

Dear Stockton Planning Committee Members,

Thank you all for taking the time to consider this planning application for a community hub on Wynyard Village.

I would like to set out a brief history and our ethos behind this development.

As I am sure most of you are aware CHD has been the main driver behind the development of Wynyard Village for over 30 years, from its inception to its current form.

We are a small family-run business that has strived to deliver, in our opinion, one of the most beautiful places to live in the Northeast.

Of course, part of our aim like any business owner is to profit from our endeavors, this however is not our only goal, we have a workforce of more than 160 members of staff and have been operating in Wynyard over 3 family generations, doing our very best to contribute to the local economy and create jobs for the local area at every opportunity. We have always tried to deliver development or business operations that improve the lives of current and new members of the Wynyard community.

As Wynyard has grown there has of course, been a need for the level of amenities in the village to grow as well. As part of the 2017 Wynyard Village Extension permission, it was envisaged that a primary school, a shop and a GP surgery (if required by the NHS) would be delivered.

Wynyard Primary School has been delivered which we see as a great success and a huge benefit to the local community. Within the school there is a provision for community use for local residents and groups.

Unfortunately, the NHS did not require a GPs surgery on Wynyard Village. As part of the outline planning application to which this reserved matters application relates, we have made a s106 contribution as requested by the NHS.

Whilst we sympathise with residents who would like the GPs surgery, it is out of our control. We cannot force the NHS to provide a GPs surgery.

Over the years we have engaged multiple times with all resident groups across the estate including both parish councils. We have discussed the need for new amenities and the want for GPs surgery alongside a purpose-built community meeting room as the arrangements at the school were not working due to safeguarding, during this time we have made Wynyard Hall available, free of charge for both Parish councils and WRA to use for their meetings.

These discussions have had a big influence on the plans you have before you today.

With this new community hub, we are trying to create a small artisan type local center that fits in with the beauty of the already established village. Taking on the comments from residents and parish members we have tried to design the community hub so that we can appeal to a wide range of potential operators and deliver the purpose-built meeting rooms. So far, we have been approached by a private medical practitioner and a veterinary provider.

Initially a restaurant operator was interested in unit 7 but has subsequently withdrawn his interest. This is the reasoning behind the recent changes made to the scheme.

We did not want to lose the chance of restaurant or cafe provision so adapted the plans to allow for a veterinary practice and still provide the opportunity for a restaurant or cafe, or both combined if an operator came forward, with several smaller units still available for other operators. We felt this gave us the best chance to fulfill the needs of the wider community.

To do this we reduced the size of the Community meeting room as we were still above the required square meterage stated in our s106 agreement. We have since taken on board the comments relating to the reduction in size and added a mezzanine to the community meeting room to take the space back up to 175m², which is 75m² over the minimum requirement.

The final mix of uses are controlled by a condition on the outline planning approval, We have specified class uses E and F2 to give the best possible chance of obtaining a range of operators.

Use under class E could include a restaurant, cafe, butchers, hairdressers, bakers to name a few potential operators but there of course many more. Class F2 allows for a local shop provision.

Unfortunately, the narrative being pushed by the new members of the Parish Council for Stockton and the WRA is that the medical facility is for cosmetics only and there is no provision for a local shop.

Both of which are untrue. The Medical facility operator has stated that he will look to provide the following : Hospital consultants private clinic like Dermatology, radiology, gynecology, pediatric cardiology, allergy clinic, diabetes specialist, obesity clinic , urology clinic, neurology clinic, dieticians, private lab for various blood and genetic testing, dentistry, aesthetics with laser clinic, opticians and will also provide provision for a private GPs surgery that will also take NHS referrals, this has been discussed with members of the WRA and the parish council multiple times.

We felt this was the next best option open to us and a huge benefit to the wider community. As I have already mentioned, we have included class F2 use and if there were a local shop operator who would like to take a unit then we are more than happy for them to do so.

We cannot control the market and therefore understand residents' concerns but cannot force operators to deliver a local shop if the market is not there for one.

It has also been stated that CHD has not consulted with residents regarding this scheme. This again is not true. Residents were consulted at the outline stage through the planning process.

I myself have engaged in multiple meetings with parish council members and the WRA. Unfortunately, the persistent misinformation that has been passed back to residents following these meetings via these groups has forced us to stop engaging. From our wider discussions with residents, we do not consider the views being expressed necessarily represent the whole village or have a benefit to the wider community.

It has also been stated that “CHD has made promises that it has not kept and why will this be any different”

If I may I would like to draw your attention to the amenities CHD has so far delivered on Wynyard Village:

Wynyard Golf Club

The Stables Pub

The CoOp local shop

Hooker and Young Hairdressers

Fine and Country estate agents

Therapy Beauty Clinic

Wynyard Pharmacy

Wynyard Hall Spa

The Glasshouse Restaurant

Wynyard Rose Garden and Cafe

Wynyard Country Park

Wynyard Primary School

Again we feel the narrative that we made promises that have and not kept them is misleading. I hope it is clear to members of this committee that CHD have tried to produce the best possible environment for the current and future residents of Wynyard. Where decisions have not been under our control, we have sought to provide the next best alternative for residents such as the private medical facility. Or the delivery of the proposed meeting room.

CHDs goal for this community hub is to provide a beautiful location for residents to enjoy leisure and practical amenities within walking distance. To provide local SMEs a chance to provide their services and of course to create employment opportunities. We care greatly for this village and its community and will continue to do so.

I appreciate you taking the time to read this and hope this has given you a better understanding of who we are as a company and what we are hoping to accomplish.

I respectfully urge you to approve this application for the wider silent majority of Wynyard Village and for the benefits it will provide to the local economy.

Kindest Regards

Mark Antonopoulos

Cameron Hall Developments