

WYNYARD NEIGHBOURHOOD PLAN

2017 – 2030

Grindon Parish Council with support from Elwick Parish Council

Draft Version V2

April 2017

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FOREWORD

The Wynyard Planning Group was formed from representatives of the Wynyard Residents Association and Grindon Parish Council. Together there is a strong, shared desire to improve and enhance an area which is already a great place to live, work and bring up a family but which will need to develop over the next fifteen years in order to secure a sustainable future for the village of Wynyard and its surrounding area.

It was immediately clear from the survey and consultation work how much people value living in Wynyard and how much there is a shared ambition to protect and sustain the rural woodland environment of the community. Although many residents wished to see no change to the area, it was recognised that the need for housing in both Hartlepool and Stockton Borough Council areas would mean growth was inevitable in the area. Residents of Wynyard were keen to see the village developing as a more sustainable community with appropriate facilities which are currently missing. The focus of this neighbourhood plan is to present a plan to develop Wynyard as a sustainable community with much needed community facilities and improved environmental assets.

We have embraced the spirit of the Localism Act 2011 in developing this Neighbourhood Plan, and have sought to build the plan around the local distinctiveness of the area so as to understand and contribute to a greater sense of place and well-being for our community. Above all, we recognise that we do not own the area but are custodians for future generations and that we have an opportunity to put in place policies which will ensure that we leave the area in as good a way as we possibly can. We would like to see that our community continues to flourish and that we safeguard and enhance the environment of the Wynyard surrounding area and its rural setting.

Neighbourhood Planning provides an opportunity for the community to have a real say over local decision making, to achieve its long-standing goals through the planning system and address the challenges and opportunities facing the future of the area.

This is the draft Wynyard Neighbourhood Plan. We want to encourage everyone to have a look at this plan and let us know what they think about it and how we can improve it.

Diane Atkins

Chair of Wynyard Neighbourhood Plan Working Group

1.0 INTRODUCTION

- 1.1 Neighbourhood Planning is enshrined within the Localism Act 2011 and gives communities and neighbourhoods more influence on the policies that affect the development, regeneration and conservation of their area in future years.
- 1.2 The draft Neighbourhood Plan has been developed by the Wynyard Plan Working Group, which comprises representatives of the Wynyard Residents Association, Grindon and Elwick Parish Councils with support provided by Hartlepool Borough Council and Stockton on Tees Borough Council. An independent planning consultant, Rosemary Kidd, has helped in the writing of the policies of the Neighbourhood Plan.
- 1.3 This first draft of the Neighbourhood Plan reflects the comments and aspirations of the community that have been gathered throughout the consultation process. Your views on the draft plan are welcome. Please come along to our events to discuss your thoughts with us.
- 1.4 We will consider your comments carefully and revise the Neighbourhood Plan where appropriate. There will then be a further consultation on the final draft plan before it is submitted for an independent examination. Further revisions may be needed then in the light of the examiner's recommendations before a referendum is held.
- 1.5 Once the plan is made, following the referendum, the Neighbourhood Plan will become a Neighbourhood Development Plan and will set out the development framework for the area for the period from 2017 to 2030. It will be used by the Borough Councils and Parish Councils in the consideration of planning applications to ensure that we plan for a sustainable future of our community, whilst preserving the character of the area.

What is the Wynyard Neighbourhood Plan and why is it being prepared?

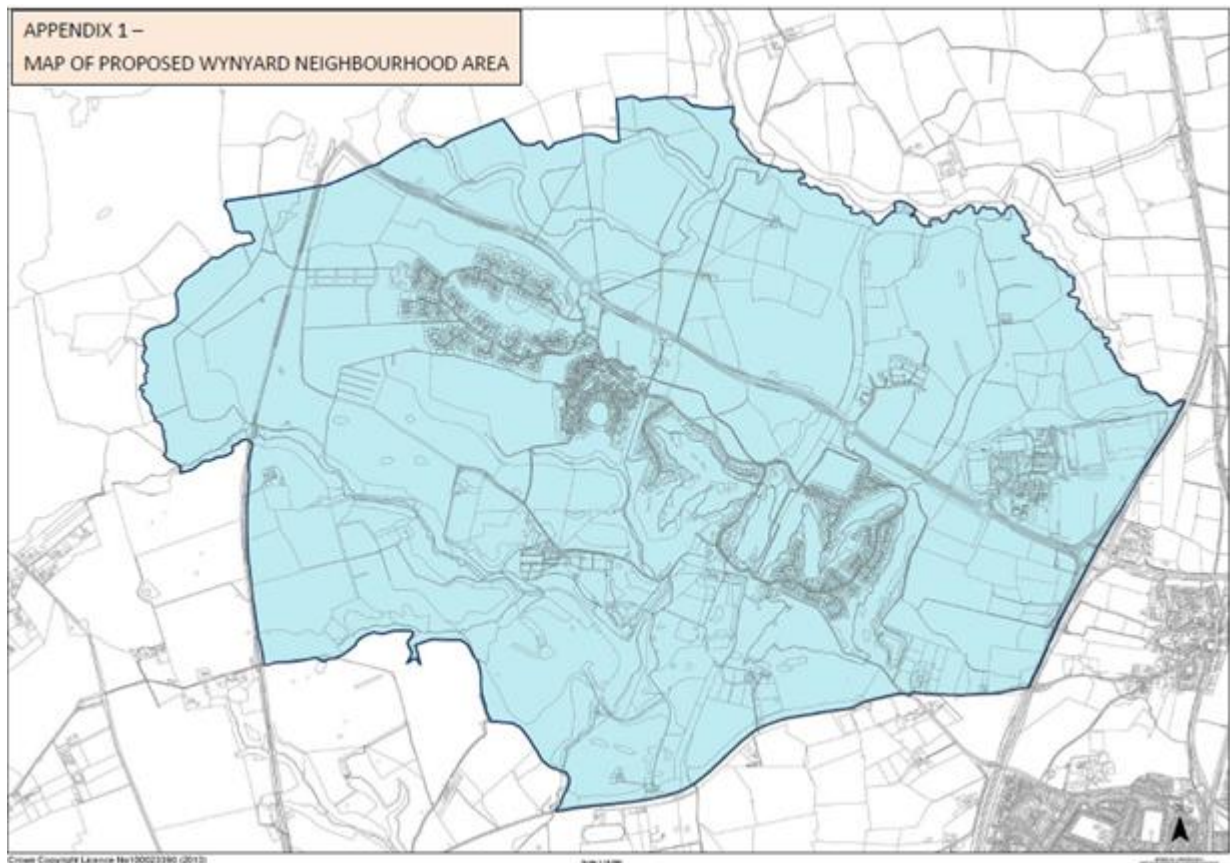
- 1.6 Once completed the Wynyard Neighbourhood Plan will be an important plan and will become part of the development plan for Stockton and Hartlepool alongside the Local Plans. It will be used in considering planning applications and development proposals. It has been prepared within the context of European legislation, (particularly that concerning nature conservation and protected habitats and species), national planning guidance including the National Planning Policy Framework and Planning Practice Guidance and the strategic policies in the adopted and emerging Stockton and Hartlepool Local Plans.
- 1.7 New Local Plans are currently being prepared by both Stockton and Hartlepool Borough Councils. They will set out strategic policies for Stockton and Hartlepool Boroughs and will determine how much development should be planned for over the next 15 - 20 years or so. If the review of the Local Plans demonstrate that further development is required on the edge of the urban areas of Hartlepool and Stockton in the future, this is likely to take place within the area of the Wynyard Neighbourhood Plan. This Neighbourhood Plan has been prepared in the context that it is the role of the Local Plans to allocate strategic development sites that will provide sufficient land for the future development of the urban area.

- 1.8 At the time of preparing the Neighbourhood Plan, a number of planning applications for major housing developments were under consideration on sites in the Neighbourhood Plan area. In order to ensure that any developments are sensitive to the area, a policy has been included in the Neighbourhood Plan to provide a design framework to be used in the consideration of housing developments in the area.
- 1.9 Very strong views were expressed from the community in the consultations on the Neighbourhood Plan about the importance of maintaining the character and identity of the village and safeguarding the countryside gaps between the developed areas within Wynyard. Concerns were also expressed about the potential impact of the traffic from any new developments on the local road network and to ensure that the strategic highway network was improved to accommodate any additional traffic.
- 1.10 The Neighbourhood Plan has sought to address these concerns and includes policies that seek to ensure that any new developments are designed so that they enhance the character of the community, contribute to the development of community facilities and that necessary transport improvements are made. It is essential that improvements to the highway network are provided to serve the developments; and importantly that the new developments are well designed to integrate into the existing community with good internal landscaping and a strong landscape buffer on the countryside fringe and between developed areas.
- 1.11 The focus of this Neighbourhood Plan is to set out a plan for the development of Wynyard as a sustainable community. Wynyard has been subject to considerable pressure for new housing development in recent years and over 2000 additional homes have been approved or are under consideration in the neighbourhood plan area. There is currently no agreed overall framework for the future development of the Wynyard area and the development proposals are being considered by the respective Borough Councils in an ad hoc and piecemeal manner. Various community, environmental and infrastructure improvements are being required by conditions and developer contributions.
- 1.12 The aim of this neighbourhood plan is to set out clearly how the Wynyard community is to be developed in the next 15 years or so as a sustainable community. This will enable local residents and businesses to shape the future of our community: to plan and develop the facilities we need – local shops and services, community halls and open areas so that we can enjoy community activities together, and enjoy play, sport, walking and cycling within our local area.
- 1.13 The plan also emphasises the importance of the environmental setting of Wynyard. It sets out a framework of green routes throughout the area and safeguards the area's rural setting and its woodlands. It will summarise the transport improvements that are needed to accommodate the growth proposals for Wynyard.
- 1.14 Once approved the neighbourhood plan will provide a framework that will be used by developers and the local authorities in shaping the layout and design of future development proposals and securing developer contributions towards the priorities identified by the community.

The designation of the Wynyard Neighbourhood Plan area

- 1.15 The Wynyard Neighbourhood Plan area straddles the boundary between Stockton-on-Tees and Hartlepool Boroughs and two parish councils. A large part of Grindon parish lies within the plan area and part of Elwick parish. The remainder of Elwick parish lies within the Hartlepool Rural Neighbourhood Plan area. The remainder of Grindon parish is not within a neighbourhood plan area. The designated area covers approximately 1440 hectares.
- 1.16 The Plan has been prepared by the Wynyard Neighbourhood Plan Working Group on behalf of Grindon and Elwick Parish Councils. Grindon has acted as the lead parish council and the qualifying body. The neighbourhood plan area was designated by Stockton Council on 6 November 2013 and by Hartlepool Council on xxxx. The plan sets out planning policies for Wynyard for the period 2016 -2030.

(Is there a plan showing parish and LA boundaries?)



Map 1: The Designated Wynyard Neighbourhood Plan area.

Stages in Preparing the Neighbourhood Plan

- 1.17 This is the first draft of the neighbourhood plan and your comments are welcome. These will be taken into account in preparing the revised draft plan. It will then be considered by an independent examiner who will check that it has been prepared in

accordance with legal requirements and has taken into account National Planning Policy and helps to deliver the strategic proposals as set out in the Stockton and Hartlepool Local Plans. It will then be subject to a referendum and providing it is agreed by at least 50% it will be made by the local authorities.

2.0 THE CONSULTATION PROCESS

- 2.1 From an early stage the Wynyard Plan Working Group was clear that the Neighbourhood Plan must reflect the aspirations of the community. Meetings have been held on a regular basis with community members and representatives from Wynyard Park and Wynyard Estates and local authority officers and members.
- 2.2 All residents/properties in the plan area received a questionnaire to ascertain their views on the future needs of the area. This was done during February 2014 by hand delivering the questionnaires to 900 properties and providing reply paid envelopes for them to be returned to Hartlepool Borough Council who did the analysis. This was supplemented by knocking on doors to ensure as many questionnaires as possible were returned. There was also an option to reply on-line. A substantial amount of effort went into this process with the result that 47% of properties responded to the survey.
- 2.3 In addition three consultation events were held. The first was April 2014, at a children's Easter Egg Hunt held in conjunction with Teesside High School. This was held at the shops in the centre of the village. A map of the plan area was used and stickers to ascertain what people wanted to see in Wynyard, what they liked about the area and what they wanted to change or did not like. In particular the views of children were sought at this consultation.
- 2.4 An evening event was held at the Wynyard Golf Club in April 2015 to seek views on the issues to be addressed in the Neighbourhood Plan, the draft vision and objectives and to obtain views on these. A follow up mini consultation was held using the same information at the village bake sale in May 2015 where those who had not been able to attend the April event were consulted.
- 2.5 Detailed analysis of the result of the questionnaire survey was undertaken by Hartlepool Council. The results of the village consultations were undertaken by the planning group. The Working Group then held a series of meetings to prepare the draft Plan with support from Rosemary Kidd, an independent planning consultant.
- 2.6 It can be seen, therefore, that this first draft of the Neighbourhood Plan is based on extensive research and influenced by robust engagement with the local community.

3.0 THE DEVELOPMENT OF WYNYARD

- 3.1 The Wynyard Neighbourhood Plan area is located on the north western edge of Stockton Borough, north west of Wolviston and Billingham. The town of Hartlepool

lies about 10 miles to the east. The area straddles the A689 and lies to the west of the A19.

- 3.2 The Plan area was formerly part of the countryside estate surrounding Wynyard Hall. The Grade II* listed hall and its registered parkland lies within the Plan area. The Wynyard Hall estate dates from the 4th century. The current Hall was built in the 1820s and was the family seat of the Marquis of Londonderry. The estate was sold in 1987 to Sir John Hall / Cameron Hall Developments.
- 3.3 Proposals were then put together for the development of the area to the north of the parkland for a new community providing mainly high quality executive housing and a business park aimed at attracting inward investment into the Tees Valley and County Durham area. Planning permission was granted in 1988 by Hartlepool, Stockton and Sedgefield (now within Durham County Council) Borough Councils.
- 3.4 Wynyard Village lies to the south of the A689 where about 800 homes have been developed over the last twenty years with a small local centre. The Wynyard Park business park lies to the north of the A689. A golf course and a club house have also been developed to the south of the A689.
- 3.5 The business area was expanded with the grant of planning permission in 1994 to Samsung on land to the north of the A689 for an “Electronics Components Park”. This proposal for high quality industrial storage and office accommodation and was seen as a significant “Inward Investment” scheme for the area. It was intended that the site would occupy approximately 170 hectares and would be developed over 3 phases, the first two within Stockton Borough and the third phase in Hartlepool (approximately 8 hectares). The development envisaged never came to fruition with only phase 1 being developed.
- 3.6 Following the acquisition of the former Samsung land by Wynyard Limited, the employment areas were re-branded as Wynyard Park and divided into Wynyard One (former Samsung land), Wynyard Two (former Cameron Hall land within Stockton) and Wynyard Three (former Cameron Hall land within Hartlepool Borough).
- 3.7 As both Hartlepool and Stockton Councils have been unable to demonstrate a five year supply of housing land, planning applications for housing development have been granted on sites both to the north and south of the A689 as detailed in Appendix 1.
- 3.8 Concerns have been raised about the need to improve the A19 and A689 to accommodate further development and a cap on the amount of development has been imposed by Highways England. The Wynyard Park North housing site originally sought permission for 1000 homes but was limited to 400 due to the highways concerns. **The whole of the area to the north of the A689 is now being marketed.**
- 3.9 Planning permission has been granted on three sites in Stockton yielding approximately 944 homes. A further site is proposed for safeguarding through the Local Plan for 400 homes. Two sites for 500 homes are proposed to be allocated in the emerging Hartlepool Local Plan. **(Do these have permission yet?)**

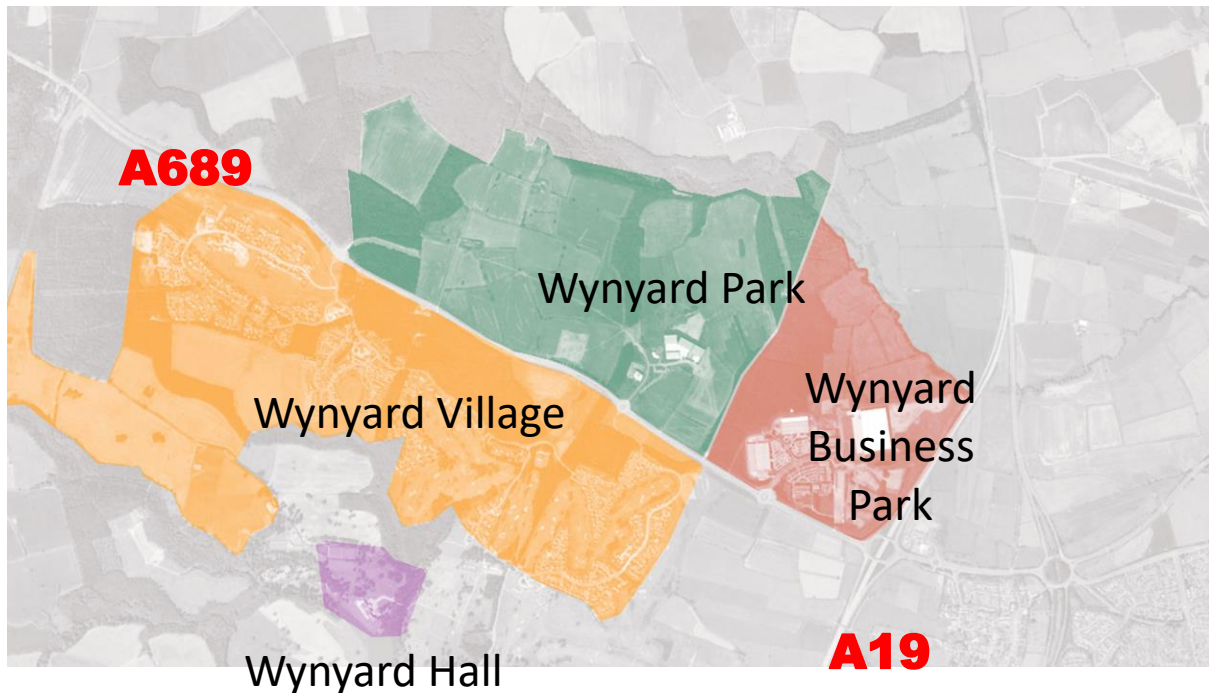


Figure 1 Developed Regions of the Wynyard Neighbourhood Area

Community Facilities

- 3.10 A limited number of small shops were developed in the 1990s in Wynyard Village alongside the housing development. Proposals have been put forward for a new shopping centre to serve the housing development at Wynyard North to the north of the A689.
- 3.11 There is no community hall within Wynyard; the golf club provides a function room although this is closed during the winter months.
- 3.12 There has been no school provision in the Wynyard area and children travel to school in various locations. A temporary primary school has been constructed in 2015 whilst a permanent primary school is constructed on land at Wynyard Village.
- 3.13 The golf course is the main sporting facility in Wynyard and creates an attractive setting for the established housing. A cricket field was laid out within Wynyard Village but there is no clubhouse. There is a football pitch within the Wynyard Hall area, but this lacks changing facilities.
- 3.14 With proposals to develop housing areas to the north of the A689, there are particular concerns about ensuring safe links to the new school from housing sites to the north of the A689. Ensuring that Wynyard residents are able to access the playing fields at the school outside of school hours will also be important and should be secured through a community use agreement. This will help to ensure residents, especially children, have access to sports provision without the need to travel outside of Wynyard.

Transport

- 3.15 Whilst one of the main strengths of Wynyard is its location adjacent to the A19 and with easy access to the A1, historically it has never been well served by public transport. Recent developments which have been approved have subsidised a service for a limited period, however, it no longer runs. Employers in the business park have indicated that they would welcome a service from employees from Billingham. **A new bus service has recently been established to serve the new housing to the north of the A689.**
- 3.16 The capacity of the road network has been an issue and Highways England have been involved in assessing the impact that developments in the area will have on the strategic road network. A limit to the amount of further housing development has been imposed until improvements can be secured. The local authorities have been involved in discussions with Highways England to assess the impact of proposed housing development and the necessary improvements to the road network. Proposals have been made to widen the A19 and introduce active traffic management to increase its capacity and to improve the A689.

Environment

- 3.17 The other main land areas in the designated plan area are wooded countryside and arable farmland. The plan area is bounded to the west by the Wynyard Woodland Park (formerly known as the Castle Eden Walkway) which is a Local Nature Reserve with some woodland to the west of the path being included (Brierly and Tilery Woods). These woods are undergoing restoration back to native woodland.
- 3.18 The green wedge at Wynyard Woods helps to provide an attractive setting for the executive housing at Wynyard separating parts of the neighbourhood which helps to maintain their distinctive qualities. A central area of park land is surrounded by the 'crescent' of the Wynyard Woods development. This green wedge is relatively young having developed over the past decade or so in line with the housing development in this area. It mainly provides a green space with some planting which provides a large recreational area for running or dog walking. In line with future development in the area there is an aspiration to extend the green wedge through to link with the Castle Eden Walkway.

Add in more about landscape setting especially golf course and landscape to north of A689.

Population profile and housing stock

- 3.19 Wynyard is unique within the Stockton and Hartlepool Boroughs in the number and quality of high council tax band properties. The housing stock is predominantly detached properties with 4 or more bedrooms on generous plots, as can be seen from the council tax banding tables. 98% of the housing is classed as Council Tax bands D to H. There are a small number of cottage style properties, a few of which are terraced and some apartments.

- 3.20 Data provided by the Tees Valley Joint Strategy Unit showed that in 2014 there were 2380 residents in Wynyard. 48% of the working age population are classed as Social Grade A/B higher and intermediate grade administrative and professional occupations. This compares with 24% of the working age population in Hartlepool Borough and 28% in Stockton. There is negligible unemployment in Wynyard.
- 3.21 Of those that responded to the Household Survey conducted in 201x, 46% of those of working age stated that they worked from home.
- 3.22 The population of the area is ethnically diverse.
- 3.23 All housing at Wynyard is privately owned, the majority as owner occupied and a few are private rentals. There is no social or local authority housing within the designated boundary of the neighbourhood plan.
- 3.24 There is a care home in Wynyard Village which had 3 blocks of apartments for the over 55's built on the same plot. The developer was unable to sell the apartments with this restriction and sought to have it lifted. Bungalows form a small percentage of the housing stock and are attractive to those who have mobility issues or want to downsize within the community.

The Community Today

- 3.25 In summary, Wynyard is not a "Community" or "Village" as such but a development with extremely limited facilities. One that is vulnerable to the whims of commercial developers who are happy to build executive housing with none of the facilities to support a sustainable lifestyle for the residents.
- 3.26 The neighbourhood plan area development is now reaching 20 years of age and there are an increasing number of residents who are retired, or nearing retirement. The lack of community facilities is seriously affecting their quality of life and will only have a negative impact on their healthcare in the future.
- 3.27 In the National IMD statistical rankings for Wards in the Tees Valley and North East, the Northern parishes, of which the neighbourhood plan area is by far the largest residential conurbation, were ranked the lowest for access to services.

4.0 ISSUES

- 4.1 Consultation with the community and workshops has highlighted the following key issues that the plan should consider.
- How to develop Wynyard as a sustainable settlement with the shops, services, community facilities, sport and recreation facilities the residents require within the community;
 - How to ensure that new development maintains the high quality aspirational lifestyle that is the hall mark of Wynyard;
 - How to safeguard and enhance the environment of the area and its countryside setting.

4.2 The following questions cover the issues in more detail:

Issue	How addressed in the Plan
1. Wynyard has grown as an area for high quality executive housing. Is there a need for a wider range of house types?	The Plan must cater for growth as set out in the Local Plans. The Plan aims to develop Wynyard as a sustainable community with a wider range of housing types and sizes whilst maintaining high quality housing design in an attractive countryside setting through clear design principles.
2. How can new development be designed and landscaped to enhance the character of the village?	Detailed design principles are set out for the layout and design of housing, business areas , open spaces and green corridors.
3. The village has limited community facilities, including shops, a public house, a nursery and a temporary school. What steps can be taken to safeguard and improve them?	Policies have been included in the Plan to support the development of the necessary community facilities and shops in order to deliver Wynyard as a sustainable community. Sites are to be allocated for xxxxx .
4. The village has no public meeting place e.g, a community centre or village hall, how can the plan address this?	Policies have been included in the Plan to support the development of the necessary community facilities in order to deliver Wynyard as a sustainable community. Sites are to be allocated for xxxxx .
5. There are no facilities specifically for children in the village and few sports facilities e.g. play areas, youth club, or formal sports pitches. How can the plan address this?	The Plan identifies the types of open spaces that are needed and the improvements to existing spaces that are required. It safeguards open spaces. Sites are to be allocated for xxxxx .
6. What measures can be taken to safeguard and enhance the green assets of the plan area including the woodland areas?	Open spaces are to be protected as Local Green Spaces and Protected Open Spaces. Green corridors and woodlands are also to be safeguarded.
7. There are local wildlife sites in the plan area. What can the plan do to support the creation of a linked network of habitats as recommended in the Tees Valley Biodiversity Action Plan? Should	The Plan proposes the creation of a network of green corridors designed to create habitats and enhance biodiversity. Woodland is to be retained or replaced.

more encouragement be given to tree planting and habitat creation?	
8. How can the narrow gap of open countryside between Wynyard and the Stockton and Hartlepool urban areas be safeguarded to ensure that the village retains its separate identity?	The area is to be safeguarded from development through the Plan.
9. There is scope for further employment opportunities including expansion of the Wynyard Business Park and working from home. What approach should be taken to developing the economy of the area?	The Plan includes a policy to support the development of the local economy.
10. What improvements are needed to the highway network to accommodate the future growth of the Wynyard area?	These are strategic matters that are the responsibility of Highways England and the local highway authorities. The Plan will give support to the provision of necessary highway infrastructure to support the development of Wynyard.
11. How can the network of off-road pedestrian and cycle routes be improved?	A policy has been included in the Plan to create green corridors with pedestrian and cycle ways.
12. There has been frequent flooding of the A689 and The Wynd. What influence can the plan have to bring about improvements to eliminate flooding?	A Policy has been included in the Plan that provides for surface water management solutions on developments.
13. Public transport between Wynyard and Hartlepool and Stockton is non-existent. How can the needs of non-car users be met?	The Plan recognises the importance of providing public transport to help develop Wynyard as a sustainable community. Design policies require roads to be designed to accommodate buses.
14. How can the plan help reduce the carbon footprint of the plan area?	The Plan makes provision for community facilities and local open space which will reduce the need for residents to travel for recreational purposes. The Plan supports the provision of public transport. Renewable and low carbon energy generation is also encouraged.

5.0 PLANNING POLICY CONTEXT

Stockton-on-Tees

- 5.1 The adopted Local Plans in Stockton are the saved policies of the Stockton Local Plan 1997, Alteration No 1, 2006 and the Core Strategy adopted 2010. The emerging Stockton Local Plan was subject to consultation on the Publication draft in November 2016.
- 5.2 The Stockton Core Strategy identifies Wynyard as a village and a Key Environment Location. It does not however provide a clear framework for the future development of this executive housing area.
- 5.3 The strategy of the emerging Stockton Local Plan is to promote 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. The approach to employment land at Wynyard Park is to provide high quality strategic inward investment opportunities for major employers to locate in the Tees Valley.
- 5.4 The policies of the emerging Local Plan recognise that the needs of the community should be provided for alongside the future housing development with the provision of a primary school, additional small scale shopping, green infrastructure and a hotel. It is acknowledged that further infrastructure may be identified through the development of the masterplan for the community. Highway improvements are proposed and improvements to off road pedestrian and cycle provision.
- 5.5 The emerging Stockton Local Plan recognises that in order to create a sustainable settlement it will be necessary to provide community infrastructure either within the settlement (where demand exists to support such infrastructure) or outside of the settlement with a sustainable mean of transport. The provision of a sustainable transport option will be essential to delivering a sustainable settlement. The Stockton Local Plan recognises that a key element of the sustainable transport network will be linking the communities to the north and south of the A689 by a bridge over the road. The extension of the cycleway network will be required to connect into the network at Wynyard Road. A primary school and a neighbourhood shopping parade (incorporating relevant services and facilities) is required to meet the needs of the growing population in the area.
- 5.6 The Stockton Local Plan proposes Wynyard as a major growth area for the Borough with the aim of creating a sustainable settlement. A strategic allocation of 1100 homes is proposed in addition to the commitments on two sites at Wynyard Village for 500 homes and Wellington Drive for 44 homes.
- 5.7 The Stockton-on-Tees Strategic Housing Market Assessment (SHMA) 2016 provides relevant information on the type and size of market and affordable homes that are

needed in the Borough. The SHMA identifies a need for market housing focused heavily towards the provision of 3 bedroom homes followed by the provision of 2 and 4 bedroom homes. With regards to affordable housing the SHMA identifies that priority should be towards the delivery of 2 and 3 bedroom homes.

- 5.8 The past development of the Wynyard area has been primarily to provide a choice of high quality executive homes to meet the need for such housing across the Tees Valley and Durham County. This will continue with the permission at Wellington Drive for 44 low density executive homes in an attractive setting linked to the provision of a 5-star golf hotel at Wynyard Golf Club. Land at Wynyard Village will be developed for low density executive housing to complement that within the existing village. The emerging Stockton Local Plan seeks to secure a wider mix of housing on the allocated area as part of the creation of a sustainable community.
- 5.9 The Stockton Local Plan proposes that new general employment proposals will be directed to existing premises and allocated sites with 14ha at Wynyard identified as a high quality strategic inward investment location providing opportunities for major employers to locate in the Tees Valley. In addition, about 23 ha of land is safeguarded at Wynyard Park for employment use. The safeguarded land is an area of expansion land at Wynyard Park for future employment use. The site has not been allocated in the emerging Local Plan because of strategic highway constraints in the area and the existence of more readily available sites in the Borough.
- 5.10 Both the emerging Stockton and Hartlepool Local Plans seek to support economic growth by ensuring that the road network is safe and that journey times are reliable. Targeted improvements are identified at the A19/ A689 Interchange and the A689 at Wynyard.
- 5.11 A cycleway/footbridge is proposed across the A689 is proposed via a bridge to connect with the wider cycleway network at Wynyard Road to support the creation of a sustainable settlement at Wynyard. The preferred route of the bridge and its linkages to the existing network has been safeguarded from development in the emerging Stockton Local Plan.

Hartlepool

- 5.12 The Hartlepool Local Plan was adopted in 2006. A replacement Local Plan is in the course of preparation and the submission draft was published in December 2016.
- 5.13 The saved policies of the adopted Local Plan recognise that Wynyard is of regional significance for economic development. It is identified as a 'premier division' strategic site where there are plots of land which are capable of accommodating development requiring over 40 hectares of land. Suitable employment development was identified as B1 uses mainly with high quality finished buildings in a landscape setting.
- 5.14 The emerging Local Plan continues to make provision for high quality employment development in a landscape setting with the identification of 35ha of Prestige Employment Land at Wynyard Business Park. However the plan recognises that some of the former employment land may not be required. Sites are allocated in the emerging Local Plan for 732 homes in addition to the sites that have planning

permission for 402 homes. The North Pendragon site is to be developed for executive housing whilst other sites in Wynyard Park North are to be developed for a wider range of housing.

Emerging Strategic Approach to Development at Wynyard

- 5.15 The strategies of both the saved adopted Local Plans focused primarily on the regeneration of the urban areas in line with the regional strategy of the time. However, the recent commitments of additional housing sites in Wynyard which has been as a result of neither Council being able to demonstrate a 5 year housing land supply has highlighted the need for an overall strategy for the Wynyard area to support its development as a sustainable community.
- 5.16 The additional housing development has led to pressure from the community for the development of community facilities to serve local residents in order for the area to become more sustainable. Discussions have been held with officers and members from both Stockton and Hartlepool Councils as part of the preparation of this Neighbourhood Plan to emphasise the views of the Wynyard community to the desire to create a more cohesive community and the consequent need to identify sites and funding for community sport, recreational and play facilities. Both emerging Local Plans provide a clear framework that will support these aspirations of the community.
- 5.17 The Wynyard Neighbourhood Plan have been prepared to support the development of a sustainable community at Wynyard within the context of the emerging Local Plans which will allocate housing and employment sites and identify improvements to the strategic road network.

6.0 VISION AND OBJECTIVES

- 6.1 Our vision for the Wynyard for the next 15 years is:

“We want Wynyard to be an attractive, secure, well designed, sustainable village developed to provide for the social and recreational needs of the community together with opportunities for economic growth within its rural woodland setting.”

- 6.2 The Objectives of the Neighbourhood Plan

To deliver this vision for the development of Wynyard as a sustainable community, we will:

1. support development of a sustainable community with a range of high quality housing including primarily low density, executive housing of an appropriate layout and design in accordance with the planned strategy for growth for the area that will enhance our built environment and will ensure that the community of Wynyard continues to provide for the specific needs of the quality housing market;

2. support the local economy by encouraging suitable business and employment development;
3. support community development with the provision of shops, services, community facilities and open spaces to support health and wellbeing for everyone's benefit and to sustain the community;
4. support measures to improve public transport, highway safety and to improve accessibility for pedestrians and cyclists;
5. safeguard and enhance the countryside, rural and woodland setting of the Wynyard residential and employment community and its distinctive landscape character;
6. support the development of a network of green corridors and open spaces;
7. protect and enhance the network of habitats that are important for biodiversity including designated nature conservation sites and priority habitats; and
8. contribute to meeting the challenge of climate change by encouraging householders and businesses to utilise renewable and low carbon energy, reducing the need to travel through the provision of local community and recreational facilities and open spaces and encouraging the use of sustainable solutions for the disposal of surface water.

6.3 We will take forward the spirit of the Localism Act 2011 in producing our Neighbourhood Plan, embracing the concept of local distinctiveness that contributes to a sense of place and well-being for the present community and for future generations.

6.4 The objectives of the Neighbourhood Plan will be delivered through the implementation of the following policies:

Objective Number	Delivered through Policy
1	W1, W2, W3
2	W4, W5
3	W5, W6, W7, W8, W9
4	W3, W7, W8, W9
5	W10
6	W7, W8, W9
7	W3, W9, W10
8	W3, W9, W10

7.0 PLAN STRATEGY

Presumption in favour of sustainable development

- 7.1 The NPPF identifies three dimensions to sustainable development: economic, social and environmental.
- **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
 - **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
 - **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

The Neighbourhood Plan's Strategy

- 7.2 The Wynyard Plan has been prepared in accordance with the presumption in favour of sustainable development. It seeks to ensure the development of Wynyard as a sustainable community with a clear framework to steer its future. It will ensure that the area will continue to be the focus of high quality housing and economic development, designed to meet the specific residential needs for business and community leaders and to support the delivery of growth in employment in skilled technological businesses. This will be balanced by providing for a wide range of facilities to meet the social, community, sport and recreational needs of the community within a high quality environment which is to be safeguarded and enhanced. Improved accessibility especially by non-car will be promoted. The plan encourages the reduction in the carbon footprint of the area through the creation of a more sustainable community with more local community facilities, increased availability of non-car means of transport and the increased use of renewable and low carbon energy.
- 7.3 The Neighbourhood Plan seeks to shape the way the community grows through policies defining areas where development is precluded, providing urban design requirements, safeguarding and enhancing environmental assets and through the balanced provision of uses including community facilities.

8.0 NEIGHBOURHOOD PLAN POLICIES

Housing

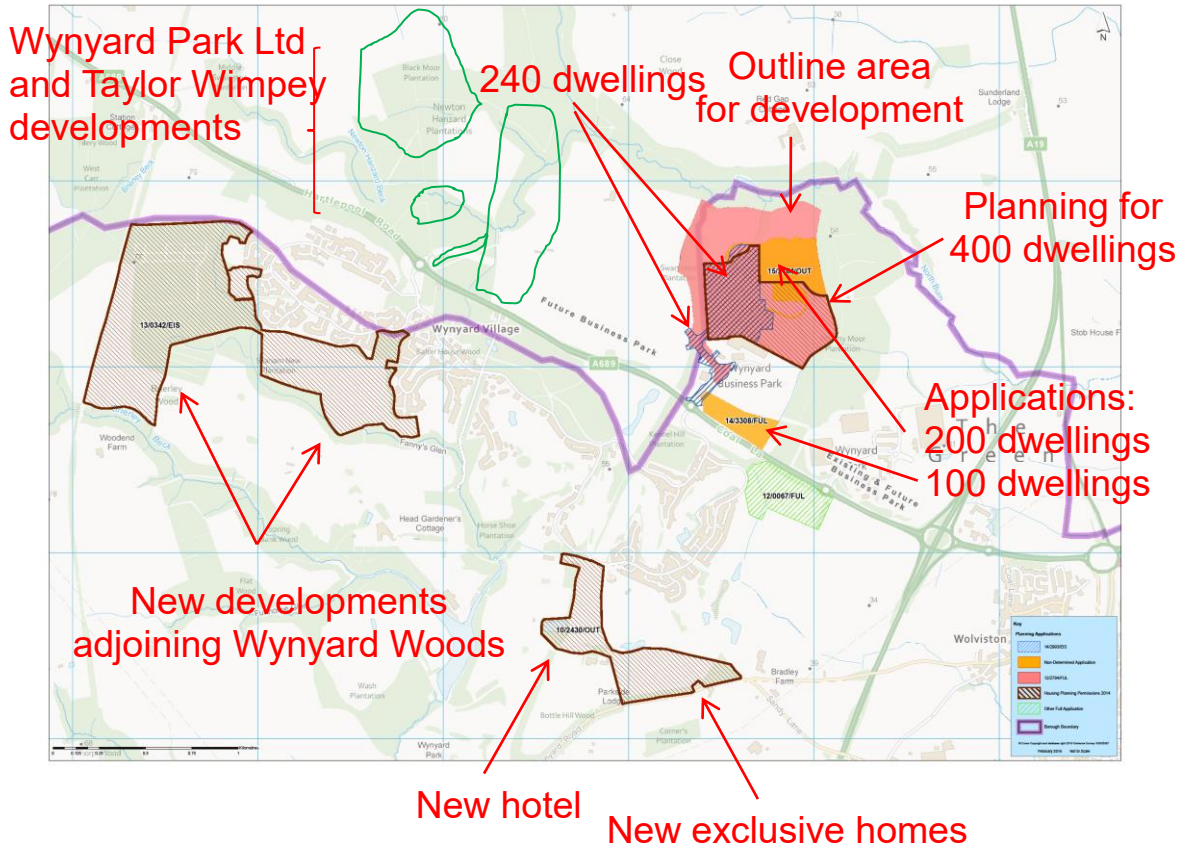
POLICY W1 HOUSING DEVELOPMENT

The Neighbourhood Plan supports the development of Wynyard as a sustainable community to assist in meeting the housing needs of Stockton and Hartlepool Boroughs. Housing development will take place on sites with planning permission and those to be allocated in the Boroughs' Local Plans.

Housing development on land to the east of Wynyard Village shown on the Proposals Map will not be supported in order to maintain a countryside buffer between Wynyard and Wolviston.

Justification

- 8.1 The focus of the Neighbourhood Plan is to deliver a sustainable community at Wynyard to ensure that the housing growth aspirations for the area as set out in the Hartlepool and Stockton Local Plans is underpinned with the necessary social, community, environmental and transport infrastructure.
- 8.2 A number of planning applications for housing development in the Wynyard area have been approved by both Hartlepool and Stockton Councils as a result of their lack of a 5 year housing supply (see Appendix 1). The Neighbourhood Plan supports the development of these sites as commitments and seeks to ensure that the community and environmental infrastructure is developed to meet the needs of current and future residents. At December 2016 there were commitments for 946 dwellings in the Neighbourhood Plan area.
- 8.3 The Neighbourhood Plan does not propose to allocate any further sites for residential development. If the emerging Local Plans demonstrate that there is a need for further housing development in the area, additional sites may be allocated or safeguarded in the emerging Local Plans. The emerging Local Plans (Dec 2016) are seeking to allocate sites for 1832 dwellings. Village Envelopes will be defined in the emerging Local Plans to define the extent of the developable areas.
- 8.4 The Neighbourhood Plan seeks to maintain an area of open countryside between Wynyard Village and Wolviston and does not support any further residential development in this area. (show on Proposals Map)



Map is not clear enough. It should have a legible key and to link to names / ref nos in table Figure X New and Planned Housing Settlements North of the A689

POLICY W2 HOUSING TYPE, MIX AND TENURE

New housing development shall be mainly of executive housing. If the need is demonstrated, a wider range of housing may be developed on identified sites to meet the housing needs of the wider community provided that the development maintains the high quality design standards of the area.

Contributions shall be made towards affordable housing to be delivered primarily (CHECK) off site in accordance with Stockton and Hartlepool Local Plan policies.

Justification

- 8.5 The Hartlepool Local Plan defines executive housing as:
- 1) Of high quality design;
 - 2) Predominantly detached dwellings;
 - 3) Have 4 or more bedrooms;
 - 4) Be set in generous grounds;
 - 5) Be in an attractive setting; and
 - 6) Overall development should be low density.
- 8.6 Stockton Borough Council has defined low density as no more than 9 dwellings per hectare whereas Hartlepool Council applies the density of no greater than 15 dwellings per hectare.
- 8.7 Both emerging Local Plans define some sites as being suitable for a full range of house types. This is defined in the Hartlepool Plan as “A genuine mix of housing that caters for the overall housing need. This will include affordable dwellings, starter homes, family dwellings, bungalows, elderly persons housing, self build and executive dwellings and will change from site to site depending on the particular need identified within the SHMA or equivalent document at the time”.
- 8.8 The Stockton-on-Tees Strategic Housing Market Assessment (SHMA) 2016 provides relevant information on the type and size of market and affordable homes that are needed in the Borough. The SHMA identifies a need for market housing focused heavily towards the provision of 3 bedroom homes followed by the provision of 2 and 4 bedroom homes. With regards to affordable housing the SHMA identifies that priority should be towards the delivery of 2 and 3 bedroom homes.
- 8.9 The evidence collated for the SHMA has highlighted that a need and demand for executive housing exists in the Tees Valley. The Wynyard development is a large predominately executive housing development that caters for the demand for high quality homes for the Tees Valley and Durham County areas. The Stockton Local Plan recognises that it is important that meeting the demand for executive housing should not be at the expense of achieving sustainable, mixed communities.
- 8.10 In view of the limited range of services available at Wynyard and the lack of public transport, it is considered that Wynyard is not a suitable location for affordable

housing. Stockton Council has applied this policy for some time and seeks contributions towards the provision of affordable housing in more accessible locations. For the sake of consistency, the Neighbourhood Plan seeks to apply this policy throughout the plan area.

Evidence of tenure, type and size of housing is needed from SMHA. This should reflect the Local Plans approach to sites at Wynyard with some Stockton's allocation (H3) being allocated for "full range of house types". This should be drawn together from the Local Plan's SHMA evidence.

Evidence will be needed to justify the position not to provide affordable housing on site. This should be discussed with both Councils and agree a position statement on the subject.

POLICY W3 HOUSING DESIGN AND LAYOUT PRINCIPLES

The design of new development should demonstrate, where appropriate, how the following have been taken into account:

1. the development layout should be designed to integrate it well into the existing community with the roads, footpaths and cycleways creating strong linkages to the local community facilities and to the existing footpath and cycleway network, and facilitating public transport routes;
2. by helping to create a sense of place through reinforcing the quality of Wynyard and respecting the local building vernacular with well-designed high quality housing in an attractive landscape setting;
3. by helping reinforce the character of the existing streetscape and green public spaces by facing housing onto green areas with cul-de-sacs and loop roads with ribbons of housing facing onto green areas being encouraged;
4. incorporating deer fencing around the perimeter of new development;
5. incorporating bespoke street furniture and lighting;
6. by providing sufficient parking spaces for residents and visitors with a minimum of one parking space per bedroom;
7. by designing the highways to maintain reduced traffic speeds;
8. by designing development to be accessible by people with limited mobility;
9. by including adequate screened storage for bins and cycles;
10. by designing in safety and security.
11. by incorporating the installation of renewable or low carbon energy generation; and
12. by using sustainable surface water management solutions in new developments, including swales and ponds to reduce surface water disposal in public sewers and manage the release of surface water.

Justification

- 8.11 Wynyard Estates has utilised its own design guidance to advise landowners and developers of residential development sites in Wynyard South. However, this guidance is not applicable to sites north of the A689.
- 8.12 Consultants Urban Vision have prepared a Character Analysis and Design Guidance for Wynyard to provide more detailed guidance to support this policy in the Neighbourhood Plan so that there is a consistent approach to the design and layout of new residential development throughout the Wynyard plan area (**Publish as separate report in evidence**)
- 8.13 The design principles in the policy build on the Building for Life 12 principles. New developments should integrate well with their surroundings. Key to this reinforcing existing links and connections, and the creation of new ones. This includes ensuring that vehicular access is appropriately located, and that pedestrian and cycle routes are safe and convenient, and that the street hierarchy creates good links with surrounding neighbourhoods and places. This also includes consideration of where future links and connections may be required. In Wynyard, the existing network of footpaths provides a strong basis on which to build.
- 8.14 New developments should be planned to ensure that access to local services and facilities can be achieved on foot. Consideration should be given to where barriers exist, and what can be done to overcome them. The layout of new development must encourage walking and cycling, and minimise the need for car borne journeys. At the heart of developing Wynyard as a sustainable community will be the provision of an accessible range of community facilities and shops served by good footpath and cycleway links. The development of several hundred new homes should help to make public transport services in Wynyard more viable. Road layouts should be designed to make provision for access by public transport.
- 8.15 Wynyard is a distinct place in terms of how it has developed over the past few decades, and the local environment such as the landscape and topography has been key to this. Wynyard has a range of distinct features, such as the quality of its buildings and its rich and mature landscape and environment, and these can be fundamental in terms of character. Views towards the Wynyard Hall Estate are important, and these could be enhanced by the best of 21st Century design, with good environmental credentials.
- 8.16 Attractive, safe and well-functioning streets and spaces are fundamental to integrating new development with existing neighbourhoods, and to creating a sense of place. Buildings, landscaping and boundary treatments should be designed to create definition to streets and spaces, and ensure that active frontages provide natural surveillance.
- 8.17 New developments should be easy to get around, and allow people to make a mental map of the place. This can be achieved through the creation of a network of well-defined streets and spaces with clear routes, local landmarks, and marker features,

such as corner buildings. Views down streets should be defined or be terminated with buildings or feature.

- 8.18 Streets need to be designed to prioritise the needs of people over vehicles, and should encourage low vehicle speeds and allow them to function as social spaces. High quality materials should be used, alongside high quality street furniture.
- 8.19 Public space and private space must clearly be defined. Earlier developments across Wynyard have been successful in this respect, with a range of contextual boundary treatments providing definition. Deer fencing should be used on the boundary of new development to preclude access to gardens by wild deer. Open space must be a key element of development proposals and must be fit for purpose, and long term management and maintenance must be a key consideration in its provision. Areas of informal or left over space that serves no function must be avoided.
- 8.20 Street parking is not permitted on the estate roads of Wynyard by covenant. This plan will support this covenant by ensuring that all homes have adequate on site parking so as to avoid the need to park on the roadside. All existing properties have off street parking and all but about 20 have garages. There is public parking within the shopping area and at the Golf Club.
- 8.21 There should be sufficient car parking for both residents and visitors alike, and it should be within the curtilage of the home. Garages should be positioned so that they do not dominate the streetscene.
- 8.22 The roads, cycleways and pedestrian routes should be designed to be accessible to people using buggies, wheelchairs and mobility scooters with safe crossing points.
- 8.23 There should be an adequate well screened space within the curtilage of the house for the storage for bins. Space for the storage of cycles will support the delivery of sustainable means of transport.
- 8.24 Developments should be designed to deter crime such as through the provision of secure off street parking and incorporating boundary walls and fences of a sufficient height to deter entry. Open spaces should be designed for maximum surveillance to encourage their use rather than misuse. Pedestrian routes through open spaces should be carefully designed to ensure safety and convenience. Landscaping and boundary treatment of open spaces could include prickly or thorny shrubs to deter access. Good street lighting will also help natural surveillance.
- 8.25 All developments will be encouraged to generate or make use of renewable energy and low carbon energy.
- 8.26 The Environment Agency flood maps identify areas at risk of flooding from rivers and surface water. (See <http://watermaps.environment-agency.gov.uk/>)
- 8.27 A review commissioned by Hartlepool Council concluded that the Wynyard area is not a critical drainage area and flooding should not form a constraint to new development within the village. Wynyard Woods lies within Environment Agency Flood Zone 1 (low risk of flooding).

- 8.28 In the planning applications for further Wynyard Woods development, a phase 1 desk top study indicated that sub soil on site is likely to be clay. Standing water on low spots just off site indicates that downward percolation of surface water will be slow, and it is important that dwelling levels in and around low points in the topography are carefully designed to mitigate against flooding from overland flows.
- 8.29 Despite the conclusion that the Wynyard area has a low risk of flooding, in recent years following periods of sustained heavy rainfall, The Wynd and the A689 have been flooded to a depth sufficient to become impassable. Some homes are built on concrete rafts because of the soft clay subsoil. The Wynyard Woods area did have standing ponds on the land prior to development and is crossed with land drains, some installed after the housing was built to alleviate standing water around buildings after heavy rain. (See Environmental evidence for soil type classification from Defra MAGIC website).
- 8.30 Sustainable surface water management solutions should be designed to accommodate the surface water from new developments, including swales and ponds, in order to manage the release of surface water from the area.

Local Economy

POLICY W4 DEVELOPING THE LOCAL ECONOMY

The development of Wynyard Business Park as a Prestige Employment Location for high quality employment and business development will be supported. New buildings should be designed to be of a high quality within attractive landscape setting.

Set out design specific matters relevant to employment development.

Businesses will be encouraged to meet their energy requirements through the installation of on-site renewable or local carbon energy schemes. Large scale commercial renewable energy or local carbon energy schemes will not be encouraged on Wynyard Business Park.

Justification

- 8.31 Wynyard Business Park provides a strategically important prestige employment location with a high quality setting with excellent transport links. The site is suitable for inward investment business and technology development. New buildings should be designed to be of a high quality within attractive landscape setting.

- 8.32 Paragraph on design principles for business area. Discuss design policy with Hartlepool Council officers

- 8.33 In view of the high carbon footprint of the plan area, businesses will be encouraged to improve their energy efficiency and generate energy from on-site renewable or local carbon energy schemes.
- 8.34 Renewable energy developments on a commercial scale eg wind farms and solar farms, will not be encouraged within the Wynyard area.

TO DISCUSS THE SUGGESTION OF SUPPORTING HOME WORKING BY THE DEVELOPMENT OF SHARED FACILITES. Is this warranted?

POLICY W5 WYNYARD LOCAL CENTRES

A new local centre shall be developed to the north of the A689 as part of the Wynyard North housing on the site shown on the Proposals Map. A new local centre at Wynyard South shall be developed on the site shown on the Proposals Map to provide additional small scale units. The local centres shall provide small scale shops, pre-school child care, cafes, public houses, restaurants and businesses to serve the local community. A new health care facility shall be provided in Wynyard South. Community centres and local sports facilities should be located in or near to the local centres at Wynyard North and South. Car parking should be laid out to serve the local centres.

Justification

- 8. Wynyard Village currently has a small row of shops. These comprise a beauty salon, private dentist, estate agency, pharmacy, hair dressers and a village store (the Coop). The Coop comprises 256m² of floor space and the other premises total 418m² floor space. There is one public house. These are fully occupied and no units have been vacant for the last 5 years. During consultations, the community has highlighted the need for additional local facilities. Additional floorspace is required to provide local services to serve the growing population of Wynyard.
- 8. In addition there is a golf course with club house which is open to non-members and has a function room which can be hired by the public. The dining room at the club house is hired out for private functions also.
- 8. In Wynyard Park one of the office blocks contains a café but this is only open during business hours. There is also a gym, fitness business and children’s private day nursery.
- 8. **XX sites have been assessed for the proposed local centres. The sites at XXX have been selected because...xxxxxx... (Site assessment report to be included in background evidence).**

Community Facilities and Infrastructure

POLICY W6 SAFEGUARDING AND IMPROVEMENT OF COMMUNITY FACILITIES

New and improved community buildings will be supported at the following locations shown on the Proposals Map:

1 School

2 Community hall

3 Sports hall/gym

4. Health Centre

Once developed, the community buildings will be safeguarded unless they are proven to be surplus to requirements or unless improved alternative provision, of similar or better quality, is to be made.

Consider how each facility could be phased.

Justification

8. The Wynyard Neighbourhood Plan area was developed without community facilities. It is essential that new facilities are developed to meet the needs of the current and growing community for space to meet together to support its development as a sustainable community and to reduce the number of journeys to school, health care, sports, children's and adults social activities.
8. A small Primary School was established in 2015, in temporary accommodation. **The site for the new two form entry school has been agreed at XXXXXXXXXXXX.** With the approval of housing to the north of the A689, there is a need to provide a safe pedestrian and cycle link across the A689 to provide an access link to the new school. **Children travel to a number of secondary schools at Sedgfield, Stockton and XXXXXX making use of school buses.**
8. As a result of the lack of a community hall residents have no regular community groups or activities locally. There is no nursery within the residential area, although there is a private nursery located in the business area at Wynyard Park. There are no groups catering for parents of young children or for the needs for the retired or elderly and nothing at all for children of all ages to do in their spare time. Responses to the consultation highlighted the need for a community hall by all sections of the community.
8. There is a gym in the business area of Wynyard Park, but there is no indoor sports hall or gym facilities within the housing area to the south of the A689.

8. The nearest GP surgery is at Sedgefield (4 miles away) or Billingham (3.5 miles). The lack of public transport means that both locations are inconvenient for residents without a car.

Policy W7 Local Green Spaces and Protected Open Spaces

New and improved play areas, sport grounds, recreation areas and open spaces will be supported where the proposed facilities are of a type, scale and design appropriate to the Wynyard area.

New areas open of space shall be provided at the following locations shown on the Proposals Map:

- 1. Play areas at xxxxx**
- 2. Sports Pitches at xxx**
- 3. Parks / informal open spaces at xxxxxx**

Pavilions incorporating changing facilities shall be provided at the football ground at xxxx and cricket ground (?) at xxxxxx

Local Green Space

Those areas defined in Appendix 2 of the Plan and identified on the Proposals Map shall be protected as Local Green Space. New development will only be allowed within designated Local Green Spaces where very special circumstances can be demonstrated in accordance with Green Belt policy established in the National Planning Policy Framework.

Protected Open Space

Those areas defined in Appendix 3 of the Plan and identified on the Proposals Map shall be protected as Protected Open Space. Each of these areas contributes to local amenity, character and green infrastructure, and development will only be permitted in exceptional circumstances where, as part of the proposal:

- A. new and appropriate alternative provision can be demonstrated to compensate for localised loss of public amenity and community wellbeing; or,**
- B. it can be demonstrated that any damage to green infrastructure and/or local character can be rectified or the existing situation enhanced.**

Justification

To be effective the Plan should specify the type and area of open spaces that are required and allocate sites to be shown on map. Eg adult and junior football pitch, multi- use games area, equipped children's play areas. Also consider improvements to existing area eg cricket pavilion, changing rooms.

8. An audit of open space has been undertaken and consultation carried out with the community and local sports groups to assess the nature of the existing open space and to ascertain the types of open space that is required to meet the needs of the growing community. This has identified the need for: xxxxxxxxxxxxxx.. An assessment of the options for new and improved spaces has been undertaken which is set out in the background evidence document xxxxxxxxxxxxxx
8. At the centre of Wynyard Village lies an area known as the cricket field. The area lacks a pavilion or changing facilities and has not been laid out or maintained as a cricket field.
8. There is a football pitch at Wynyard Hall which is used by a local group. However the changing facilities cannot be used for any other community activity due to a lack of toilets, heating and lighting.
8. Open green and wooded spaces within and around the Wynyard area are essential to the rural character and attractiveness of the Plan Area and may form part of Wildlife or Landscape Corridors or links to footpaths and cycle routes. They include landscaped areas, small patches of woodland, sports pitches, informal playing fields, play areas and other open grassed areas. They provide the landscaped setting for residential areas and important opportunities for people of all ages to get out in the open air for recreation purposes that are essential to a healthy lifestyle.
8. All contribute to the green infrastructure of the area. An assessment of green space has been undertaken against the criteria set out in National Planning Policy Framework paragraph 77 to assess their suitability for designation as Local Green Space in Appendix 2. The Local Green Space sites designated in the Plan are all local in character, do not comprise extensive tracts of land and are important to the local community by virtue of their beauty, historic significance, recreational value (including as a playing field), tranquillity and richness of their wildlife.
8. There are also areas of open green space and woodland within the Plan area which are valued for their local amenity value and for informal or formal recreational purposes but which do not meet the full Local Green Space criteria. Many of these sites also contribute to Wildlife and/or Landscape Corridors. In line with the National Planning Policy Framework para 74, the Plan designates these sites as Protected Open Space with the intention that they should be safeguarded and development only permitted in exceptional circumstances.
8. Appendix 2 lists the sites to be designated as Local Green Space and Appendix 3 those that are to be Protected Open Space, with an indication of how the designated Local Green Space sites meet the NPPF criteria and a description of the public amenity value of Protected Open Spaces.

Audit of Open Space required with targeted consultation on needs for sports facilities.

Assessment of sites against NPPF para 77 in appendix 2. Description of other areas to be protected in Appendix 3. Maps

POLICY W8 IMPROVEMENT AND EXTENSION OF THE RIGHTS OF WAY NETWORK

A network of greenways, incorporating cycleways and footpaths, shall be created throughout the plan area linked to the public rights of way network. The proposed routes are shown on the Proposals Map. New development should provide greenways within their proposals to link into the proposed network.

The greenways shall be laid out and designed as follows:

INITIAL SUGGESTIONS ONLY MORE DETAIL REQUIRED

1. Green corridor routes shall be of a minimum width of **X metres** and shall be designed to be interesting and attractive for pedestrians and cyclists;
2. Pathways shall be designed to be accessible by wheelchairs users, mobility scooter users and parents with buggies with a minimum width of **x metres** and surfaced in tarmac or resin bonded gravel;
3. Where routes are identified as cycleways they should be of a minimum width of **X metres**;
4. Greenways should be designed to incorporate existing landscape features where possible (trees, hedges, habitats) and proposed surface water management features such as swales and attenuation ponds;
5. A balanced mix of open areas and planted areas should be created;
6. Native deciduous trees and shrubs should be used in the landscaping to promote biodiversity and habitat creation;
7. Natural features (eg rocks, earth mounds and logs) shall be incorporated into the landscaping to encourage children's play;
8. Where the route abuts residential gardens, the use of thorny shrubs shall be included in the boundary treatment in the interests of security; and
9. Signage, seating and bins should be provided especially at children's play areas and viewpoints.

Justification

8. The following network of routes is proposed by Hartlepool and Stockton Councils:
 - to provide links to the Castle Eden Walkway/National Cycle Network Route 1 (a major sub-regional leisure route and country park);
 - north from Wynyard linking into the public right of way into County Durham;

- safe pedestrian and cycle crossing points on the A689 to link both sides of the Wynyard development, and similar safe crossings at appropriate points on the local/distributor road network within Wynyard;
 - routes south from Wynyard into north Stockton, Wolviston and Billingham,
 - a route from Wynyard/Wolviston into Hartlepool at Newton Bewley and along the A689 corridor to link up with routes in south west and south Hartlepool. This will provide a safe, attractive alternative to using the A689 itself.
 - Safe cycleways linking Wynyard Village with Wynyard Woodland Walkway, Wynyard Park and Wolviston.
 - Recreational footpaths around the existing development linking all parts of Wynyard and future development. These should be connected into a network of cycleways and bridleways and be landscaped to help retain the rural woodland feel of the existing development.
8. The Neighbourhood Plan has identified a network of routes and green corridors throughout the Plan area to provide a safe attractive network for pedestrians and cyclists that will help to deliver the strategic priorities. (Should the routes also cater for horse riders? Are there any bridleways in the area?)
8. Existing public rights of way are shown on Map X in the Plan. Footpaths exist within the village and through the woodland. These are well used by residents. Some of the footpaths are farm tracks giving vehicular access to the fields and woodlands and are used as cycleways. It is possible to gain access to the Wynyard Woodland Walkway (formerly the Castle Eden Walkway) from Wynyard Village. Check that all these routes are on definitive public footpath map – otherwise landowners may complain.
8. From the residents survey and the consultation events, the woodland and its footpaths are considered the main amenity in Wynyard and residents do not want to see these diminished. They also want more cycleways and footpaths to be added, linking Wynyard with the Wolviston Services at the A19 / A689 junction.
8. The policy sets out factors to be taken into account in the design of green corridors and the routes within them to ensure that they are interesting, safe and varied, are capable of being used by people with limitations on their mobility and enhance the biodiversity of the area.
8. Proposed routes and green corridors are shown on the Proposals Map.

Audit of routes needed

Developer Contributions

POLICY W9 DEVELOPER CONTRIBUTIONS TOWARDS DELIVERING COMMUNITY INFRASTRUCTURE PRIORITIES

Contributions will be sought from new development towards the improvement of leisure, community, sport and recreation facilities, public transport and open spaces serving the Wynyard community, either through developing new facilities on site or contributions towards the improvement of existing facilities.

Developer contributions together with other community benefits and grant funding will be used to fund new and improved community infrastructure including their on-going maintenance in the plan area. The priorities for Wynyard are:

1. Community centre;
2. Equipped play parks;
3. Sports pitches and pavilions;
4. Bowling green;
5. Bins and seating on open spaces;
6. New and improved public transport, cycleways and footpaths;
7. Environmental enhancement.

Developer contributions will be determined on a site by site basis in accordance with Stockton and Hartlepool Borough Councils' Supplementary Planning Documents on Planning Obligations.

Justification

8. One of the main objectives of the Neighbourhood Plan is to ensure that Wynyard develops as a sustainable community. To achieve this it is vital that good quality community facilities, play areas, sports facilities, public transport, cycleways, footpaths and open spaces are provided alongside new housing development to support community health and wellbeing. This policy sets out the priorities for new and improved community infrastructure that have been identified through community consultation.
8. The community will be consulted to establish their priorities for the delivery of community infrastructure. PPG advises that "*Parish Councils should consider publishing their priorities for spending the neighbourhood funding element, highlighting those that align with the charging authority. Where a neighbourhood plan has been made, it should be used to identify these priorities*".

Natural Environment

POLICY W10 NATURAL ENVIRONMENT

The network of green corridors shown on the Proposals Map shall be designed to provide attractive, safe and interesting routes for walking and cycling and to promote the routes as wildlife corridors.

Ponds, watercourses, other habitats and potential sites identified by the local biodiversity partnership will be encouraged to create and develop an integrated network of natural habitats which may include wildlife compensatory habitats and wetland creation. Where possible, new development should conserve, create and enhance habitats to meet the objectives of the Tees Valley Biodiversity Action Plan.

The woodland areas shown on the Proposals Map shall be retained as part of the local green infrastructure. They shall be managed to improve their biodiversity potential by replanting with trees of local native species. Management plans shall be agreed with the landowner.

New woodland planting shall be carried out in the Plan area to replace any that is lost to development.

Existing woodland of amenity and nature conservation value and in particular ancient semi-natural woodland and veteran trees will be protected. The planting of woodland and trees, and the restoration of hedgerows, using appropriate native species, will be encouraged, particularly in conjunction with new development, to enhance the landscape character of the plan area.

New development shall include new tree and hedgerow planting and the creation of wetland habitats which shall, where possible:

1. Aim to reduce the impact of any new buildings or structures in the landscape setting, both within the development and around its margins;
2. Provide a tree and landscaped buffer of 10 metres wide around the margins of development adjacent to open countryside and between proposed and existing development.
3. Use a mix of local native species appropriate to the landscape character area;
4. Ensure that trees are planted at distances from buildings that provide sufficient space for the future growth of the tree to maturity;
5. Contribute to the network of wildlife corridors including the creation of wetland habitats;
6. Support the management of surface water.

Justification

SUGGEST DISCUSSIONS ARE HELD WITH TEES VALLEY WILDLIFE TRUST TO DEVELOP PROJECTS FOR THE WYNYARD AREA

8. There are no nationally designated Sites of Special Scientific Interest (SSSI's) within the Wynyard Neighbourhood Area. There is a Local Nature Reserves at Wynyard Woodland Park designated for its woodland habitats. Parts of the park are designated as a Local Wildlife Site and Ancient Semi-natural Woodland (ASNW). A section of this walkway lies within the designated plan area. West Carr Plantation and Close Wood Complex are designated for their woodland habitats; High Newton Hanzard was designated for its grassland habitats
8. Strategic green infrastructure has been identified in Stockton Plan Policy ENV1 (see Green Infrastructure Strategy) along Grindon walkway, the eastern edge of the Wynyard housing development and along the A19 corridor. The Plan suggests that local green infrastructure could be identified in neighbourhood plans.
8. Urban Open Spaces are also identified under Policy ENV1 of the Stockton Local Plan. These include the golf course, green open areas within the housing areas and the cricket ground in Wynyard Village.
8. A number of trees protected by Tree Preservation Orders in the Stockton Council area.
8. The character of the landscape in the Wynyard Neighbourhood Plan area is summarised as follows:
 - Mixed woodland containing both commercial timber plantations and semi-natural deciduous woodland – features which are unique to this area;
 - Incised wooded river valleys (eg 'Fanny's Glen', within the protected parkland surrounding Wynyard Hall) intersect landform along Brierley Beck;
 - Woodland blocks broken up by rolling arable fields, with residential and industrial developments encroaching on the woodland plantations and rural landscape of the Landscape Character Area;
 - Wynyard Park forms an important element in the landscape consisting of Wynyard Hall and a Grade 2* parkland – a major contribution to the historic heritage of the area.
8. Field boundaries are generally defined by hedgerows or fences and in most cases are well maintained and unbroken. Many of the existing hedgerows are also characterised by mature broadleaf trees.
8. Trees form a significant part of the Landscape Character Area and are represented in a variety of combinations and species including the dense coniferous plantations of Squares Wood, mature deciduous woodland along the incised Brierley Beck valley and the linear corridor associated with the Wynyard Woodland Walkway. The large

conifer plantations form significant areas of woodland and are managed predominantly on a commercial basis. Deciduous plantations, often designated as Ancient Woodland or a Site of Nature Conservation Importance, provide greater diversity to the site and a rich ecological habitat. Significant clumps of trees and isolated veteran trees provide the structure to the historic parkland and link the site with its historic past. Trees retained as part of the golf course development help to soften its visual impact on the surrounding environment and assist it merging with the woodland landscape of the area.

Wynyard Woodland Park - Restoration of Ancient Woodland

8. Stockton Borough Council is working in partnership with the Forestry Commission to restore much of Tilery and Brierley Wood at Wynyard Woodland Park from conifer woodland back to its native deciduous state. The majority of these woods lie within the designated area. Phase Two of operations to continue the felling of the non-native conifer trees such as pines, spruces and firs which were planted in the 1960's commenced in December 2015 with completion scheduled for February 2016. These non-native species of trees limit the growth of the native leaf shedding deciduous forest trees like oak, ash, elm and birch. The main objectives of these operations are:
 - To allow the native trees to flourish.
 - To improve habitat for wildlife as more creatures live on deciduous trees.
 - To improve the ground for young trees, flowers, shrubs and plants by allowing more light in and reducing the acidic needles which the conifers shed onto the forest floor which affects soil quality.
 - The restoration of deciduous woodland is a key aim of forestry practice throughout Great Britain.

Landform and Drainage Pattern

8. The landform consists of both wooded, steep sided incised river valleys and gently undulating-to-rolling farmland creating a diverse topography across the area. Landform ranges in height from approximately 40m to around 70m AOD.
8. North of the A689 the land is drained by Newton Hazard Beck and Close Beck (North Burn being located to the east of the area, north of Wynyard Business Park). South of the A689, the land is drained predominantly by Brierley Beck which runs into Wynyard Park creating an impressive lakeside setting to Wynyard Hall. A number of other water courses also cut across the area to create the incised valleys in the landform characteristic of this area. The land is naturally wet due to the soil type (see below).
8. Key nature conservation mitigation measures include:
 - 5% of the new properties will be fitted with bat boxes suitable for use by common crevice roosting species. These will be positioned on properties to the edge of the development area.

- Hedgerow planting will be considered as plot boundaries and within the wider landscape design to provide habitats for a range of species including bats and birds.
- The erection of bird boxes within areas of new planting and existing retained woodland.
- The development of a long term management plan for the site to ensure that the habitats to be created are established and maintained to benefit wildlife.
- Linear connections around the periphery of the site will be maintained to allow wildlife to move around the site.
- Species to be planted in the landscaping scheme will be native and of local provenance.
- Site clearance will not be undertaken during the bird breeding season (March to August inclusive) unless a check by a suitably qualified ecologist has confirmed the absence of breeding birds from the site.
- Meadow grassland will be seeded with a species rich mix to be agreed with the local authority.

Transport

This Policy set out community aspirations for the improvement of the local Highway Network to support the future development of the Wynyard area. It does not form part of the Neighbourhood Development Plan.

COMMUNITY PROJECT 1 - IMPROVEMENTS TO THE HIGHWAY NETWORK

Support will be given to the relevant highway authority in securing the following highway improvements:

1. New road link from Wynyard Woods to create a third exit onto the A689;
2. Support for the widening of the A19 to the south of the A689 junction;
3. Improvements to public transport to provide a minimum bus service linking the housing and employment areas to Billingham.

NEED TO DISCUSS THIS POLICY WITH THE HIGHWAYS AUTHORITY
 Also to discuss whether this policy should become a project as suggested by Urban Vision. The highway projects are those identified in the Local Plans and Strategic Infrastructure Plan to deliver the planned growth at Wynyard. These are strategic matters and it is not the role of the NP to resolve the highways infrastructure problems resulting from the development agreed in the Local Plans.

Justification

8. There is no public transport to, from or within Wynyard. **(NOTE THE NEW SERVICE TO THE NORTHERN HOUSING AREA)** There was a bus service for a while which was local authority subsidised but this was withdrawn due to lack of use. In the

survey of residents 49% said they thought it was a disadvantage not having a bus service. The proposed service from Billingham to the Wynyard Business Park would improve accessibility for employees, reduce traffic congestion and support the development of Wynyard as a sustainable settlement

8. The nearest railway station is Billingham, on the Newcastle to Middlesbrough local line (7 miles away). The nearest east coast mainline station is Darlington (18 miles).
8. There are two trunk roads, the A1 and the A19 in close proximity to Wynyard. The A1 is approximately 8 miles west of Wynyard and the A19 is adjacent to the eastern boundary of Wynyard Park. To deliver growth at Wynyard there will be a requirement to upgrade infrastructure at the A19/A689 junction and to improve the junctions to Wynyard on the A689.
8. Wynyard Park and Wynyard Village are separated by the A689 which is a dual carriageway. The only exit from all of the developments within the designated plan area is onto this road. Congestion is an issue particularly for journeys to work. Highways England recommended that new development in Wynyard be capped at 1100 dwellings until further highway improvements can be made. CHECK POSITION
8. There is a plan to build a further 500 houses at Sedgefield, County Durham, 5 miles to the west of Wynyard on the A689 which will contribute additional traffic onto the A689.
8. In 2014 the junction of the A689 with the A19 was improved with widening to the approaches and traffic lighting the roundabout. There are further plans to widen the A19 south of the A689 junction towards the 3 lane section at Billingham. This is due to start in 2018 but may be delayed until 2020. There are also plans to traffic light or replace with traffic lights, the three roundabouts that form the access from Wynyard onto the A689.
8. There is no access to Wynyard Road through the Wynyard Hall Estate grounds.
8. The proposed development of 500 properties to the west of Wynyard village will require improvements to the existing road layout to accommodate the additional traffic. The main access road for this development will empty onto Wynyard Woods Road. Wynyard Woods itself is a loop road that empties onto The Wynd, both ends of the loop being within metres of each other and are close to the Wynyard west gate roundabout onto the A689. It is envisaged that this will create a bottleneck. At residents consultation events it has been requested that the new road in the new development has its own direct access to the A689 near the Wynyard Woodland Walkway with a new roundabout or traffic lights being installed. UPDATE as necessary
8. The Tees Valley Strategic Infrastructure Plan identifies a number of specific projects designed to achieve the objectives of the Strategic Economic Plan. UPDATE as necessary

- the A689 Wynyard improvements. Funding for capacity improvements to be secured through Local Growth Fund.
- A19 Active Traffic Management to increase capacity to facilitate future development through better management of vehicle speeds and routing
- A19 widening between Wynyard (A689) and Norton as part of a wider package of measures to relieve future congestion on the A19.

Heritage Assets

8. Wynyard Hall, a grade II* listed building is located in the Neighbourhood Plan area. It has undergone renovation and refurbishment and is now operating as a country house hotel.
8. Other Grade II listed features on the estate are:
 - Lion Bridge (Grade II*)
 - Wellington Obelisk (Grade II*)
 - Golden Gates, Piers, Railings and Lodges (Grade II)
 - Greek & Roman Temples (Grade II)
 - Registered Park and Garden (Grade II*)
8. Wynyard Park is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by English Heritage for its special historic interest. (List entry Number: 1000372 Grade: II*)
8. Policy HE2 of the Stockton Local Plan provides the planning policy recognises the importance of Wynyard Park as an historic asset of considerable significance.
8. The landscape and countryside in the Plan area constitutes the setting of Wynyard Park. In view of the historic significance of the Wynyard area, an archaeological assessment should be undertaken as part of the assessment of proposed development sites in the Plan area.

9.0 NEXT STAGES

- 9.1 This is the first draft of the Neighbourhood Plan which has been prepared to take account of the views of the residents and businesses in the Wynyard area. Your views and comments on the policies are welcomed.
- 9.2 The Working Group will consider all the points raised and will revise the plan to take account of your comments. The revised Neighbourhood Plan will be submitted to Hartlepool and Stockton Councils and it will be published for a further 6 week period of consultation.
- 9.3 Any comments received at this stage will be forwarded to an independent examiner who will assess the Neighbourhood Plan to check that it meet certain legal requirements called the Basic Conditions.
- 9.4 The Examiner's Report will be considered and the Neighbourhood Plan will then be subject to a referendum. If it is accepted by more than 50% of those voting it will then be made by the local authorities.

Appendix 1

Major Planning Applications in the Wynyard Neighbourhood Plan Area at XXXdate **UPDATE**

From Urban Vision report Dec 2016

Hartlepool		
Wynyard Woods West	H/2014/0176	Outline application for up to 134 homes, access and landscaping (permission granted)
Wynyard Woods West	H/2015/0386	Full application for 64 homes, access and associated works (permission granted)
Manorside Phase 2	H/2015/0270	Outline application for 12 homes, some matters reserved (permission granted)
Manorside Phase 1	H/2014/0581	Outline application for 15 homes, some matters reserved (permission granted)
Pentagon South (The Meadows)	H/2012/0360	Full application for 168 homes and associated infrastructure (permission granted)
Pentagon and XY	H/2012/0360	Full application for 200 homes and associated infrastructure (permission granted)
Wynyard Park	H/2015/0332	Outline application for 383 homes, local centre, and associated infrastructure (TBD)
Deever Site C	H/2015/0374	Outline application for 12 homes, access and landscaping (TBD)
Deever Site B	H/2015/0373	Outline application for 30 homes, access and landscaping (permission granted)
Deever Site A	H/2015/0372	Outline application for 14 homes, access and landscaping (TBD)

North of A689	H/2013/0033	Outline application for 200 homes, local centre, business ark, and MUGA (permission granted subject to s106)
Rose Cottage	H/2015/0048	Outline application for 23 homes, all matters reserved (TBD)
Stockton-on-Tees		
Land at Wynyard Village	13/0342/EIS	Outline application for 500 homes, local centre and primary school, access and landscaping (TBD)
Land North of Tees Valley Court	15/2164/OUT	Outline application for 200 homes, MUGA, access and landscaping (TBD)
Land to the North of Lion Court	14/2993/EIS	Full application for 240 homes, access, open space and landscaping (permission granted subject to s106)
Land to the North of Coal Lane	14/3308/FUL	Full application for 100 homes, access, infrastructure and landscaping (TBD)
The Wellington Club	10/2430/OUT	Outline application for 5* hotel, associated leisure facilities, remodelling of the golf course, and 44 executive homes (permission granted subject to s106),

Table No

Number of New Homes Approved in Wynyard Neighbourhood Plan Area **UPDATE**

	No
Homes with Outline Planning Permission	191
Homes with Full Planning Permission	432
Homes with Planning Permission subject to s106	484
Applications yet to be determined	1,232
Total	2,339

This is the table that was in V1 of the NP

Table X Housing commitments and safeguarded land in emerging Local Plans for Stockton and Hartlepool CHECK FIGURES IN THIS TABLE AND PUT IN APPENDIX

Policy Ref	Site Name	New site or commitment	Area (ha)	No of units (approx.)
Stockton H33	Wynyard Village	commitment	82.6	500 Hotel
Stockton H34	The Wellington Club, Wynyard	commitment	17.4	44
Stockton H35a	Wynyard Park	Proposed allocation including some commitments	check	1100
Hartlepool HSG6a	North Pentagon	Proposed allocation executive	8.82	100
Hartlepool HSG6b	Wynyard Park North	Permission minded to approve awaiting S106. Details of 240 approved full range of house types	25.17	400
	Wynyard Park North (mustard)			300
	Taylor Wimpey/ self build (green)			

Appendix 2: Assessment of Local Green Spaces

Appendix 3: Description of Protected Open Spaces