

DELEGATED

**AGENDA NO
PLANNING COMMITTEE
8 MAY 2024
REPORT OF DIRECTOR OF FINANCE,
DEVELOPMENT AND BUSINESS SERVICES**

22/2579/FUL

**Land At Wynyard Village,
Erection of 135 residential dwellings with associated landscaping and ancillary works.**

SUMMARY

The application site is situated towards the south west of the existing Wynyard residential estate and parkland surrounding Wynyard Hall, the land predominately consists of a series of agricultural fields with woodland plantations (conifers).

The site has previously benefited from an outline application with all matters reserved was approved for the construction of up to 500 houses, Primary School (inc Sport Facilities) and nursery, Retail Units (up to 500 sqm), Doctors Surgery, Community Facilities, access and associated landscaping, footpaths and open space under application reference 13/0342/EIS. That application has been developed without this area of land being required and was included as a housing commitment site within the adopted Local Plan.

A further outline planning approval with all matters reserved except access for residential development for up to 130 units and new local centre was agreed by planning committee and approved in December 2022 with the subsequent reserved matters planning application (ref; 22/2561/REM) for the housing element being approved last summer. In March an application for that local centre was submitted and remains under consideration (ref; 24/0430/REM).

The application seeks planning approval for 135 residential properties and will provide a mix of 2, 3, 4 and 5 bedroomed properties which are predominately two storey in scale, although 11 of the properties will be single storey. The submitted plans indicate the application being developed by the applicant Cameron Hall Developments and Banks Homes

65 objections have been received from residents across Wynyard, raising concerns amongst others in relation to increased traffic and congestion; overdevelopment of the estate; increased density; being out of keeping with Wynyard and there being insufficient supporting infrastructure.

It is recognised that the proposals seek to achieve a further increase in the number of dwellings across this site as a whole from the initial 500 units. Should all those remaining applications be accepted then this would result in a total of 767 dwellings occupying the area – an increase of 267 units. The justification for the original cap at 500 units was due to highway capacity and as detailed within the report there are no objections to these current proposals for additional housing development on highway capacity or safety grounds.

Whilst acknowledging that the density would be increased from an initial level of just over 6 dwellings per hectare to just over 9 dwellings per hectare, it is considered that the proposed layout is consistent with neighbouring developments and the overall characteristics of Wynyard village as a low-density housing area would be preserved. The proposals therefore remain in keeping with the aims and aspirations of the Wynyard Masterplan in maintaining Wynyard Village as an executive low-density development.

The proposed development is considered to be visually acceptable and it is not considered that the proposed development will have any adverse impacts on levels of residential amenity or highway safety to justify a refusal of the application. There are also no objections from any statutory consultees.

RECOMMENDATION

That planning application 22/2579/FUL be approved subject to the conditions and informatives set out within appendix 1 and the applicant entering into a Section 106 Agreement in accordance with the identified Heads of Terms below;

HEADS OF TERMS

- A contribution towards primary and secondary school education provision in line with the Councils standard formula
- A commuted lump sum of £2,166,951.60 towards off site affordable housing provision
- Local labour agreement

BACKGROUND

1. An outline application with all matters reserved was approved for the construction of up to 500 houses, Primary School (inc Sport Facilities) and nursery, Retail Units (up to 500 sqm), Doctors Surgery, Community Facilities, access and associated landscaping, footpaths and open space under application reference 13/0342/EIS. The current application site formed part of that proposal, although 500 units have been delivered without this development site being required.
2. As a result of that permission, the application site was included within a housing commitment site within the adopted Local Plan and is supported by the Wynyard Masterplan with covers both the Wynyard Park site (north of the A689) and Wynyard Village (to the south of the A689).
3. The primary school was also delivered through a standalone permission (ref 17/0526/FUL) which is now complete and operational.
4. A further outline planning approval with all matters reserved except access for residential development for up to 130 units and new local centre was agreed by planning committee and approved in December 2022 under application reference 20/2408/OUT. The subsequent reserved matters planning application (ref; 22/2561/REM) for the housing element was also approved last summer.
5. In March this year, a reserved matters application (ref; 24/0430/REM) was submitted for the provision of the local centre and associated hard and soft landscaping established under the above outline application (20/2408/OUT) and this remains under consideration.

SITE AND SURROUNDINGS

6. The application site is situated towards the south west of the existing Wynyard residential estate and parkland surrounding Wynyard Hall, the land predominately consists of a series of agricultural fields with woodland plantations (conifers).
7. To the north lies a series of residential developments which form the wider Wynyard Village development. To the south lies Briery Beck, to the east the Castle Eden Walkway and to the south east lies Wynyard Hall which is grade II* listed and the associated historic parkland which is also registered.

PROPOSAL

8. Planning permission is sought for 135 residential properties, the proposed development is submitted by Cameron Hall Developments and Banks Homes are identified as developer who will deliver some of the housing on the proposed site.
9. The proposals seek to provide a mix of 2, 3, 4 and 5 bedroomed properties which are predominately two storey in scale, although 11 of the properties will be single storey. The submitted plans indicate the application being developed by the applicant Cameron Hall Developments and Banks Homes The house type mix across the two developers are set out below;

Developer	Property type	No. of dwellings	Total
Cameron Hall	2 Bed	2	
	3 Bed	11	
	4 Bed	51	
	5 Bed	17	81
Banks Homes	4 Bed	25	
	5 Bed	29	54
Grand Total			135

10. The proposed site layout also includes areas of public open space, play area and continues an informal route known as 'the racecourse' which runs through phase 1 and out to the east of this application site. A series of protected trees are also retained along this route.

CONSULTATIONS

11. Consultees were notified and the following comments were received (in summary);

Highways Transport & Design Manager – Subject to the conditions the Highways, Transport and Design Manager raises no objections to the proposals.

Highways Comments – A Transport Assessment (TA), dated December 2023, has been provided in support of the proposed application which demonstrates that, subject to the previously identified mitigation on the A689 corridor, the development would have a negligible impact on the local road network. The impact at the A19(T) / A689 interchange has been considered by National Highways and it has been concluded that given the expected number of vehicle trips that would pass through the A19(T)/A689 junction within the network peaks, further modelling of the impacts of the development on the SRN are not required at this time. Therefore, subject to the required mitigation being complete before development commences, there are no highways objections to the proposals.

Site Layout - The proposed site layout, drawing and the house type layouts have been reviewed against the Councils design guide and SPD3: Parking Provision for Developments 2011 and is considered to be acceptable.

Landscape & Visual Comments – further information is required in respect of the following which should be secured via condition if the application is to be approved.

- Hard Landscape Materials – details of all proposed hard surfacing materials to public and private spaces, currently details have only been provided for part of the site;
- The Racecourse Footpath Details – detailed information on the construction and surfacing of the north to southeast footpath through the area of the Tree Protection

Order (along the route of The Racecourse) to minimise damage to these valuable old trees;

- Enclosure, currently details have only been provided for part of the site;
- Illumination;
- Soft Landscape Proposals – detailed proposals building on the submitted landscape strategy drawings. This should include buffer planting alongside the walkway to provide additional screening and separation between the walkway and the site, as included on the Phase 1 site to the north;
- Arboricultural Method Statement and Tree Protection Plan;
- Landscape Management and Maintenance Plan;
- Play Provision - details of play equipment provision;
- Node Placemaking – detailed proposals for the node linking two areas of greenspace (please refer to Place Development comments for further information)
- Pedestrian and Cycle Connections - links to the adjacent former Castle Eden Walkway, as it is noted only one access point is included on the submitted plans. A second informal access point should be developed at the south west corner as discussed previously. Full details shall include construction materials, provision of necessary steps or ramps including handrails etc.

Flood Risk Management – sufficient information has been provided to satisfy the Local Lead Flood Authority that a surface water runoff solution can be achieved without increasing existing flood risk to the site or the surrounding area. However, the detailed design for the management of surface water runoff should be secured by condition.

National Highways - recommend that conditions should be attached to any planning permission that may be granted. Recommended Condition(s);

1. The development hereby permitted shall only be occupied in accordance with the approved Residential Travel Plan for the site (December 2023) which shall remain in perpetuity unless otherwise amended in accordance with a review to be agreed in writing by the Local Planning Authority (in conjunction with the Highway Authority for the A19); and

2. No development hereby approved shall be occupied unless and until the highway improvement scheme at the A19/A689 Wolviston junction, shown in principle on Drawing number 276864-ARP-ZZ-XX DR-CH-0101 & Drawing Number 276864-ARP-ZZ-XX-DR-CH-0102, is implemented to the satisfaction of the Local Highway Authority (in consultation with National Highways or its successors) and is open to traffic.

Reason: To ensure that the A19 trunk road continues to serve its purpose as part of a national system of routes for through traffic in accordance with Section 10 (2) of the Highways Act 1980, and in the interests of highway safety.

Environmental Health Unit – no objections in principle although recommend the conditions be imposed on the development should it be approved.

- Construction Noise
- New Road Condition & Noise increase from new housing estate/ major development
- Noise disturbance from new road
- Construction Noise Report
- Noise Insulation and soundproofing
- Pre-commencement - Noise from Piling
- Noise from construction activities.
- Air Quality Assessment
- Unexpected Land Contamination
- Contamination from Radon Gas

- Construction Management Plan

SBC Housing Services Manager – New housing developments are required to provide 20% of new homes to be affordable. In this instance an offsite contribution to affordable housing is considered to be acceptable and the mechanism for calculating such a contribution is set out within the Councils adopted Housing Supplementary Planning Documentation.

Working through the key elements in preparation for the formula, my preferred mix and tenure of affordable dwellings is 27 dwellings (20% of overall quantum), based on a 70:30 split (Affordable Rented : Shared Ownership) as per the Local Plan Policy this equates to 19 Affordable Rented dwellings and 8 Shared Ownership dwellings. Applying a nominal 60:40 split for 2 and 3 bed properties and between terraced and semi-detached we arrive at the following property type and mix;

- 19 Affordable rented dwellings – 11 x 2 bed houses (7 terraced and 4 semi-detached), 8 x 3 bed houses (5 terraced, 3 semi-detached)
- 8 Shared Ownership – 5 x 2 bed houses (3 terraced and 2 semi-detached), 3 x 3 bed (2 terraced, 1 semi-detached)

Utilising the average terrace property prices for the Persimmon site at Wynyard (Stoneywood Drive) this equates to £179,545.50 per property and similarly utilising the same source for semi-detached properties the property value equates to £279,950 The Registered Provider contribution to 60% and results in an overall commuted sum £2,166,951.60

Natural England - This proposal potentially affects European Sites vulnerable to nutrient impacts. Please refer to Natural England's overarching advice dated 16th March 2022 and sent to all relevant Local Planning Authorities.

Natural England has not assessed this application for impacts on protected species. Natural England has published Standing Advice which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

Natural England and the Forestry Commission have also published standing advice on ancient woodland and veteran trees which you can use to assess any impacts on ancient woodland.

Northumbrian Water Limited – At this time the planning application does not provide sufficient detail with regards to the management of foul and surface water from the development for Northumbrian Water to be able to assess our capacity to treat the flows from the development. We therefore request the following condition:

CONDITION: Development shall not commence until a detailed scheme for the disposal of foul and surface water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water and the Lead Local Flood Authority. Thereafter the development shall take place in accordance with the approved details.

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

Tees Archaeology – note the inclusion of a heritage assessment and geophysical survey. The heritage assessment recommends that the mid-19th century reservoir (HER 6651) is recorded prior to development. We agree with this recommendation; as a minimum, a basic photographic survey of the reservoir should be carried out.

The requested photographic survey can be secured by a condition upon the development.

Hartlepool Borough Council – No objections to the proposals, with reference being made to missing Preliminary Ecology Appraisal and Biodiversity Net Gain Assessment.

PUBLICITY

12. Neighbours were notified and wider publicity has been given to the application through press advertisement and a site notice. A total of 65 objections have been received in response to the planning application on the grounds identified below;

- Implications on traffic and congestion within the area.
- Improvements needed on the A689/A19 and surrounding road infrastructure must be delivered.
- The proposals do not consider or assess the increased traffic which will be seen when the additional 1200 houses are built (approved by Hartlepool BC).
- Overdevelopment of the estate
- Further increases the density of the housing development allowed in 2013 (13/0342/EIS)
- Loss of nature woodland/open space/green areas
- Supporting infrastructure is insufficient to support additional housing.
- A number of planning applications propose a significant number of new homes in Wynyard.
- Wynyard is an executive housing scheme and supports the local economy by retaining wealth and spending power in Teesside.
- Executive housing remains a major issue for Teesside and the North East and the proposals weaken the executive housing offer for the area, by undermining the strict landscape and space standards of the original scheme.
- The proposals are completely out of keeping with the Wynyard Masterplan
- There are already inadequate community facilities in the Village.
- Impact on wildlife
- Need for environmental impact assessment to consider the negative impact on people, animals, mammals and invertebrates
- Devaluation of property
- Loss of further trees
- The development is too close to and will adversely affect the Castle Eden Walkway
- Loss of Wynyard distinctive characteristics
- Proposals will increase crime
- The development will lead to a loss of privacy
- The proposed housing will adversely impact on the overall quality of life for both current and future residents
- Increased noise and air pollution

PLANNING POLICY

13. Where an adopted or approved development plan contains relevant policies, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permissions shall be determined in accordance with the Development Plan(s) for the area, unless material considerations indicate otherwise. In this case the relevant Development Plan is the Stockton on Tees Borough Council Local Plan 2019.

14. 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

15. 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.
16. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11) which for decision making means;
- approving development proposals that accord with an up-to-date development plan without delay; or
 - where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Local Planning Policy

17. 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.

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.
- 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.
- 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.
- l) 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.
- m) Encouraging the reduction, reuse and recycling of waste, and the use of locally sourced materials.

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.

Strategic Development Strategy Policy 7 (SD7) - Infrastructure Delivery and Viability

1. The Council will ensure appropriate infrastructure is delivered when it is required so it can support new development. Where appropriate and through a range of means, the Council will seek to improve any deficiencies in the current level of infrastructure provision. The Council will also work together with other public sector organisations, within and beyond the Borough, to achieve funding for other necessary items of infrastructure.

2. New development will be required to contribute to infrastructure provision to meet the impact of that growth through the use of planning obligations and other means including the Community Infrastructure Levy (CIL). Planning obligations will be sought where:

- a. It is not possible to address unacceptable impacts through the use of a condition; and,

- b. The contributions are:
 - i Necessary to make the development acceptable in planning terms;
 - ii Directly related to the development; and
 - iii Fairly and reasonably related in scale and kind to the development.

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.

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.
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

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.

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.

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.

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.

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

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.

Policy H3 - Wynyard Sustainable Settlement

Proposals for the growth of Wynyard Village (south of the A689) and Wynyard Park (North of the

A689) will be coordinated to deliver a sustainable settlement. Proposals for development should:

1. Deliver approximately 1,644 new dwellings within Stockton-on-Tees Borough, with 544

dwellings at Wynyard Village (Policy H1.2.W1 and H1.2.W2) and approximately 1,100 dwellings (Policy H1.7) on Wynyard Park.

2. Provide education facilities, including the delivery of a primary school within Wynyard Village.

3. Provide community infrastructure of an appropriate scale to meet the day to day needs of Wynyard residents.

4. Deliver the following highway junction improvements:

- a. Signalisation of roundabout junctions on the A689 at Wynyard Avenue; The Wynd/Hanzard Drive; and The Wynd/The Meadows, to deliver sites with planning permission as identified in H3.1.
- b. Works to the A689/A19 interchange which are required for the development of the remaining allocated land at Wynyard Park (Policy H1.7).

5. Provide a range of homes in accordance with Policy H4, with the exception of:

- a. Wynyard Village (Policy H1.2.W1) which will provide an executive housing offer, with off_site affordable housing.
- b. Wellington Drive (Policy H1.2.W2) which will provide executive housing in a low density setting, with off-site affordable housing, as well as opportunities for enhancement of the associated golf course and delivery of a five star hotel.

6. Provide green infrastructure and open space in accordance with ENV6.

7. Identify a clearly defined street hierarchy and accessible, convenient and safe routes for pedestrians, cyclists and other uses, this will include:

- a. The provision of routes for pedestrian and cycle movement within the Wynyard area, including the pedestrian and cycleway bridge over the A689 along the route safeguarded within Policy T1.
- b. Improved linkages to the conurbation, including a pedestrian and cycleway along the existing public rights of way to Wynyard Road along the route safeguarded within Policy T1.
- c. Improved linkages to the Castle Eden Walkway and Wynyard Woodland Park.
- d. Where appropriate, connections to development located within Hartlepool Borough.

8. Utilise Design Codes detailing important design elements for the development to ensure a consistent approach to quality standards.

9. Avoid unacceptable harm to and maximise possible enhancements to the significance of heritage assets. Development must be designed to ensure that the significance of Wynyard Park Registered Park and Garden and other heritage assets is not harmed and where possible enhanced.

10. Recognise and respect the unique character of Wynyard Village which is defined by its layout, leisure offer and low density executive housing.

11. Create a community at Wynyard Park with its own identity and sense of place which responds appropriately to local patterns of development and green infrastructure.

Development of allocated land at Wynyard Park, and any significant further growth in housing numbers on planning commitments, must be implemented in a coordinated and timely manner in accordance with an Infrastructure Phasing and Delivery schedule as part of a masterplan for the Wynyard area. The following approach will be taken to the delivery of infrastructure:

12. Where required, contributions towards the shared infrastructure required to deliver a sustainable community at Wynyard Park (Policy H1.7) shall be made on a proportionate basis per home taking in to account further residential growth in Hartlepool Borough.

13. The Council will work proactively with developers to identify and agree reasonable triggers for the delivery of key infrastructure which allows development to progress whilst the impact of the development is appropriately mitigated.

Transport and Infrastructure Policy 1 (TI1) - Transport Infrastructure

Delivering A Sustainable Transport Network

1. To support economic growth and provide realistic alternatives to the private car, the Council will work with partners to deliver an accessible and sustainable transport network. This will be achieved through improvements to the public transport network and routes for pedestrians, cyclists and other users.

4. Sites and routes which will play a role in developing infrastructure to widen transport choice will be safeguarded from development which would impact negatively on their delivery or attractiveness to potential users; routes include:

- e. Cycleway/footbridge across the A689 (via a bridge) to connect with the wider cycleway network at Wynyard Road; and

Highways Infrastructure

6. To support economic growth, it is essential that the road network is safe and that journey times are reliable. The Council will seek to provide an efficient and extensive transport network which enables services and facilities to be accessible to all, accommodate the efficient delivery of goods and supplies, whilst also minimising congestion and the environmental impact of transport.

7. Targeted improvements will be delivered at the following priority locations (routes are safeguarded where identified):

- a. Strategic road network:
 - i. A66 (including A66 Elton Interchange);
 - ii. A19 Widening Norton to A689 (route safeguarded);
 - iii. A19/A689 Interchange; and
 - iv. A19/A67 Interchange (Crathorne).

New Development

10. Existing sustainable transport and public transport infrastructure will be protected from development which would impair its function or attractiveness to users.

11. To assist consideration of transport impacts, improve accessibility and safety for all modes of travel associated with development proposals, the Council will require, as appropriate, a Transport Statement or Transport Assessment and a Travel Plan.

12. The Council and its partners will seek to ensure that all new development, where appropriate, which generate significant movements are located where the need to travel can be minimised, where practical gives priority to pedestrian and cycle movements, provides access to high quality public transport facilities and offers prospective residents and/or users with genuine sustainable transport options. This will be achieved by seeking to ensure that:

- a. Transport choices are widened and the use of sustainable transport modes are maximised. New developments provide access to existing sustainable and public transport networks and hubs. Where appropriate, networks are extended and new hubs created. When considering how best to serve new developments, measures make best use of capacity on existing bus services before proposing new services and consideration is given to increasing the frequency of existing services or providing feeder services within the main network.
- b. Suitable access is provided for all people, including those with disabilities, to all modes of transport.
- c. Sufficient accessible, and convenient operational and non-operational parking for vehicles and cycles is provided, and where practicable, incorporates facilities for charging plug-in and other ultra-low emission vehicles. Any new or revised parking provision is of sufficient size and of a layout to facilitate it's safe and efficient operation.
- d. Appropriate infrastructure is provided which supports Travel Demand Management to reduce travel by the private car and incentivises the use of sustainable transport options.
- e. New development incorporates safe and secure layouts which minimises conflict between traffic, cyclists or pedestrians.

Transport and Infrastructure Policy 3 (TI3) - Communications Infrastructure

1. The Council supports the expansion of communications networks, including telecommunications and high speed broadband; especially where this addresses gaps in coverage.

7. Developers should demonstrate how proposals for new homes, employment or main town centre uses will contribute to and be compatible with local fibre and internet connectivity.

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.

MATERIAL PLANNING CONSIDERATIONS

18. The main planning considerations of this application are the compliance of the proposal with national and local planning policy and the impacts of the development upon the character and appearance of the area, Wynyard Hall and the Historic Park, the impact on the privacy and amenity of neighbouring residents, the impact on the highway network and highway safety, flood risk, archaeology and ecology. These are considered below along with matters arising ut of consultation;

Principle of development;

19. The National Planning Policy Framework (NPPF) sets out the governments objectives for the planning system and offers support for future housing growth and delivery. Local Plan Policies

H1 and H3 deal specifically with housing within the Borough and Wynyard, where Wynyard is seen as a key strategic site for housing delivery.

20. Furthermore, the application site falls within the limits to development, boundaries of the Wynyard masterplan and is identified as a housing site within the Local Plan (as a housing commitment) under Policy H1.
21. The principal of a form of housing development on the land has therefore already been established through the Local Plan and the original approval for five hundred dwellings across the site under application 13/0342/EIS.



FIG1; Local Plan (limits to development and housing commitment)



FIG2; Wynyard masterplan

Wynyard Masterplan

22. As above the site is included within Wynyard Masterplan and contrary to the views of objectors, the provision of housing on this application site is in accordance with the Wynyard Masterplan.
23. Section 4.2 Strategic Framework (pg. 34) of the Wynyard Masterplan sets out that the existing housing offer within Wynyard predominately provides executive housing and that the unique character of Wynyard Village with its low-density executive housing will be sought to be maintained whereas Wynyard Park will allow for a greater range of housing.
24. The application site falls within character zone "Zone WV-D" of the Wynyard Masterplan which seeks to deliver a local centre, respond positively to the Castle Eden Walkway and registered Wynyard Parkland and achieve a low-density development of executive housing.
25. The provision of the local centre was established under the previous outline application 20/2408/OUT and the respective reserved matters application has now been submitted and is under consideration. Currently the submitted details show two blocks of a total of seven units which indicate the provision of a village hall, medical centre, and five E class units, indicating the potential for future service provision to meet the community's needs.
26. It is acknowledged that the original outline consent was capped at 500 dwellings and the housing commitment under policy H1 identifies the parameters of that permission. However, the reasoning for the control on dwelling numbers was as a result of highway capacity rather than any specific limitations of the site or surrounding settlement pattern.

27. The Wynyard Masterplan document itself identifies the reasoning of this constraint (Housing pg. 34) which states;

“... the Strategic Framework Plan provides an indicative layout of how the residual area of the planning commitment at Wynyard Village can be developed, as well as opportunities for a relocated Local Centre. This area falls within the planning commitment for Wynyard Village which has previously been limited to 500 dwellings due to highway capacity.”

28. For clarity matters relating to highway capacity/safety including the impacts on the strategic road network are considered in detail elsewhere within this report. However there are no objections to these current proposals for additional housing development on highway grounds.
29. Recognising the increase in the number of dwellings across this site as a whole from the initial 500 units to the now proposed total of 767 units, it is acknowledged that the density has increased from an initial level of just over 6 dwellings per hectare to just over 9 dwellings per hectare. A density level is not a definitive or determining factor of acceptability in its own right and needs to be considered in the round with other material planning considerations. It is nevertheless at under 10 dwellings per hectare, which 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, as well as being directly comparable to those neighbouring developments already accepted within this area of Wynyard.

Affordable housing

30. Policy H4 of the adopted Local Plan sets out the council's approach to affordable housing, with new housing developments being required to provide 20% of new homes to be affordable. Typically this is provided on site and is as part of an integrated within proposed housing developments to create sustainable mixed communities.
31. Where affordable housing provision is not provided on site, then an off site contribution equal to the 20% requirement is expected. The mechanism for calculating such a contribution is set out within the Councils adopted Housing Supplementary Planning Documentation.
32. Based on those calculations and following discussions with the Councils Strategic Housing Manger an off-site affordable housing figure of just over £2.1m is identified. The applicant has confirmed their acceptance to the contribution and subject to the provision of that off-site affordable housing contribution the Strategic Housing Manger raises no objections to the proposals. The identified contribution is included within the Heads of Terms identified within this report.

Education/community facilities Provision

33. The concerns raised from residents about the impact of additional housing on the current lack of community facilities, capacity of existing schools and desire for further education provision within Wynyard, including a secondary school are noted.
34. As above, the Wynyard masterplan sets out a requirement for the provision of a local centre and that has secured outline planning approval, with the reserved matters application now under consideration. The provision of the additional local centre and its location is consistent with that within the Wynyard Masterplan. Being located to the north of this application site, the associated retail and community facilities once delivered will remain in easy reach of future residents of this development.
35. With regards to education provision, the Councils Sufficient Schools and SEND team has confirmed that following a review of the current capacity within primary and secondary schools, it is at this present time considered that there is no need for additional schools. Given the scale of the proposals it is considered that a commuted lump sum based on the Councils standard

methodology for primary and secondary school provision is an acceptable and appropriate way forward.

36. Notwithstanding this, The Masterplan recognises at some point a secondary school maybe required and would assist in the creating a more sustainable settlement. The Master Plan identifies potential locations for a secondary school.

Public Open Space

37. Open space is provided for within the development itself within the northern proportion of the site which sits to the south and west of 'The Racecourse' and this will include the provision of a play area, details of which will be controlled via condition. The provision of the open space adjacent to the 'The Racecourse' is considered to enhance and support this existing feature.
38. Within this site, 'The Racecourse' is an informal recreational route with a series of associated mature broadleaved protected trees and this will arc from the northern part of the site (linking with the earlier approved phase of development) and exiting to the east, providing further connectivity and a recreational route.

Sustainability

39. The application site lies within the limits to development where new development should be directed, it will form part of the Wynyard Village housing estate which has access to existing facilities and the wider transport network including walking and cycling routes, particularly the Castle Eden walkway to the west where connection points are provided.

Economic/Social Benefits

40. It is recognised that a benefit of the proposed development would boost housing supply within the borough. 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 NPPF.

Policy Summary

41. The application site is located within the limits of development and is identified as a housing commitment site. The required social infrastructure to support the development is identified above and can be secured through planning obligations and planning conditions.
42. As set out above, there are no planning policy reasons either through the policies of the Local Plan or the content of Wynyard Masterplan which would prevent additional dwellings being provided and the principle of development is considered acceptable subject to those considerations set out below.

Character, appearance and landscaping:

43. The National Planning Policy Framework requires that developments should create and maintain a strong sense of place being visually attractive and contributing positively to the surrounding area.
44. As detailed above and within the Wynyard Masterplan, Wynyard Village has a distinct low density and executive homes character when considered as a whole. However, across Wynyard village whilst there are areas which include a number of large dwellings within spacious plots there are also other areas of housing which offer a wider variety and include a tighter grain, such as those properties around 'The 'Stables' commercial area. There are also other areas which incorporate areas of 'volume housebuilders' executive housing model.
45. Nevertheless, the key characteristic running through the estate is one of a verdant character with open space and mature woodland being incorporated throughout the estate to provide a high-quality environment.

46. Whilst the objections comments are noted, with regards to the impacts of the proposals on the 'executive' character of Wynyard village are noted. Overall the proposals are considered to be in keeping with the overall character, layout and style of development already found within Wynyard and is directly comparable to those neighbouring housing developments to the north and west of the site which have previously been approved by the Council. The proposal is therefore not considered to be overdeveloped nor does it undermine the overall character and executive housing characteristics of the Wynyard Village estate.
47. Woodland planting remains a feature within the overall development and additional tree planning is to be provided adjacent to the arterial highways through the development site creating tree lined 'feature streets' and helping to integrate the development into its surroundings.
48. The Castle Eden Walkway is situated adjacent to the western boundary of the site and the proposed development includes an additional pedestrian connection toward the eastern boundary of the site to facilitate access to this public asset. Whilst there was a request for an additional connection point, the developers have commented that it is not achievable due to changes in levels. Nevertheless, the lack of this additional connection point is however, not considered to be sufficient enough to justify a refusal of the application.
49. The council's landscape architect seeks to secure further buffer planting alongside the walkway to provide additional screening and this matter is controlled via planning condition. Matters relating to the finer details of the associated landscaping such as soft/hard landscaping and maintenance, play provision, placemaking features are all controlled through the imposition of planning conditions as is common practice.

Residential Amenity:

50. The application site is located with a wider area which is currently seeing a number of housing development come forward, either whilst construction currently on site or phases which have secured a planning approval and are awaiting construction. With regards to the properties within the wider residential development, the proposed development accords with the council's minimum separation distances in excess of 21 metres and tree belts will remain a degree of screening and soften views between the application site and neighbouring development. Consequently, it is not considered that the proposed development will be significantly overbearing or cause a significant loss of daylight or loss of privacy to the neighbouring occupiers which surround the site.
51. Internally within the site, the relationships between the proposed dwellings are acceptable and will ensure that satisfactory levels of amenity are provided for the future occupiers, with frontages of properties and rear-to-rear separation distances according with the Council's guidance of a minimum of 21m separation distances. Side and rear facing elevations also generally exceed the recommended 11 metre distance and where the scheme is not in accordance with that distance, it is a marginal reduction and is on balance not considered to result in such a poor standard of amenity it would warrant a refusal of the scheme in its own right. Therefore future residents are considered to have satisfactory levels of amenity and will not suffer any significant overbearing impacts or loss of daylight or loss of privacy.
52. It is noted that the Environmental Health Unit have requested planning condition covering a number of matters and many of these are addressed within the recommended conditions relating to the construction traffic management plan and/or the construction environmental management plan (CEMP).
53. However, matters controlling noise disturbance from the road are not considered to be necessary given the internal estate road is not likely to generate large volumes of traffic. Matters relating to insulation and soundproofing are also not deemed to be necessary in this

instance. Therefore conditions to control these aspects are not considered to be necessary and thus would not meet the required tests for planning conditions.

Highway Safety:

54. As set out within the background section, the site forms part of an existing housing commitment under the Local Plan as a result of a previous approval (ref 13/0342/EIS). The application was originally submitted proposing 650 dwellings although this was subsequently reduced to 500 due to limitations on the capacity of the highway network.
55. The council's highway officer has considered the information contained with the submitted transport assessment which considered previous committed development alongside the proposed development, which demonstrates that, subject to the previously identified mitigation on the A689 corridor, the development would have a negligible impact on the local road network.
56. National Highways have also considered the revised Transport Assessment and revised Travel Plan, agreeing with the findings that within the AM peak period that a total of 27 two-way vehicular trips are expected to use the A19(T)/A689 junction, whilst 25 two-way trips are expected to use the same junction within the PM peak period. As a result, the impact of the development on the improved junction layout is not likely to be severe in terms of the tests outlined in NPPF.
57. National Highways therefore offer no objections subject to the imposition of planning conditions in relation to the requirements for a travel plan and no occupation until the improvement works of the A19/A689 junction are complete.
58. With regards to the site layout, the house type layouts have been reviewed against the Councils design guide and SPD3: Parking Provision for Developments 2011. The layout is considered to meet the requirements of that guidance and is considered to be acceptable. In view of the above considerations, there are no highways objections to the proposals.

Drainage:

59. A flood risk assessment and drainage strategy accompany the application and there have been no objections to the proposals from either the Lead Local Flood Authority or Northumbria Water. At the time of writing no written representations had been received from the Environment Agency.
60. The Local Lead Flood Authority are satisfied that a surface water runoff solution can be achieved without increasing existing flood risk to the site or the surrounding area and as requested, a planning condition is recommended to require final details of the design for the management of surface water runoff should be secured by condition.

Ecology:

61. The application is accompanied by an ecological appraisal and additional bat and badger surveys, the latter being a confidential report. The submitted ecological appraisal identifies that the habitats on the site comprise of two main parcels, the main parcel forms a former arable field with the north east section incorporating a parcel of plantation woodland. In the southern part of the site there is an area of mixed scrub and to the west of the site there is a hedgerow. However, the overall the value of the site is considered to be no more than local value, the surveys undertaken showed no evidence of priority species at the site and there has been no identified need for further survey work unless mature deciduous trees are to be removed.
62. The report highlights a number of potential areas for impacts on habitat and also a series of recommendations, mitigation and compensation measures to avoid impacts on wildlife. These

matters are all controlled via planning condition to ensure that the development proceeds in accordance with those identified measures.

63. The site provides some foraging opportunities as well as dispersal habitat for Great Crested Newts (GCN) although there are no areas of open water present suitable for use by the species as breeding locations. Previous survey work has recorded great crested newts within the ponds to the west of the site which are located within the Wynyard Woodland Park Local Wildlife Site.
64. The developers are currently enrolled into the District Level licence scheme in relation to their other sites and will seek to enrol this site into the District Licensing scheme also if this site does not fall within the current agreements, meaning that no avoidance, mitigation or compensation is required. Nevertheless a planning condition is recommended with regards to a Construction Environmental Management Plan.
65. The submitted bat survey concludes that the site is of local value with the woodland edge, copse and field boundary habitats provided foraging habitat for small numbers of a range of species. The majority of activity is attributable to common pipistrelle although other species have been recorded with low or very low frequency, indicating either only intermittent occasional use or regular use by small numbers. Nevertheless, no mitigation measures are identified within the submitted reports.
66. A confidential badger survey has been submitted with the application and there is the potential for the proposed works to impact on the protected badgers appropriate avoidance measures, mitigation and/or compensation scheme. Mitigation measures include checking surveys prior to commencement whilst compensation measures include berry and fruit bearing species to increased foraging opportunities. Again a planning condition is recommended to ensure that the identified mitigation and compensation measures are secured to ensure that the development proceeds in accordance with those identified measures.
67. Whilst comments from Hartlepool Borough Councils ecologist with respect to Biodiversity Net Gain (BNG) are noted the developer seeks to create further habitat creation and enhancement across the Wynyard Hall estate. In addition to the above ecological planning condition, a further condition is recommended to ensure that a Biodiversity Net Gain Assessment is provided to demonstrate that a positive gain is achieved in accordance with policy ENV5(5) the requirements of the adopted Local Plan policy (the application was submitted well before the mandatory 10% requirements for BNG were imposed).

Heritage Assets:

68. The application has been submitted with a Heritage Assessments which includes an Archaeological Assessment and the submitted documentation draws upon the recent planning history associated with the site in view of the previous planning application (13/0342/EIS). It concludes that given the planning history associated with the site, the proposed scheme will not unduly affect the setting of any of the Listed Buildings or the Registered Parkland and Garden.
69. In addition, the Heritage Assessment submitted with the previous application (13/0342/EIS) established that housing development could be accommodated within the confines of this application site, without any undue effects on the setting of any of the Listed Buildings within Wynyard or the Registered Parkland and Garden. Whilst it is noted that the proposals will increase the overall density across that original housing development, given the relationship of the site with the wider Wynyard area, associated listed buildings and the Registered Park and Garden it is not considered that it would fundamentally alter those findings and conclusions.

70. Tees Archaeology have considered the submitted information and noted the inclusion of a heritage assessment and geophysical survey and agree with the heritage assessment which recommends that the mid-19th century reservoir should as a minimum have a basic photographic survey of the reservoir carried out. This is secured via a planning condition.
71. In view of the above considerations, it is not considered that this current proposal given the location, scale and layout of the proposals, would adversely affect the setting of any of the Listed Buildings or the Registered Parkland and Garden at Wynyard.

Nutrient Neutrality:

72. Development proposals which generate new overnight accommodation such as residential development have the potential to have adverse impacts on the Teesmouth Special Protection Area through increasing levels of nitrogen in the River Tees as a result of increased levels of effluent entering the sewage system.
73. However, Wynyard is within an area of the Borough where foul discharges are via a long outfall pipe into the North Sea and consequently it has been accepted by Natural England that the development does not result in additional nitrogen which would harm the Teesmouth SPA. The proposed development therefore falls outside the consideration of nutrient neutrality.

Crime and Disorder:

74. Under the provisions of Section 17 of the Crime and Disorder Act, the planning system and the Local Planning Authority must do all that it reasonably can to prevent, crime and disorder in its area. Comments in relation to increased risk of crime and whilst these are noted, there is no evidence before the Local Planning Authority which would indicate that the proposal would give rise to increases in crime or anti-social behaviour.
75. Within the proposed layout the orientation of the properties front onto the areas of public open space and allow for natural surveillance to these areas and the major highways through the development. This will ensure the development is consistent with secure by design principles and accordingly, it is not considered that the proposals would give rise to crime and disorder.

Communications Infrastructure

76. In line with Transport and Infrastructure Policy 3 (TI3) - Communications Infrastructure, the Council supports the expansion of communications networks, including ensuring the new dwellings are suitably connected to internet services. A standard condition in this respect can therefore be applied.

Residual Issues:

77. Whilst comments raising concern over the proximity to the Castle Eden Walkway are noted, it is considered that the proposed development will not adversely affect the walkway in a physical sense nor will it adversely impact on its recreational value. As discussed above, landscaping and provision of access to the walkway have been considered.
78. Devaluation of property and loss of view are not material planning considerations and these matters are not taken into account in the determination of this application.

CONCLUSION

79. The proposed development site sits within the defined settlement limits and is identified as an area of housing land within the Local Plan and Wynyard Masterplan. It is acknowledged that the proposals will result in an addition 135 units coming forward and that combined with an additional phase already approved (refs; 20/2408/OUT, 22/2561/REM and 23/0888/OUT) this will result in an uplift in housing of 267 units compared to the local plan housing commitment. However, the overall density along this housing commitment will remain less than 10 dwellings per hectare and will retain the 'executive housing' character of Wynyard Village.

80. As detailed in the report above, the proposed development is considered to be visually acceptable and it is not considered that the proposed development will have any adverse impacts on levels of residential amenity or highway safety to justify a refusal of the application.
81. The proposed scheme is therefore in accordance with the relevant local and national planning policies and is recommended for approval subject to those conditions outlined within the report above.

Director of Finance, Development and Business Services
Contact Officer Simon Grundy Telephone No 01642 528550

WARD AND WARD COUNCILLORS

Ward Northern Parishes
Ward Councillor(s) Councillors Vanessa Sewell; John Gardner

IMPLICATIONS

Financial Implications:

The proposed development if approved will result in financial contributions towards the required infrastructure.

Environmental Implications:

The proposal relates to a residential development and its environmental impacts have been considered within the report above. Such considerations have included amongst others visual implications, privacy and amenity, noise and disturbance and ecological implications. In view of all those considerations, it is on balance judged that in this instance the associated environmental impacts are not considered to be significant.

Human Rights Implications:

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

Community Safety Implications:

The provisions of Section 17 of the Crime and Disorder Act 1998 have been taken into account in the preparation of this report

Background Papers

Stockton on Tees Local Plan Adopted 2019

Supplementary Planning Documents

SPD1 – Sustainable Design Guide - Oct 2011

SPD2 – Open Space, Recreation and Landscaping - Dec 2009/2014

SPD3 – Parking Provision for Developments - Oct 2011

SPD6 – Planning Obligations - May 2008

SPD – Housing (Meeting Housing Needs) - Adopted May 2021

SPD – Local Design Guide