report

Legal Implications None

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.

Human Rights Implications

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

Ward and Ward Councillors

Ward	Billingham West & Wolviston
Ward Councillor	Councillor David Reynard
Ward Councillor	Councillor Marcus Vickers

Background Papers

National Planning Policy Framework
National Planning Practice Guidance
Stockton on Tees Local Plan Adopted 2019
Application file

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