

DELEGATED

**AGENDA NO
PLANNING COMMITTEE**

10 April 2024

**REPORT FOR ASSISTANT DIRECTOR OF
INCLUSIVE GROWTH AND DEVELOPMENT**

23/0888/OUT

Land Off Stoney Wood Drive, Wynyard, TS22 5SN

Outline application with all matters reserved for the erection of 2no dwellinghouses and detached garages.

Expiry Date: 12 April 2024

SUMMARY

Since the writing of the original report, Condition number 6 (Buffer Landscaping) has been updated and the revised condition is detailed below.

In addition, correspondence has been received from the Wynyard Residents Association a copy of which is attached to this report.

In summary, the comments received do not alter the original recommendation of approval with conditions and any issues raised are addressed within this update report

RECOMMENDATION

That planning application 23/0888/OUT be approved subject to the following conditions and informative:

06 Buffer Landscaping

No development shall commence until a structure plan with full details of a buffer landscaping scheme to the eastern boundary of the site has been submitted to and been approved in writing by the Local Planning Authority.

The associated scheme will include a detailed planting plan and specification of works (including associated underplanting) indicating soil depths, plant species, numbers, densities, locations inter relationship of plants, stock size and type, grass, and planting methods including construction techniques for tree pits in hard surfacing and root barriers. All works shall be in accordance with the approved plans.

All existing or proposed utility services that may influence proposed tree planting shall be indicated on the planting plan. The scheme shall be completed in the first planting season following commencement of the development and shall be completed to the satisfaction of the Local Planning Authority. The landscape buffer shall thereafter be retained and maintained in accordance with the agreed scheme for the life of the development.

Reason: To ensure a high quality planting scheme is provided in the interests of visual amenity which contributes positively to local character and enhances bio diversity.

MATERIAL PLANNING CONSIDERATIONS

1. Comments have been received from WRA regarding housing densities, deviations from outline consents and development on green wedge.
2. Regarding the site falling within Green Wedge. The site does not fall within the green wedge designation of the local plan and nor does it fall within designated open space. It is acknowledged that at present the site is open in character with woodland planting and contributes positively to the green pockets within the estate. The site would, via planning conditions, retain existing woodland planting on the site additional landscaping would be provided. It is therefore considered that a verdant landscape character can be retained which is in keeping with other areas of green open space and woodland planting in the surrounding area.
3. Comments regarding this area of land being removed from iterations of previously approved plans for the 500no homes application (Ref: 13/0342/EIS) which indicated that it was previously designated for housing have been taken into consideration. As the wider consent for the 500no homes was an outline approval, all layouts are therefore indicative, and their layouts can be subject to change.
4. Whilst it is recognised that the additional approved and proposed dwellings will increase the overall density across the site, where all those applications to be approved it would increase the number of properties from 500 to 767. This would mean an overall density change from 6 dwellings per hectare to just over 9 dwellings per hectare. This is considered to be low density and in keeping with the aims and aspirations of the Wynyard Masterplan in maintaining Wynyard Village as an executive low-density development.
5. It is noted that the site, within Stockton-on-Tees Local Plan and the Wynyard Masterplan, is allocated by Local Plan policy H1 for housing. In conjunction with the site falling within an area of land designated for housing allocation, the precedent for housing at the site within the red line boundary of the 500no homes site, and the acceptable housing densities for the site and the wider area of Wynyard, it is considered that the proposal for outline consent for 2no dwellings on this plot of land is acceptable.

CONCLUSION

6. Overall, it is considered that the additional comments will not affect the recommendation of the scheme and the application is recommended for approval subject to the conditions outlined earlier in this report.

Wynyard Residents Association additional comments

23/0888/OUT

1. This application is before Committee 10th April 2024. The history of the submission of 13/0342/EIS should be considered in determining this application. Cameron Hall Developments, the developer, proposed 650 homes on 85 hectares. This was scaled back to 500 homes on 85 hectares. Adjustments were made as shown in the table. The drawings below show both layouts.

| DAS 11 th February 2013 | | | PLO2 and planning statement 14 th February 2014 | | | Adj. |
|------------------------------------|--------|------------|--|--------|------------|------------|
| Cell Number | DPH | Max Total | Cell Number | DPH | Max Total | Reduction |
| R1 | 12 | 51 | R1 | 10 | 40 | -11 |
| R2 | 11 | 72 | R2 | 9 | 55 | -17 |
| R3 | 12 | 44 | R3 | 10 | 53 | +9 |
| R4 | 11 | 72 | R4 | 9 | 65 | -7 |
| R5 | 8 | 78 | R5 | 5 | 46 | -32 |
| R6 | 16 | 52 | R6 | 13 | 45 | -7 |
| R7 | - | 3 | Removed | | | -3 |
| R8 | School | 0 | R8 | School | | 0 |
| R9 | 17 | 80 | Becomes R7 | 13 | 58 | -22 |
| R10 | 18 | 192 | Becomes R8 | 15 | 138 | -54 |
| R11 | - | 6 | Removed | | | -6 |
| Totals | | 650 | | | 500 | 150 |

DAS Area Plan 11th February 2013 - 650 Homes

developmentmanagement.stockton.gov.uk
13/0342/EIS | Outline application for the construction of up to 500 houses, PH...

6.2 STRATEGIC LANDSCAPE / PUBLIC OPEN SPACE

The Masterplan objective is to achieve circa 30% public open space and 70% developable residential / mixed use areas. This is significantly higher than the industry norm for residential development and will have an effect on the quality and character, particularly as the public open space will be concentrated on green corridors providing strong movement linkages rather than set aside green space with no particular functions. This is entirely in keeping with the Wynyard Village Design Guide and allows for the incorporation of a landscape led solution reinforcing existing landscape features, watercourses and movement patterns at a strategic level.

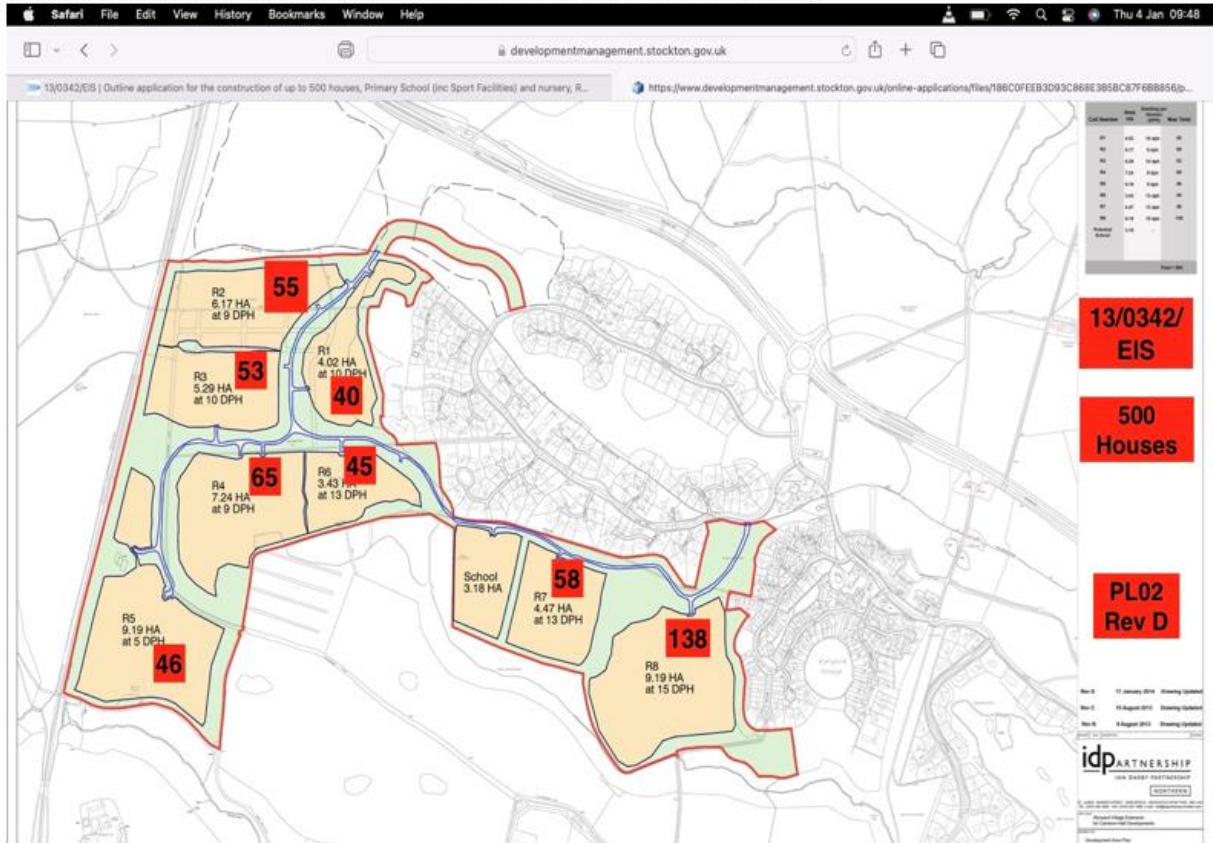
The delivery and phasing of strategic landscaping and public open space will be subject to further more detailed work in the Reserved Matters stage.

| Cell Number | Dwelling per Hectare (DPH) | Max Total |
|-------------|----------------------------|--------------------|
| R1 | 12 dph | 61 |
| R2 | 11 dph | 72 |
| R3 | 12 dph | 44 |
| R4 | 11 dph | 72 |
| R5 | 9 dph | 78 |
| R6 | 16 dph | 52 |
| R7 | - | 3 |
| R8 | - | 0 |
| R9 | 17 dph | 80 |
| R10 | 18 dph | 192 |
| R11 | - | 6 |
| | | Total = 650 |

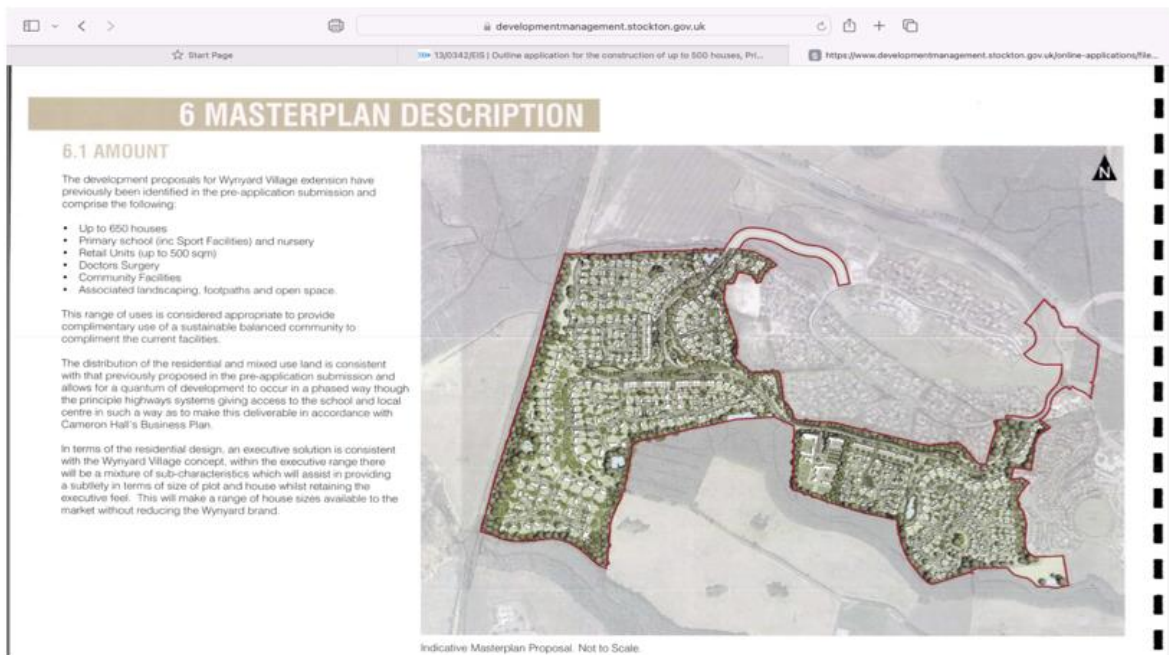
GROSS Area = 85.52HA (100%)
 NET Area = 55.32HA (64.6%)
 (including Roads 3.39HA)
 POS = 30.2HA (35.4%)

Development Area Plan. Not to Scale.

PLO2/Planning Statement 21st February 2014 - 500 Homes (Authors red highlights)



2. In scaling back to 500 the densities of each of the R sectors were amended and R7 and R11 were removed altogether. Sector R7 (in the initial submission for 3 houses) has become the application site in 23/0888. The drawing below shows the proposed original layout for 650 homes. Those homes planned for R7 can be seen on the green wedge just to the north of the narrow link joining the two sections of the site.



3. The current application relies upon the planning permission afforded to 13/0342/EIS as a form of justification for approval to be given. The officers' report to committee states.....'*previous extant planning permissions for residential housing developments cover the area of the site (Ref: 13/0342/EIS)....'*
4. This is rather disingenuous. Development of this site was not part of the planning permissions given to 13/0342/EIS. The land forming this site was explicitly excluded from that as can be seen above. It was to remain under the planning permissions as a green wedge.
5. To approve this application would amount to a breach of the planning permission given to 13/0342/EIS.