



Wynyard Garden Village Visioning Document
Wynyard Park, Hartlepool Borough Council Area

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1.0 Introduction

Vision

For Wynyard Garden Village to build on the established high quality green infrastructure, housing and employment offer to deliver a truly sustainable garden village, with diversity of house types, sizes and tenures and employment development, as well as providing access to new schools, community facilities and green spaces for residents. Connecting people to work, education and leisure locally.



1.1 Background

Following the designation of Wynyard as a Garden Village in January 2020, which includes additional land beyond the existing Local Plan area, opportunities which support the delivery of infrastructure to the benefit to the wider Wynyard area are now capable of being explored. Furthermore, delivery of a regionally significant employment development (Amazon Fulfilment Centre – located within the Stockton Borough Council area of Wynyard) has also prompted a reconsideration of the land use arrangement within the northern part of the Garden Village area.

To begin the process of establishing a coherent strategy for delivery of a sustainable garden village aligned, with the Garden Village principles, the principle land owners, jointly with Hartlepool Borough Council have drafted a 'Visioning Document' (this document). This document will be used for engagement and to inform future preparation of development proposals. Ongoing development at Wynyard Garden Village will be subject to further planning applications and/or development plan documents, each of which will be subject to formal public consultation in their own right. This Garden Village Visioning document will commence the process of reconsidering the fixes and flexes to support the development of a truly sustainable garden village; building upon the existing strengths of Wynyard and responding to Garden Village principles.

Wynyard Garden Village is located within the Tees Valley to the north of Stockton, West of the A19 (T) and the towns of Hartlepool and Billingham. Land at Wynyard is split between two local authorities – Hartlepool Borough Council and Stockton-on-Tees Borough Council. The area also falls within two Parish Council areas Elwick Parish (within Hartlepool Borough) and Wynyard Parish (within Stockton-on-Tees Borough). Wynyard (prior to its designation as a Garden Village) is identified as a major location for growth in the respective Local Plans. This Visioning Document relates only to land falling within the Hartlepool Borough Council administrative boundary. The identification of Wynyard as a Garden Village provides an opportunity to ensure a cohesive approach to the growth and development of Wynyard.

In recognition of these considerations, and of the fact that the newly available opportunities are concentrated within the Hartlepool BC administrative area, this Garden Village Vision document has been prepared on behalf of Hartlepool Borough Council with the joint involvement and agreement of the key landowners Wynyard Park Ltd and Homes England. The Visioning document has been informed by engagement with Stockton-on-Tees Borough Council, and other key stakeholders and will be further shaped by public engagement. The Garden Village Vision document could help inform future development of the planning framework for Wynyard through planning applications or other

documents, each of which will be subject to further rounds of consultation and, potentially, independent examination.

1.2 Purpose

The purpose of this Visioning document is to establish a 'Vision' for the long-term development of Wynyard Garden Village, ensuring it can be developed as a successful Garden Village, providing a positive response to the Garden Village principles. This Visioning document seeks to establish the foundations of the key principles and objectives for the development of Wynyard Garden Village.

This Visioning document relates only to the parts of the Wynyard Garden Village designation which fall within the administrative boundary of Hartlepool Borough Council.

As the Visioning document does not form part of the statutory development plan, individual applications will need to address relevant policies of the development plan, where they come forward ahead of a formal Local Plan review.

The structure of this Visioning document follows a logical evolution of Wynyard and future growth opportunities, as set out below:

- Section 2 – Wynyard Garden Village
- Section 3 – Garden Village Governance
- Section 4 – Baseline Summary
- Section 5 – Infrastructure Requirements
- Section 6 – The Vision

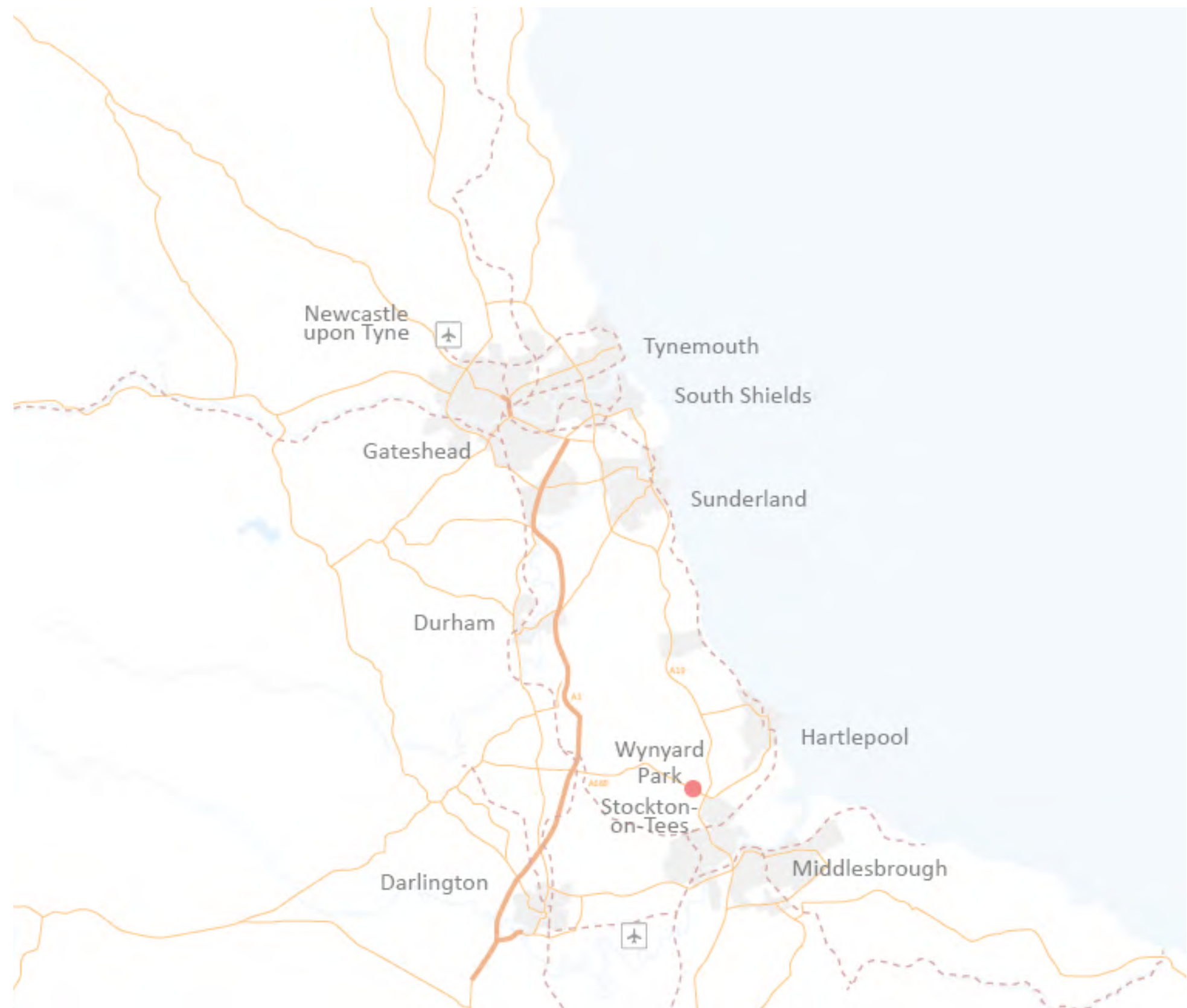
1.3 Regional Context

The existing Wynyard development is well located to build upon its strengths within the region and deliver a high-quality Garden Village with access to a wide range of services and facilities, based upon the key principles of a garden village.

Wynyard is already a major employment hub within Tees Valley and the wider North East region. It already accommodates approximately 3,300 jobs across a range of employment sectors, with a further 1,500 jobs to be created at the recently approved Amazon Fulfilment Centre, together providing opportunities for a wide mix of residents. A key strength of Wynyard is the sum of what it delivers between the individual authorities of Hartlepool and Stockton, collectively making an important contribution to each authority's individual needs for employment and housing.

The location of Wynyard Garden Village on the A689 corridor, close to the A19 and with convenient access to the A1(M) means it is well placed to serve the region and areas beyond. East Coast Mainline railway services are available from Darlington and Durham, whilst the major employment and regeneration areas of Teesworks (the UK's largest freeport) is a short distance to the east.

The residential offer already on site at Wynyard is predominantly of an executive and high value nature. The growth of Wynyard has attracted a large number of high wealth individuals and businesses to the region, from which the future growth of Wynyard Garden Village will benefit. Future development at Wynyard Garden Village provides an opportunity to provide a broader mix of house types and sizes set within a well-planned public realm, as well as introducing a range of community facilities, enhancing the overall sustainability of Wynyard Garden Village and the role it plays within a regional context.



2.0 Wynyard Garden Village



2.1 What is a Garden Village?

The Ministry of Housing, Communities and Local Government (now The Department for Levelling Up, Housing and Communities) invited Expressions of Interest for ‘ambitious, locally supported, proposals for new garden communities’ in August 2018.

There is no set definition for what a Garden Village must include, with the MHCLG Garden Communities Prospectus (2018) noting that each garden community will have its own ‘clear and distinct sense of identity’. Garden communities should be of sufficient **scale** to be largely self-sustaining and could comprise a new discrete settlement or be a transformational development of an existing settlement. They should demonstrate a **strategic fit** with ambitious proposals creating a variety of new jobs and timely delivery of infrastructure. Finally, they should be **locally-led** with support from the relevant local authorities and continued local community engagement.

Whilst the Garden Communities Prospectus does not seek to impose a specific range of ‘development principles’, it is expected that developments will have the following qualities embedded within them:

- a. **Clear identity** – a distinctive local identity as a new garden community, including at its heart an attractive and functioning centre and public realm.
- b. **Sustainable scale** – built at a scale which supports the necessary infrastructure to allow the community to function self-sufficiently on a day to day basis, with the capacity for future growth to meet the evolving housing and economic needs of the local area.
- c. **Well-designed places** – with vibrant mixed-use communities that support a range of local employment types and premises, retail opportunities, recreational and community facilities.
- d. **Great homes** – offer a wide range of high quality, distinctive homes. This includes affordable housing and a mix of tenures for all stages of life
- e. **Strong local vision and engagement** – designed and executed with the engagement and involvement of the existing local community, and future residents and businesses. This should include consideration of how the natural and historic environment of the local area is reflected and respected.
- f. **Transport** – integrated, forward looking and accessible transport options that support economic prosperity and wellbeing for residents. This should include promotion of public transport, walking, and cycling so that settlements are easy to navigate, and facilitate simple and sustainable access to jobs, education, and services.
- g. **Healthy places** – designed to provide the choices and chances for all to live a healthy life, through taking a whole systems approach to key local health & wellbeing priorities and strategies.

- h. **Green space** – generous, accessible, and good quality green and blue infrastructure that promotes health, wellbeing, and quality of life, and considers opportunities to deliver environmental gains such as biodiversity net gain and enhancements to natural capital.
- i. **Legacy and stewardship arrangements** – should be in place for the care of community assets, infrastructure and public realm, for the benefit of the whole community.
- j. **Future proofed** – designed to be resilient places that allow for changing demographics, future growth, and the impacts of climate change including flood risk and water availability, with durable landscape and building design planned for generations to come. This should include anticipation of the opportunities presented by technological change such as driverless cars and renewable energy measures.

The Garden Communities Prospectus also notes:

“We want to see vibrant, mixed-use, communities where people can live, work, and play for generations to come – communities which view themselves as the conservation areas of the future. Each will be holistically planned, self sustaining, and characterful.”

The principle of development at Wynyard has been consulted upon at various stages of Local Plan preparation and during preparation of the Wynyard Masterplan (2019). As the Garden Village evolves and individual planning applications come forward, further engagement will be undertaken with local residents and stakeholders. There would also be further community engagement in the future if the Council commenced an update to its Local Plan or any other development plan documents.

2.2 Wynyard Garden Village

Wynyard was designated as a Garden Village in January 2020 by the Ministry of Housing, Communities and Local Government’s Garden Communities Prospectus.

The Garden Village designation includes all of the land identified in the respective Stockton and Hartlepool Local Plans at Wynyard.. It also includes the additional Homes England land at North Burn which is not presently allocated for development within the Hartlepool Local Plan, although it was previously allocated for employment uses in the in 2006 Hartlepool Local Plan. The allocation was not taken forward in the adopted Local Plan due to changes in the employment land requirements over the plan period and infrastructure requirements. The Garden Village status provides additional support to deliver the infrastructure needed to deliver the site. With the exception of the additional land at North Burn, the Garden Village boundary broadly follows the boundary of Wynyard in the respective Local Plans.

Inclusion of the additional land in the west woodland and at North Burn will assist Wynyard Garden Village in becoming a truly sustainable and self-sufficient garden village with a broad range of house types and tenures meeting all requirements of the market. This includes the provision of serviced self-build plots, family homes (including 2, 3, 4 and 5 bedroom properties), retirement living and affordable housing.

The Garden Village designation seeks to facilitate the long-term development of approximately 3,100 additional homes over and above the existing Local Plan allocations and commitments. In total, the Garden Village is anticipated to deliver in the order of 6,800 homes. Comprehensive development of the garden village will secure a critical mass which further enhances the sustainability of Wynyard Garden Village by increasing the capacity of the area to support and sustain a wider range of facilities and services.

2.3 Wynyard Garden Village Extents

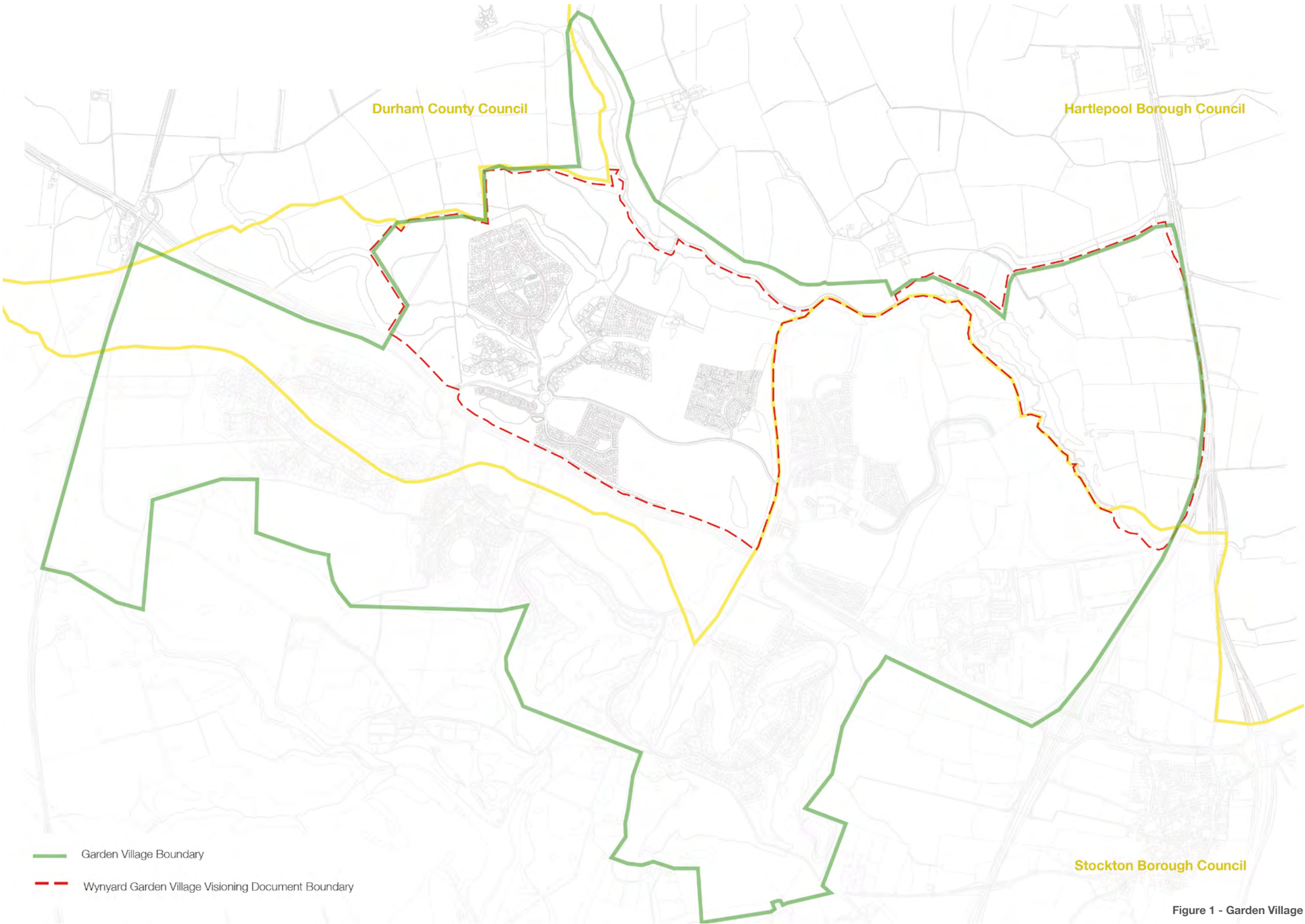
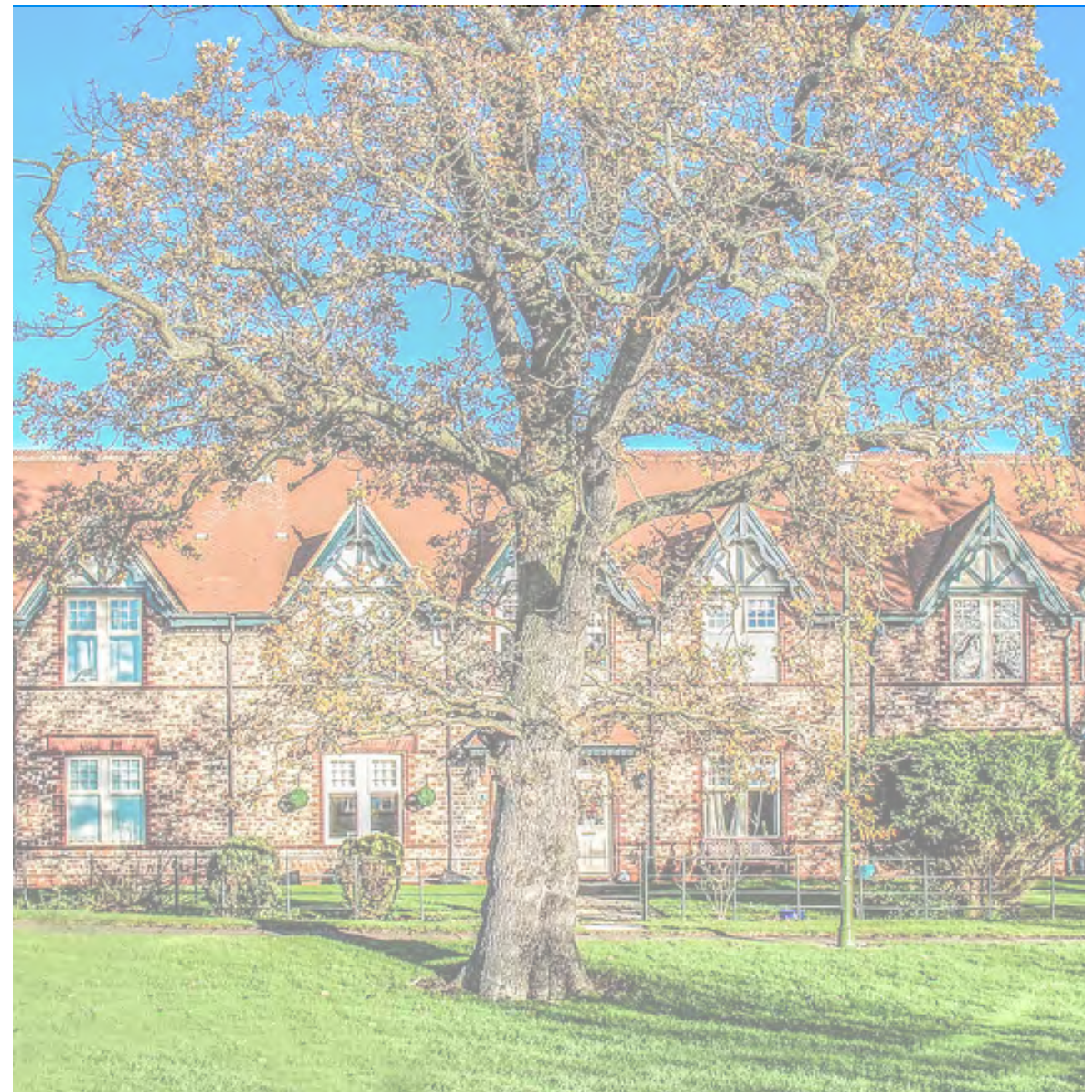


Figure 1 - Garden Village Boundary

3.0 Governance



3.1 Governance

The successful delivery of Wynyard as a Garden Village is reliant upon a clear governance structure. Recognising the different land ownerships across the site, and the differing aspirations of stakeholders, it will be important for there to be a clear governance structure to ensure the different elements are aligned and deliver upon the Garden Village principles. As the Garden Village grows and evolves into a self-sustaining settlement, a clear structure of governance will be important to securing meaningful community involvement and long-term stewardship of the area's unique and attractive environment and character.

A large amount of work is already on-going in this area, specifically collaboration between the principle landowners and Hartlepool Borough Council. This has involved a series of 'visioning workshops' intended to consider the design and sustainability aspirations for delivery of the Garden Village which have evolved into this consultation document.

Recognising the various land ownerships and local authorities involved in delivery of the Garden Village, a series of delivery and working groups should be established. It is expected groups will cover the following broad areas, including representatives of the landowners and local authorities as well as other interested groups as appropriate:

- A Garden Village Board;
- Garden Village Delivery Group;
- Lead Working Groups; and,
- Stakeholder and Community Forums.

The above governance structure is not fixed and is expected to evolve over the lifetime and delivery of the Garden Village project. Some groups may represent the wider Garden Village, extending into Stockton Borough Council, whilst others will focus on the delivery of elements covered within this Visioning document.

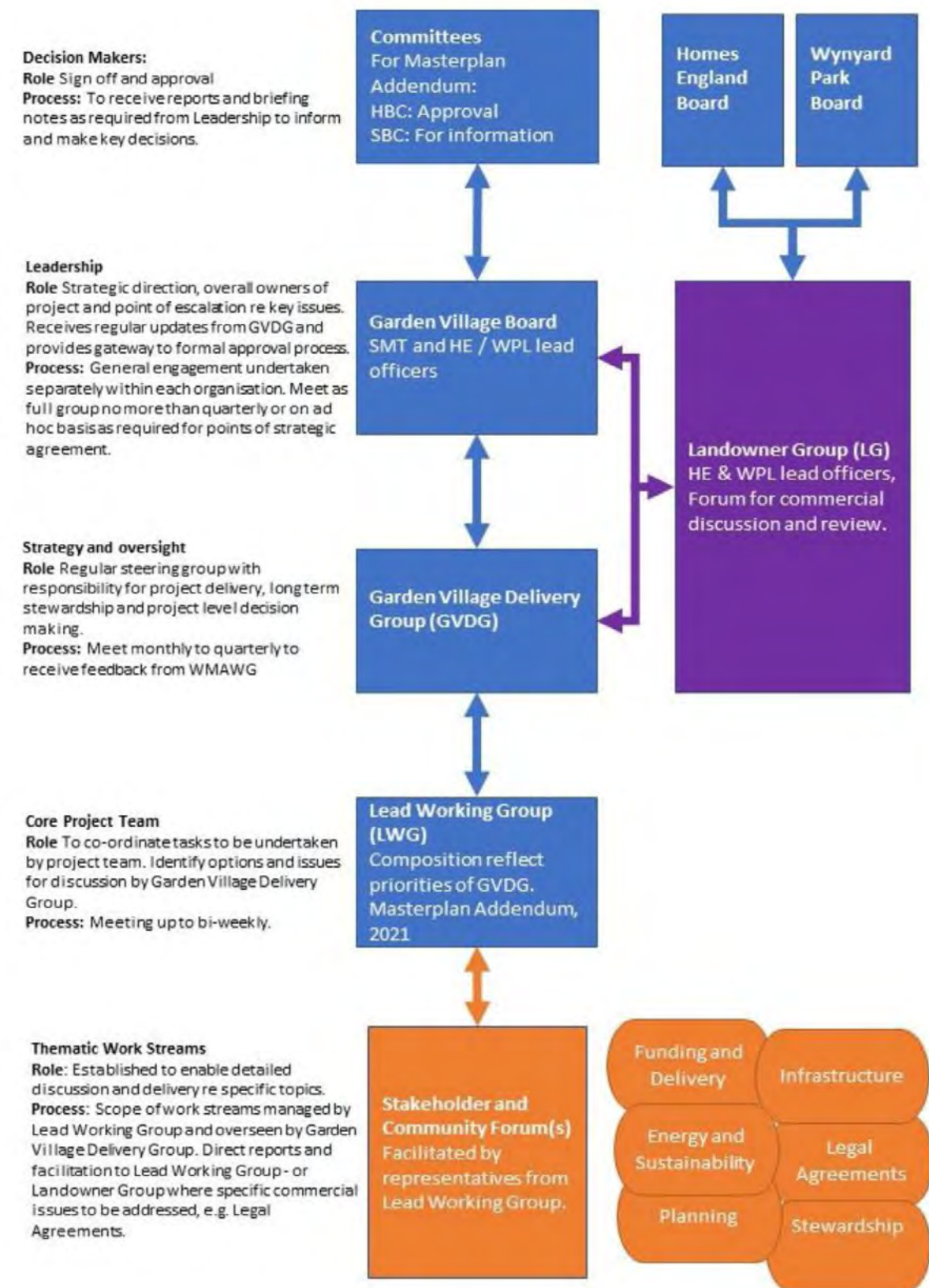


Figure 2 - Garden Village Governance Structure

4.0 Baseline Summary



4.1 Land Ownership

The area within the boundary of this Visioning document is broadly in the ownership of two landowners, providing certainty on the availability and deliverability of the site in line with the Garden Village principles.

In broad terms, the land north of the A689 and west of Wynyard Business Park is owned by Wynyard Park Limited (WPL), whilst the land north of North Burn is owned by Homes England.

The WPL site within the Visioning document is promoted solely by Wynyard Park. However, various parcels of land within this area have also been sold to individual developers, although Wynyard Park maintain overall control of the communal areas beyond the residential boundaries.

As a locally-led Garden Village, both landowners have worked with Hartlepool Borough Council and Stockton Borough Council on the delivery of the site as a Garden Village. A clear governance structure is being developed between the key stakeholders to ensure the site is delivered in line with the Garden Village principles.

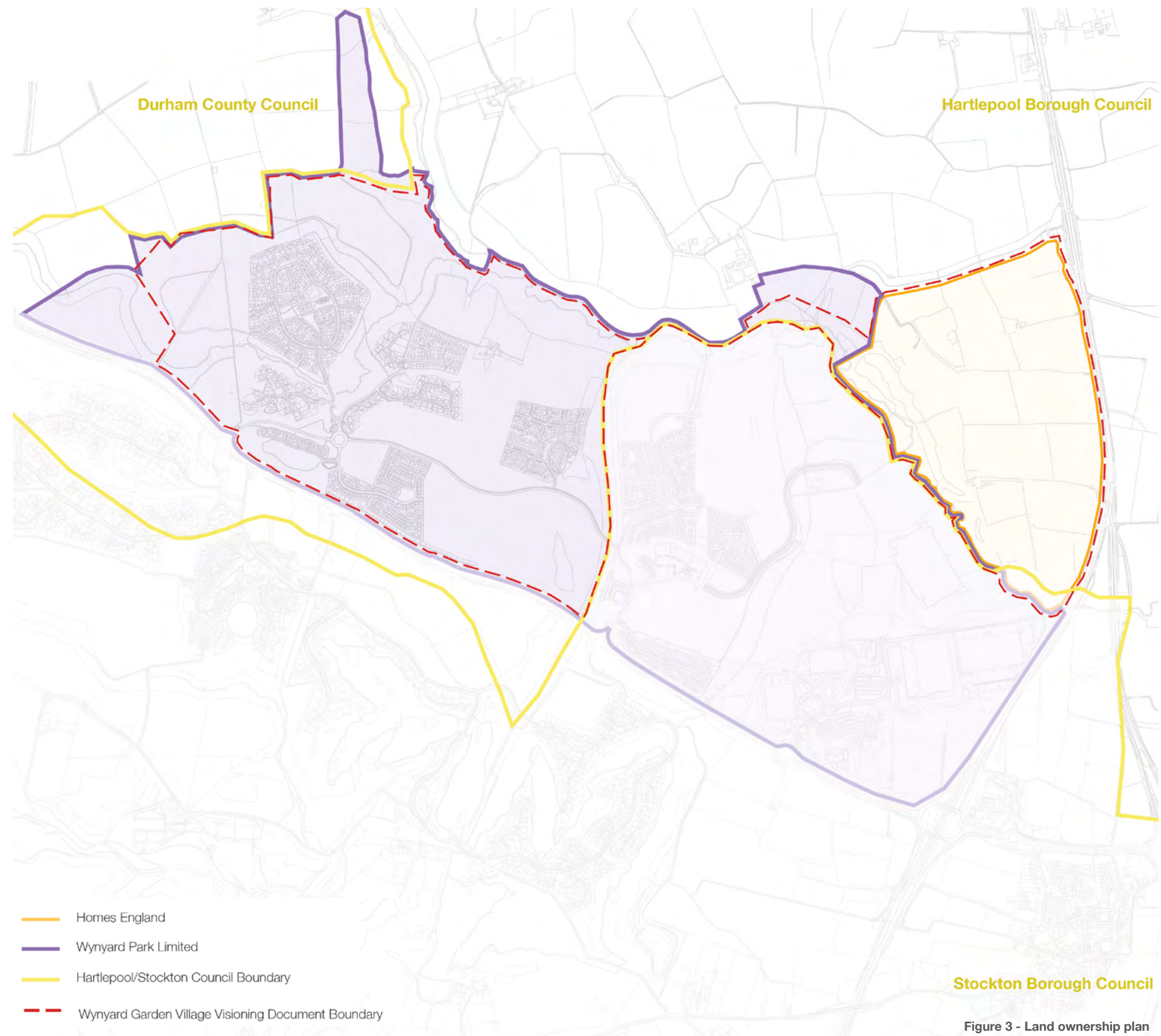


Figure 3 - Land ownership plan

4.2 Existing and Committed Access and Transport

Highways Infrastructure

Wynyard Garden Village is situated to the west of the A19(T). With an originally programmed completion date in Spring 2022, National Highways (formerly Highways England) has completed a scheme, in the autumn of 2021, to upgrade a section of the A19(T) from two lanes to three, between Norton and Wynyard. The scheme aims to:

- Reduce congestion by increasing road capacity;
- Significantly reduce traffic noise;
- Help traffic joining or leaving the A19(T);
- Reduce delays and improve journey reliability;
- Maintain or replace existing footbridges and underpasses;
- Make journeys safer;
- Support economic growth through facilitation of developments in the Tees Valley; and
- Supporting the Government's initiative for growth in the north-east.

At Wynyard, the A19(T) forms a grade separated junction with the A689. The A689, which forms part of the Major Road Network (MRN), is an east-west link which connects the A1(M) and the A19(T) routes providing a connection between two key components of the highway network in the north-east of England, and a key connection into the Teesside urban conurbation.

Immediately to the west of the A19(T), there are three junctions on the A689 that are impacted by development at Wynyard; these are Wynyard Avenue; Hanzard Drive / The Wynd; and The Meadows / The Wynd, which has recently seen the completion of improvement works. Two other roundabouts to the east of the A19(T), the A689 / A1185 and Wynyard Services, are likely to form part of the mitigation proposals related to the proposed Hartlepool South West extension.

Within Wynyard Village, to the south, The Wynd provides the main distributor road with two further distributor roads (Wynyard Woods and Wellington Drive) forming junctions with The Wynd. To the north of the A689, The Meadows and Hanzard Drive provide access to residential development; it is intended that the estate roads within Wynyard Park will link residential development and provide a high-quality network for all road users.

If not addressed, road capacity issues along the A689 corridor will impact upon the delivery of the key housing and employment proposal in the Wynyard Garden Village area. Consequently, a road works scheme has been identified to improve the operation of the local road network. The proposals for the Wynyard Avenue and Hanzard Drive junctions with the A689 will see the existing roundabout junctions replaced by traffic signals which will increase

highway capacity and significantly improve road safety, especially for vulnerable road users. Further, the recently secured A19(T)/A689 junction improvement scheme will help to deliver all of the development associated with the Local Plan. Based upon the anticipated phasing of development, it is forecast to be required by 2025.

Additional road infrastructure, associated with the recent planning consent for the Amazon Fulfilment Centre, is also planned. These new roads through Wynyard will connect with Wynyard Avenue and Hanzard Drive.

Sustainable Transport

Public transport connectivity is limited to the west of the A19(T). The nearest public transport services to Wynyard Garden Village are those which run through Sedgfield. However, these bus services do not connect with Wynyard Garden Village and bus stops en-route are located outside of the generally accepted walking distances. Planning permissions at Wynyard Park and at Wynyard Village did secure a shuttle bus service to and from the area for a duration of 5 years, facilitating connections to other bus routes and opportunities at Billingham District Centre, as well as rail services at Billingham Railway Station. Bus operators have previously indicated that services to Wynyard may become viable depending upon the quantum of development delivered, and the recent Amazon planning consent is anticipated to bring forward public transport measures comprising a demand-led bus service for employees.

A number of footpaths and public rights of way (PRoW) exist in the Wynyard area and a number of opportunities exist to better connect Wynyard Garden Village to this network whilst enhancing the internal connectivity within the settlement, including crossing points on the A689 and A19(T) which have been secured through planning consents, including:

- An at-grade 'TOUCAN' crossing facility over the A689 at its junction with The Wynd and The Meadows; and
- A grade separated crossing of the A689 via foot/cycleway bridge close to the junction of the A689 with The Wynd / Hanzard Drive; and
- A new pedestrian and cycle footbridge over the A19, to be delivered as part of the A19 / A689 junction improvements.

Existing PRoW, as well as connections which have been secured by existing planning permissions, include footpath links into the Castle Eden Walkway and Billingham, as well as a footbridge over the A689 connecting Wynyard Park to Wynyard Village.

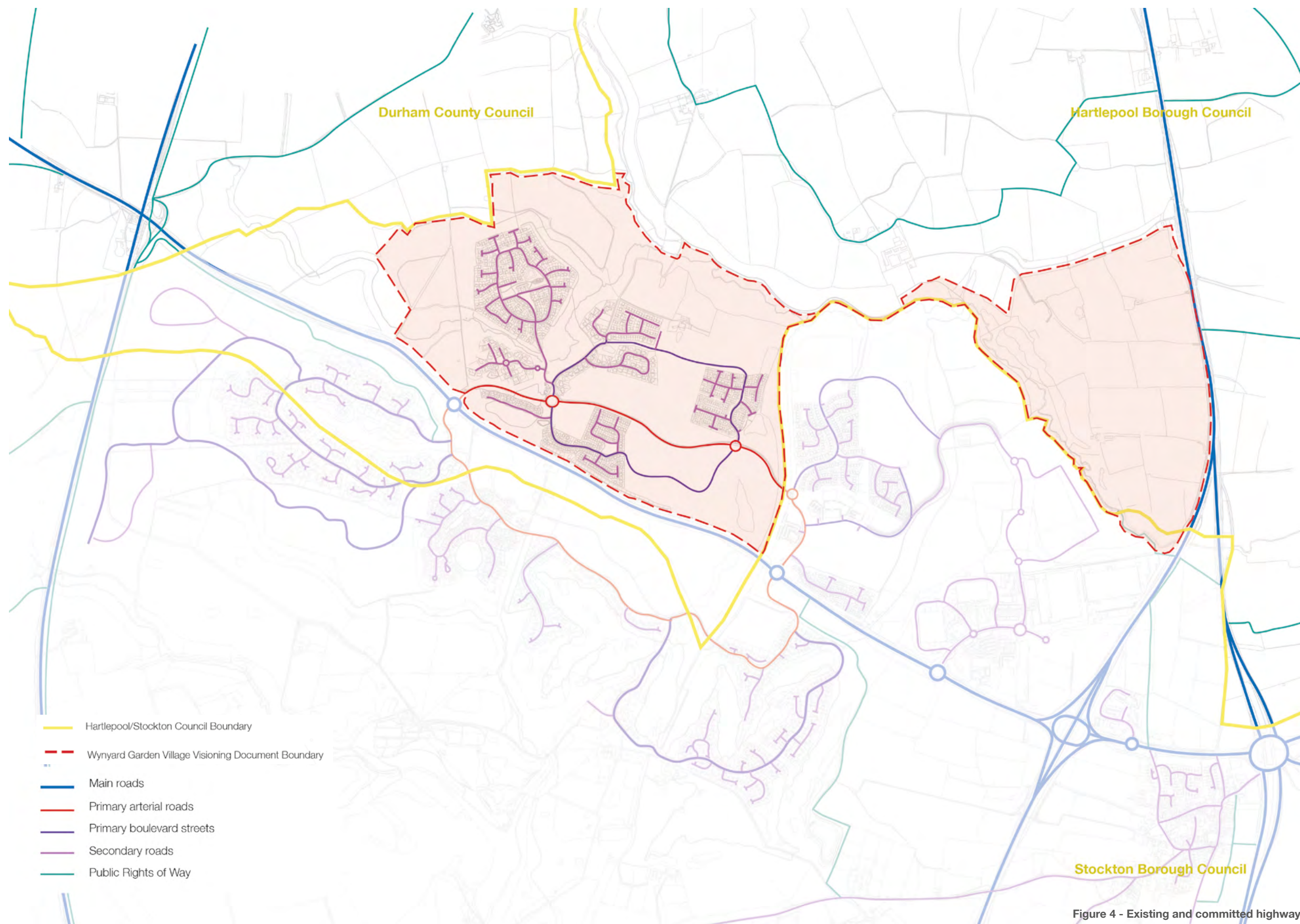


Figure 4 - Existing and committed highways plan

4.3 Existing Strategic Green Infrastructure

Wynyard Park has approximately 200 ha of woodland. Much of this is plantation woodland with more diverse species mix occurring along the valleys and water courses of Close Burn and North Burn.

A Landscape Character Assessment for the Borough of Stockton on Tees was produced in 2011 by WYG Environment, and the eastern part of the study area falls within the Wynyard Landscape Character Area as defined within that Assessment, of which one of the most relevant defining characteristics is “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”. The study notes that the wooded nature of this LCA is atypical of the rest of the Borough and that views out of the LCA are relatively limited due to the enclosure created by the woodland which forms a relatively unified area.

The woodlands are generally accessible for walks via tracks and paths. More information is available in the Wynyard Park Woodland Footpath Strategy which should be considered in the preparation of detailed planning applications. In addition to the adopted Woodland Footpath Strategy, the Garden Village development provides further opportunities for additional and improved footpath connections throughout Wynyard Garden Village.

The existing green infrastructure provides valuable wildlife corridors through and around Wynyard Park with sections of the woodland habitat an important part of the local ecological network. The newer green connections integrate ponds and attenuation basins as part of a suds network that also provides value for biodiversity.

The northern and western woodland and landscape includes areas designated as:

- Ancient Woodland,
- Green Wedge,
- Local Wildlife and Geological Site, and
- Special Landscape Areas’.

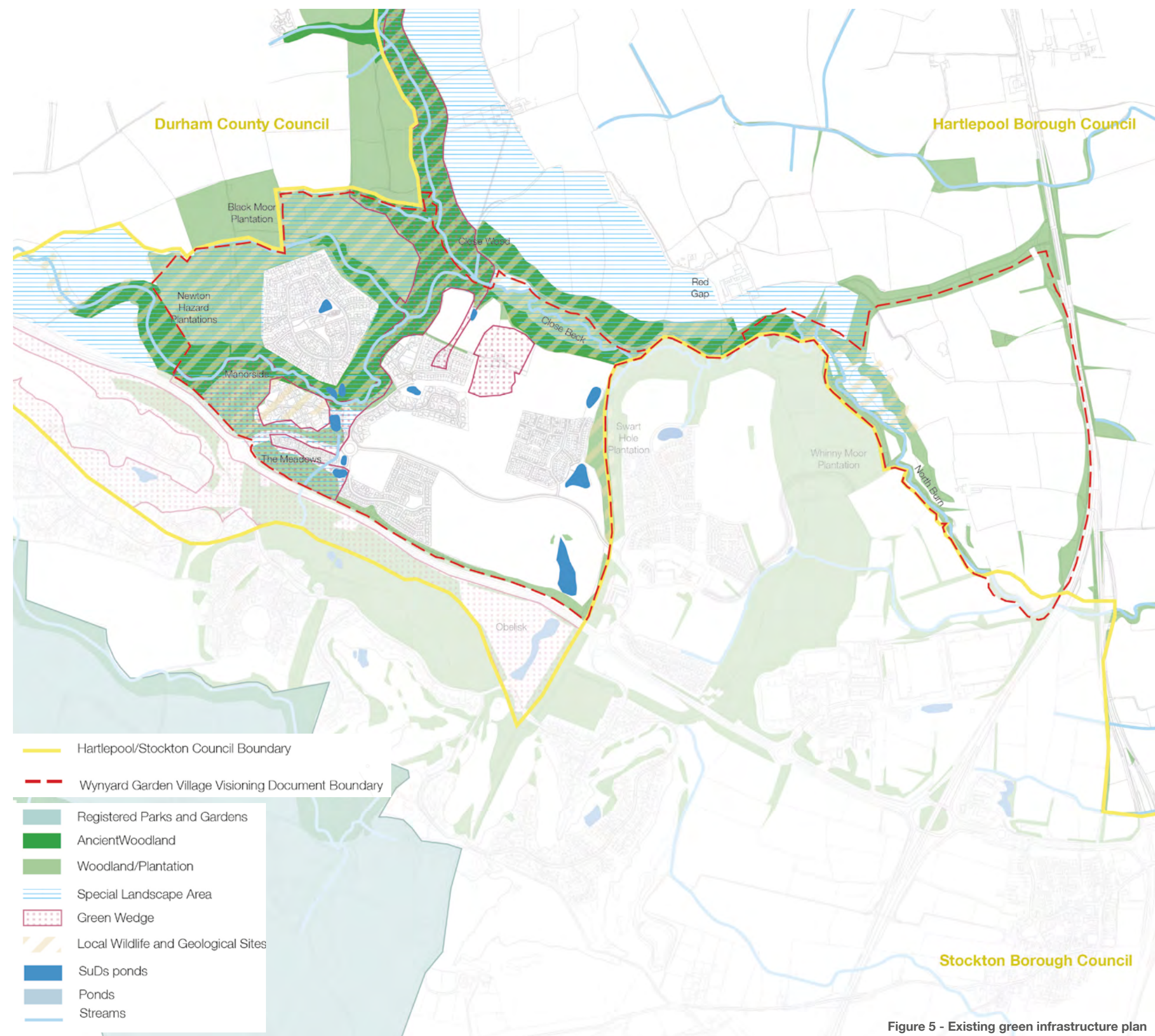


Figure 5 - Existing green infrastructure plan

4.4 Historic Environment

Within the Visioning Document area there are no listed buildings or conservation areas. Further afield, the Grade II listed Church of St Mary is located to the north west at Embleton, along with a series of listed buildings and structures around Wynyard Hall, to the south of the A689.

Within the North Burn site, the medieval farmstead and irregular open field system at High Burntoft Farm comprises a Scheduled Ancient Monument (list entry reference 1015207). The site was scheduled in 1996, reviewed in 2015, and extends to an area of approximately 12ha located in the north west part of the North Burn site.

The Scheduled Ancient Monument (SAM) limits the developable area of the North Burn site and development of the site will need to respond positively to the SAM as a constraint. However, development of the North Burn site does provide an opportunity to protect and manage the SAM positively, for the long-term, allowing it to be experienced by future residents of the development.

A positive approach to this part of the site will ensure the SAM remains accessible to the public, with defined walking routes and interpretation material around its boundary. The establishment of a local 'friends of' group should also be encouraged, ensuring the asset is fully understood by the new community and is managed for the lifetime of the development.

This Visioning document is informed by a Desk Based Assessment of the significance of the SAM, although future planning applications and more detailed masterplanning will require further assessment of the SAM. At this stage a buffer is shown on the Vision, with the exact extent to be agreed through further consultation with Historic England and Hartlepool Borough Council.

A further area of Archaeological Importance is identified within the existing development area owned by WPL. This area has previously been safeguarded from development as a medieval settlement of at least regional heritage importance. Further investigation would be required to establish the presence, or otherwise,

of any well-preserved archaeological remains

Section 6 of this Visioning Document establishes a series of high-level parameters for development around the SAM, including ensuring it remains accessible and the use of a buffer between the development and the SAM boundary.

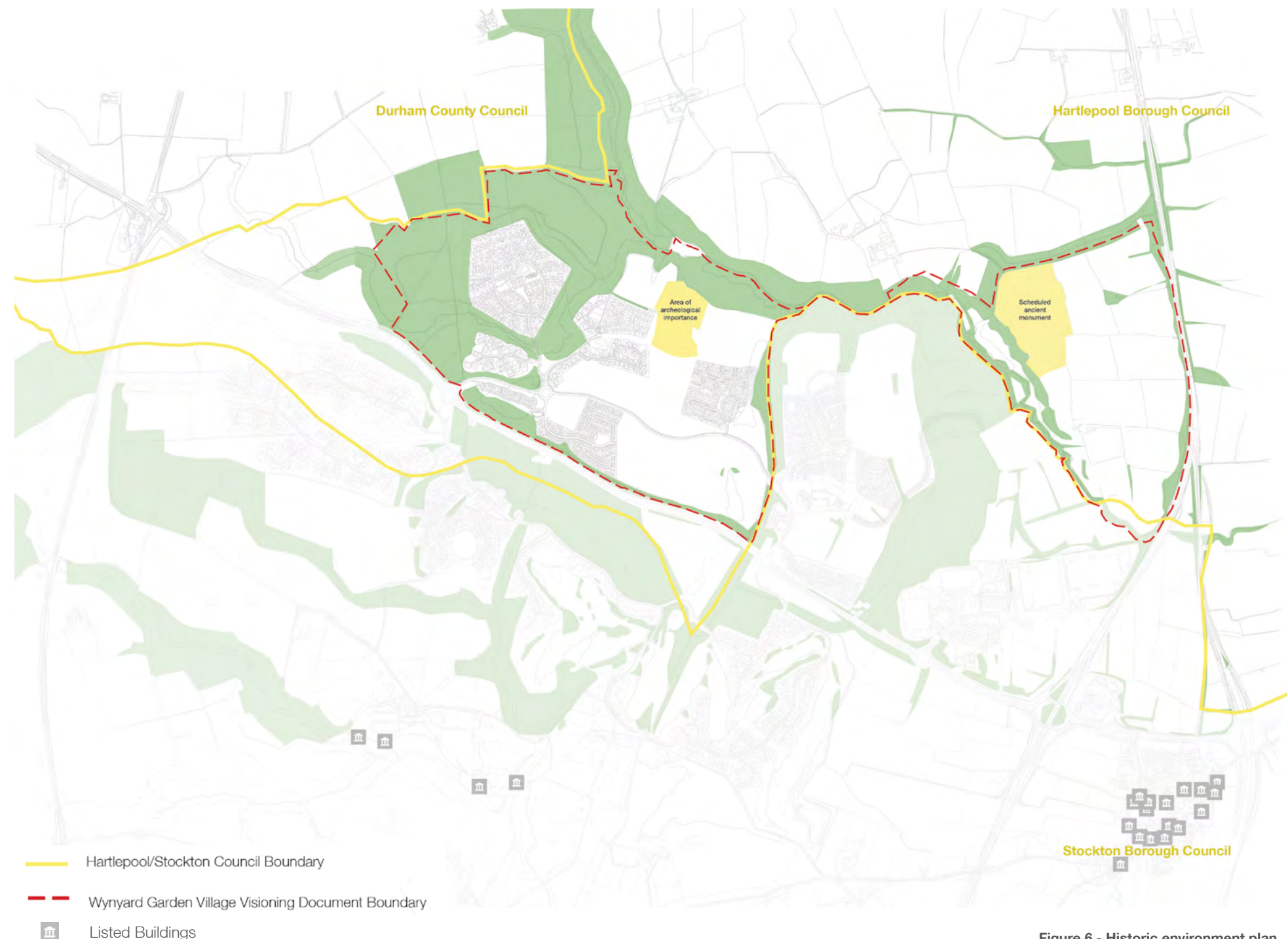


Figure 6 - Historic environment plan

4.5 Existing Community Services and Facilities

In assessing existing community services and facilities including, the Department of Education set benchmark walking distances for schools (two miles walking distance for primary schools and three miles walking distance for secondary schools). The Department for Health identify a benchmark walking distance to GP and Dental surgeries of 3 miles.

Having regard to the extent of the Garden Village and the relationship between the different geographical areas, the accessibility of existing services and facilities is based on two separate points. One to the east which incorporates the land closest to the A19 (representing North Burn) and one further to the west, north of the A698 (representing the WPL development). Distances quoted in this baseline summary are taken from these nodes.

There are existing facilities located within benchmark walking distances of the Garden Village (some being within the garden village boundary), although there will be a requirement for additional facilities to be provided as part of the Garden Village development. Planning permission has recently been granted for a further local centre to be delivered within the Stockton Borough Council area to the north of the A689.

One doctors surgery is within acceptable distance of the wider Garden Village and none are within walking distance of the Visioning document area, to the north of the A689.

Four dentist surgeries are within a 3-mile walking distance of the area covered by this Visioning document. Two of these are currently accepting NHS patients.

In terms of primary schools; the Wynyard C of E Primary School is within 2 miles walking distance, with a further school currently being planned for the WPL area of this Visioning document.

Funding has been secured to deliver the new primary school within the WPL land which will serve residents of the development in due course. It is expected the school will start a phased opening from the 2024 academic year.

One secondary school is identified to be within 3 miles of Wynyard Garden Village. The school currently has surplus pupil capacity.

Pupil yields from the Garden Village development will be monitored to understand the needs and triggers for additional educational facilities to be provided at Wynyard Garden Village. It is expected the North Burn site will include education provision.

The walking distances may change depending on the walking routes developed as part of the site development and implementation. However, the A19 and A689 are particular barriers in respect of attractive and safe walking routes to existing services and reliance on services and facilities some distance away, in Billingham or elsewhere, does not form part of the long-term strategy for the site.

Building upon the garden village principles and the justification for the designation of Wynyard as a garden village, delivery of Wynyard as a garden village will allow critical mass of development to be realised which can support a wide range of services and facilities. The expectation is that Wynyard will become a self-sufficient community, with access to jobs, services and facilities commensurate with the scale of development.

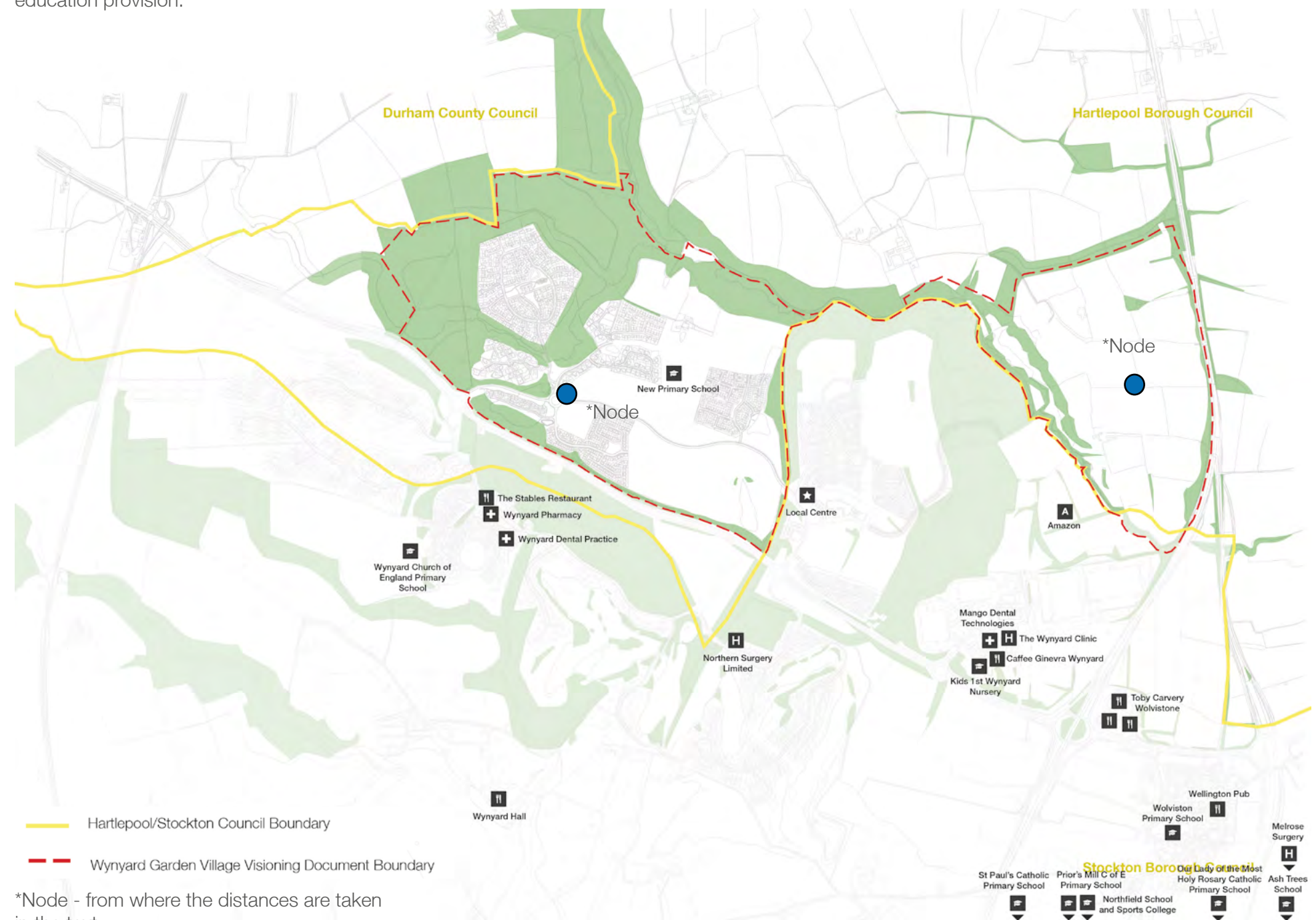


Figure 7 - Existing community facilities plan

4.6 Utilities, Drainage and Surface Water Management

Gas

Cadent Gas

Cadent Gas (CG) own and operate, the national high-pressure gas network within the UK. The Cadent Gas (CG) record plan shows two national high pressure (NHP), in close proximity to the site. Of note, an NHP gas main is located to the north, which crosses in an east to westerly direction; this is believed to be the ‘Little Burdon to Billingham ICI’ pipeline, a significant part of the gas transmission network which requires a 25m easement strip (12.5m either side). The site is also surrounded by a Health and Safety Executive consultation zones within which built development should be avoided. Developers looking to build near the pipeline are advised to refer to the following documents:

- Avoiding danger from underground services, Health and Safety Executive (2014); and
- Specification for safe working in the vicinity of National Grid high pressure gas pipelines and associated installations – requirements for third parties, National Grid (2014).

The second NHP gas main comes from the direction of the A19 (T) and heads east, where it crosses the site; its route then changes to a southern direction and crosses Hartlepool Road. It is understood that the pipeline requires the implementation of a ‘Blast Pad’ when traffic volumes reach a given trigger at its crossing point in Stockton-on-Tees.

Northern Gas Networks

Northern Gas Networks (NGN) own and operate the local gas network and are a gas transporter (GT) for the site. The NGN record plans show a network of intermediate pressure (IP), medium pressure (MP) and low pressure (LP) mains in close proximity to the site. Of note, there is an IP gas main that runs within the A19(T), beyond the eastern boundary of the site; this runs in a north to southerly direction. Furthermore, there is a network of MP gas main that emanate from Hartlepool Road to the south-east of the site. The NGN gas record plan confirms, however, that there is no apparatus present within the site itself.

Previous discussions with NGN have highlighted that there are no known network constraints that would prevent development coming forward.

GTC – Gas

GTC is an Independent Gas Transporter (IGT), that owns and operate embedded networks, which connect onto the GT’s wider gas network. Of note, the GTC record plans show a network of MP and LP gas mains that supply new housing development. However, the GTC gas record plans confirm that there is no apparatus present within the site itself.

Electricity

National Grid Electricity (NG) own and operate, the national electricity transmission network within the UK. Of note, there is an extra high voltage (EHV) 275kV/400kV overhead line (OHL), that is located east of the A19(T), to the south-east of Wynyard Farm. The NG electricity record plans confirm that there is no apparatus present within the site itself.

Northern Powergrid (NPG) own and operate the local transmission network and are the Distribution Network Operator (DNO), for the area around the site. The NPG electricity record plan shows an existing network of low voltage (LV), high voltage (HV) and extra high voltage (EHV) apparatus within and surrounding the proposed development site. The NPG record plans also show a primary substation on site called the Wynyard Primary Substation; this is believed to operate at 66kV/11kV. There is also an EHV OHL circuit that runs in a north to southern direction; this is shown to terminate at the Wynyard Primary substation.

The Wynyard Primary substation is assumed to be the supply point for a number of secondary substations. Of note, a number of HV and LV cables emanate from the Wynyard Primary substation; one HV circuit is shown to head in a south-eastern direction and another HV underground circuit is shown to head north and runs parallel to the EHV OHL. A third HV circuit is shown to head in a south-westerly direction before heading onto Hartlepool Road. The NPG record plans suggest that this HV circuit supplies Wynyard Business Park and new housing development.

Furthermore, a HV circuit is shown to run from Hartlepool Road, to the south of Wynyard Farm and continues north, within The Meadows. An HV OHL also bisects the site in a north to southern direction before heading towards Hartlepool Road. Additionally, a LV OHL runs in a south-west to north-east direction.

GTC is an Independent Network Operator (IDNO) that own and operate embedded networks which connect onto the DNO’s wider electricity network. Of note, the GTC record plans show a network of HV and LV cables that supply new housing development in the area. A number of secondary substations are also shown within the GTC electricity record plans and these are assumed to be the point of supply for the new housing developments. However, the GTC electricity record plans confirm that there is no apparatus present within the site itself.

National Grid and Northern Powergrid have previously advised that they are not aware of any network constraints in the general Wynyard area that would prevent development coming forward.

Fuel Pipeline Apparatus

Ineos Pipelines

The Ineos Pipelines record plans show a high-pressure ethylene pipeline which runs adjacent to the A19(T), beyond the south-eastern boundary of the site; the pipeline is shown to run in a north to southerly direction. However, the record plans confirm that there is no apparatus present within the site itself.

Telecommunications

BT/Openreach

The BT/Openreach (BT) record plans shows a network of overhead and underground infrastructure within and surrounding the site. The BT record plans show an overhead line (OHL) that comes from the north and then crosses the site. In addition, the BT record plans show a network of underground ducts within the A19(T). A cable is shown to spur from the A19(T) and heads west into the site. Of note, there is a network of underground cables and joint boxes, that have been installed to service new housing development.

Vodafone

The Vodafone records show an underground cable present within the A19(T). The cable is shown to spur from the A19(T) in a western direction and terminates at the employment site.

Virgin Media

The Virgin Media (VM) records show an underground cable present within the A19(T), beyond the eastern boundary of the site. Furthermore, the record plans show a network of underground cables, present within Hartlepool Road; of note, there is a VM network that supplies new housing development.

Zayo

The Zayo record plans show a cable within the footpath of Hartlepool Road, beyond the southern boundary of the site. Additionally, the Zayo record plans show a cable which runs in a north to southerly direction within the A19(T).

Mains Water Supplies

Northumbrian Water

The Northumbrian Water (NW) clean water record plans show an existing network of clean water mains within Hartlepool Road. However, the plans confirm that there is no apparatus present within the site itself.

Hartlepool Water

The Hartlepool Water (HW) record plans show water mains within Hartlepool Road and the A19(T). It is anticipated that the 450mm water main, which spurs off Hartlepool Road, will be adequate to supply development; however, this is subject to the submission of a formal application to HW. Alternatively, there is an opportunity to engage with GTC to act as a self-lay provider for clean water supplies. Using GTC for new supplies would afford the potential for a multi-utility solution, with GTC acting as a one stop shop.

Foul Water Sewers

Northumbrian Water record plans have confirmed that there are foul sewers in the area, constructed to serve the ongoing development; the foul drains flow in an easterly direction, along the A689, before crossing the A19(T) and flowing towards the local Sewage Treatment Works. However, the sewers are designed with a capacity for approximately 2,200 homes.

Flooding and Surface Water Management

There are a series of watercourses that flow through the area; these include Newton Hazard Beck and Close Beck which then become North Burn before passing under the A19(T) along the eastern boundary. In addition, there are unnamed minor watercourses in the form of small burns and streams which collect surface water runoff from the higher ground before discharging to these watercourses. The development envisaged in delivery of the Garden Village is not, however, situated within defined Flood Zones 2 and 3, with the exception being an access to 'The Pentagon' site which crosses a watercourse.

Northumbrian Water record plans have confirmed that there are surface water sewers within the area. Each surface water network appears to collect surface water from the developments and convey it directly to the watercourses in the area following suitable treatment and attenuation. Wynyard Park has a series of sustainable urban drainage systems (SuDS) to manage surface water runoff, these include:

- Below-ground storage such as concrete tanks, geocellular storage, and oversized pipes that provide attenuation for surface water for up to a 1 in 30-year rainfall event;
- Various SUDs techniques such as dry basins, swales, ponds, filter trenches which are landscaped depressions that fill providing attenuation for surface water runoff during a rainfall event up to and including a 100-year event plus 40% climate change.



5.0 Infrastructure Requirements



5.1 Highways and Transport Infrastructure

Highways and transport infrastructure

The planned growth in the Wynyard Garden Village area has been the subject of significant transport modelling over a number of years; the modelling has considered recently completed, planned and emerging road improvement schemes as well as emerging development proposals. In each case, the modelling has identified the significant opportunities for development that new infrastructure can facilitate. The 2013 modelling exercise informed the determination of planning applications across both boroughs during 2013/2014; the 2017 iteration informed the allocation of housing and concluded that the delivery of Local Plan allocations at Wynyard, along with the South West Hartlepool Urban Extension, could be facilitated through improvements to the A19(T)/A689 junction. Further modelling in 2020 concluded that, of the 4,415 new homes associated with the Local Plan allocations, 2,088 could be occupied prior to the implementation of the improvements to the A19(T)/A689 junction; the occupation of 2,088 new homes is anticipated to occur in 2024, hence, through modelling, the improvement to the A19(T)/A689 junction were identified to be required by 2024.

Improvements to A689 junctions

The 2013/2014 highway capacity modelling identified that the delivery of 1,200 homes in the Wynyard area, as well as development of the Hartlepool South West extension could proceed with improvements to junctions on the A689. Works to improve The Meadows and The Wynd junction, the Hanzard Drive and The Wynd junction, and the Wynyard Avenue junction were subsequently secured through Section 106 Agreements. The improvements to The Meadows and The Wynd junction include an at grade, signal controlled (TOUCAN) pedestrian crossing which provides a north/south link. Planning obligations have been drafted such that these works are delivered by developers, via Section 278 Agreements, in a phased manner with appropriate development triggers.

The improvements at the A19(T)/A689 grade-separated junction will facilitate the delivery of the Local Plan allocations at Wynyard; the identified mitigation scheme will see improvements to increase capacity and to provide sustainable linkages. The existing circulatory carriageway will be widened to three lanes and the existing footway will be routed via a footway/cycleway bridge over the A19(T), to the north of the junction.

In 2021, a joint National Highways, Homes England and Wynyard Park study considered the traffic implications of further residential development beyond that already allocated. The study concluded that, with the A19(T)/A689 improvements in place, the traffic movements associated with an additional 900 new homes can be accommodated on to the road network. Beyond that, additional highway infrastructure would be required to facilitate the development opportunities in at Wynyard Garden Village; hence a new high capacity route from the east, into Wynyard Park, has been considered.

The alignment of this new road will route from the A689 Wolviston roundabout towards the A19(T) and on into North Burn. As it routes west, it will connect with the existing A19(T) off-slip road and will cross the A19(T) via an overbridge or underpass; an indicative corridor is shown in Figure 10. The new road will be adopted by the local highway authorities; hence, a section of the A19(T) will be ‘de-trunked’ and will cease to be SRN. The preferred option remains subject to preliminary and detailed design processes and continued consultation with National Highways.

Internal Vehicle Movement

New development will require an internal road network that provides safe and satisfactory access for all new development to a standard that can be adopted by the relevant Highway Authority. Of key importance is the delivery of primary arterial routes that link the separate developments in to a single community, in particular the link connecting existing development at the west of Wynyard Park (Hartlepool Borough) to new homes to the east (Stockton-on-Tees Borough) and North Burn.

Section 6 sets out how the movement of vehicles will be incorporated alongside green infrastructure and place making considerations. The Infrastructure Delivery Schedule provides an illustration of when highway infrastructure schemes will need to be delivered.

Sustainable Transportation

The garden village status will support the accelerated delivery of high-quality infrastructure. The ambition, therefore, is to delivery an easily accessible, affordable public transport system linking the new garden village with Hartlepool and Stockton-on-Tees. As the settlement grows the Councils will work with Developers and public transport providers to understand the feasibility of further improving and operating bus services to the Wynyard Garden Village area.

The garden village will also see walking, cycling and the public transport infrastructure designed and integrated into the development to ensure that these are the most attractive modes. High quality footpath and cycleway infrastructure be provided to ensure that the Wynyard Garden Village area is sustainably connected to other settlements; in this regard, significant opportunities already exist for the expansion of the footpath and cycleway networks, with opportunities to also enhance green infrastructure. For example, in addition to the footway/cycleway bridge at the A19(T)/A689 junction, existing planning permissions will secure a bridge over the A689 to provide a segregated footway/cycleway which will connect Wynyard Park and Wynyard Village. Nonetheless, to deliver the vision of a sustainable settlement, it is recognised that further improvements to secure access to surrounding infrastructure to the south, west and east, in particular, will also be needed, including:

- East to west connectivity within the settlement providing connections to the new footway and cycleway at the A19(T)/A689 interchange;
- Woodland footpaths connecting Wynyard Park to the surrounding woodland and beyond to the PRow network, as well as committed connections between Wynyard Village to the Castle Eden Walkway and Wynyard Woodland Park;
- Improvements to the PRow network to the north of Wynyard, and to the east to provide footway / cycleway link to Billingham.

5.2 Green Infrastructure

Biodiversity Net Gain

Existing Local Plan policy in Hartlepool requires development proposals to demonstrate ‘no net loss’ to biodiversity as part of major development proposals (Policy NE1).

National policy sets out that planning should provide biodiversity net gains. National Planning Policy Framework (NPPF) Paragraphs 174(d), 179(b) and 180(d) refer to this policy requirement with further advice contained within the Planning Practice Guidance (PPG) on how this could be achieved. The principle of delivering net gain is also referred to in the National Infrastructure Commission’s Design Principles, National Policy Statements and the National design guide.

The Government’s 25 Year Environment Plan sets out the aspiration to mainstream biodiversity net gain in the planning system and move towards approaches that integrate natural capital benefits.

Within the North Burn site to the east of the Garden Village there are opportunities to provide BNG as part of the public open space and wildlife corridor along the A19 buffer zone.

Mandatory BNG and the Environment Act

The Government announced it would mandate net gains for biodiversity in the Environment Bill in the 2019 Spring Statement. This followed a consultation on net gain from December 2018. Defra’s response to the consultation was published in July 2019. An impact assessment on biodiversity net gain and Local Nature Recovery Strategies was published in late 2019.

The Environment Act gained Royal Assent in November 2021, providing the framework for the government to mandate on the need for biodiversity net gain. Whilst secondary legislation is requirement to make biodiversity net gain a mandatory requirement, the following elements are expected to become a legal requirement during the delivery of the Garden Village:

- Minimum 10% biodiversity net gain required calculated using Biodiversity Metric & approval of net gain plan
- Habitat secured for at least 30 years via obligations/ conservation covenant

- Habitat can be delivered on-site, off-site or via statutory biodiversity credits
- There will be a national register for net gain delivery sites
- The mitigation hierarchy still applies, comprising avoidance, mitigation and compensation for biodiversity loss
- Will also apply to Nationally Significant Infrastructure Projects (NSIPs)
- Does not apply to marine development
- Does not change existing legal environmental and wildlife protections

It is therefore expected that development proposals will address the requirements and expectations of BNG insofar as they are relevant at the time of any planning application.

Open space provision

Open space provision associated with the new housing allocation should take into consideration the rural location, access to and proximity of adjacent green space and woodlands.

The Fields in Trust Guidance for Outdoor Sports and Play gives an indication on the type and quantity of provision required per population, and the distance from homes. This will help to guide the open space provision for future developments which would be agreed with the local authorities.

Sport Provision

There may be additional sports provision needs associated with the additional housing supply and further discussion will need to agree this requirement with Sport England. Additional playing fields could be associated with an educational site.

Sustainable drainage

Sustainable drainage systems can be integrated to the green space to provide ponds, wetland swales and attenuation basins that offer opportunities to create biodiversity enhancements and an attractive landscape.

Woodland

The woodlands provide a valuable asset to Wynyard, contributing to its landscape character, biodiversity value and creating places for leisure walks and fitness trails. A number of these are offered heightened protection through their designations, which include; Ancient Woodland, Local Wildlife Site, Special Landscape Area, and Green Wedge status. To avoid and minimise harm, New new development will in some locations may need to provide a suitable offset buffers to protect these areas and potential compensatory provision. , whichThe specific approach to securing this will need to be agreed with the local authority along with any potential mitigation where tree removal is sought.

Hedgerows

The existing hedgerows are a priority habitat and should therefore be retained wherever possible. These could be enhanced with new planting in areas to improve their value for wildlife. New species rich hedge planting would be beneficial along wildlife corridors.

Habitat connections

Wherever possible, new development should consider opportunities to provide green infrastructure that connects existing and new wildlife areas.



5.3 Utilities, Drainage and Surface Water Management

Electricity

The electricity network appears to be relatively mature with a HV and LV network present within close proximity to the site. There is the existing Wynyard Primary Substation, owned by Northern Powergrid (NPG); however, it is envisaged that the Garden Village will require an onsite primary substation to distribute supplies throughout the site. NPG will be engaged to establish what residual capacity the Wynyard Primary Substation has. In tandem, GTC will be engaged to identify any spare capacity in its network.

With regards to the overhead line (OHL) apparatus, confirmation that these supply customers beyond the Garden Village will need to be sought. If confirmed, these OHL's would need to be retained either within their current configuration or diverted underground, as required. 6.2.4 Any diversion of cables would be subject to obtaining the necessary wayleaves and consents, prior to any NGN apparatus being energised.

Gas

New development in the Wynyard Garden Village is likely to include a gas transmission system provided by Independent Gas Transporters and funded by the cost of the development. This will be required to connect to the network operated by Northern Gas Networks with reasonable costs funded by the developer. Northern Gas Networks operate a mature network of Intermediate pressure (IP) and medium pressure (MP) gas mains in close proximity to the site; it is envisaged that a connection could be made to the MP gas network in Hartlepool Road. Should the connection be to a MP gas main, then an onsite gas governor, with permanent vehicular access, will need to be installed to regulate the gas pressures from MP to LP. In addition, GTC will be engaged with a view to realising a multi-utility, 'one-stop-shop' solution.

The NHP gas main is unlikely to be affected by the Garden Village and will be left in-situ. However, the NHP will typically have easements and building proximity distances that will need to be respected; these 'stand-offs' will be confirmed with Cadent Gas. The Health & Safety

Executive (HSE) class the NHP gas main as a major accident hazard pipeline (MAHP) due to the high pressures being conveyed through the gas main. The HSE has a sensitivity matrix known as PADHI guidance which outlines what type of development is permissible within proximity to the gas mains. HSE will be engaged to establish the PADHI guidance for the NHP.

Landowners and developers will also consult with the Stockton-on-Tees Borough Council's Planning Officers to confirm the agreed triggers for the implementation of a 'Blast Pad' relative to the Cadent pipeline, and the potential for appropriate mitigation.

Telecommunications

The Councils support the expansion of communications networks alongside new development at Wynyard Garden Village, especially where proposals provide opportunities to address gaps in existing coverage. Consequently, proposals for new development will need to demonstrate how the scheme will contribute to and be compatible with local fibre and internet connectivity. The site and its surrounds are well served by telecommunications infrastructure; having BT/Openreach, Zayo, Virgin Media and Vodafone all in close proximity. Consequently, super-fast broadband provision should be readily facilitated.

Where gaps in high speed broadband are identified over the framework period, the Councils and landowners will, where possible, seek to influence providers to secure new service connections and continue to work alongside other local authorities in Tees Valley to secure available funding for infrastructure improvement.

The BT/Openreach (BT) record plans received indicate that OHL and underground cables route through the site. BT will be engaged to establish if this apparatus supplies customers beyond the Garden Village site and, this being the case, subject to the final arrangement, a diverted route may need to be provided.

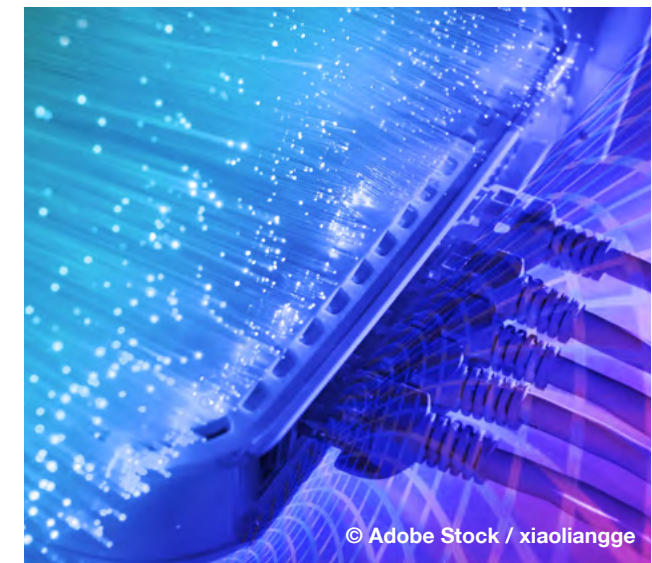
Mains Water Supplies

It is anticipated that the 450mm water main, that spurs off Hartlepool Road, will provide an adequate supply; however, this is subject to the submission of a formal application to Hartlepool Water. Alternatively, GTC may be engaged to act as a self-lay provider for clean water supplies; as a 'one stop shop' this would mean that multiple parties would not be engaged for the installation of multiple services.

Typically, water mains greater than 300mm have a 12m (6m each side of the centreline) protection zone and water mains up to 300mm have a 6m (3m each side of the centreline) protection zone; this will be confirmed with HW through formal engagement. The protection zone is required to safeguard dwellings from damage caused by a burst main as well as allowing access for plant, machinery and fencing that may be required for repair and maintenance purposes.

Foul Water Sewers

Whilst sites at Wynyard Garden Village can connect to the existing foul network, Northumbrian Water has confirmed that, although there is capacity within the local treatment works, the foul network within the village has capacity to serve a total of only 2,200 residential units (approximately). Hence, additional development, over and above this number, will require a separate connection to the public sewers further downstream, likely located near to the A19(T). Discussions with Northumbrian Water have confirmed that a connection to the 1,200mm public sewer at Manhole 7301, which is located immediately upstream and to the west of the A19(T), is possible; otherwise, there will be a need to cross the A19(T) to connect to manhole 8201. Further, due to the existing topography and the location of the public sewers, it is likely that pumping stations will be required.



Flooding and Surface Water Management

Flood Risk Assessments (FRA) will be required for each site taken forward to accurately assess and confirm all potential sources of flood risk, in accordance with planning policies. The development envisaged must not, nonetheless, increase the risk of surface water run-off from the site or cause any increased flood risk to neighbouring sites. Any increase in surface water generated by the proposed development or existing surface water / groundwater issues on the site must be alleviated by the installation of sustainable drainage system within the site.

Several SuDS features have already been built or are proposed within new developments in Wynyard Park and Wynyard Village. Notwithstanding this infrastructure, a detailed Surface Water Drainage Strategy is required for development at Wynyard Park, and this should consider the existing surface water features. The strategy should be agreed by the Councils in their role as Lead Local Flood Authority and should:

- Be agreed with Northumbrian Water Limited and any other relevant service provider;
- Take a strategic approach to SuDS across the whole of the site, rather than individual phases of development;
- Assess a range of issues that include natural flow paths, ecology, multi-functional space, water quality, treatment trains, management;
- Identify the best surface water solution that will manage flood risk, improve water quality, and identify the location of the system within the development;
- Be used to inform the final development layout;
- Include details of how surface water run-off is to be managed during each phase and following completion;
- Ensure that identified flooding problems elsewhere in the area are not exacerbated by using greenfield surface water runoff rates agreed with the Lead Local Flood Authority;
- Ensure existing flows from upstream catchments that are intercepted or affected by the development must be maintained through the proposed development site;

- Ensure that SuDS features are designed to integrate into the landscape of the development and provide amenity and ecological benefits as well as flood storage;
- Ponds and swales should be integrated into green corridors linking through the development, providing attractive recreational routes.

Further, before the commencement of any phase of the development:

- A detailed management/maintenance document must be agreed with the Lead Local Flood Authority before the commencement of any phase of development is required; and
- A build programme should be provided outlining the delivery of the required infrastructure to ensure sufficient surface water infrastructure is in place before above ground construction commences.



5.4 Education and Community Facilities

As part of a liveable and sustainable community, there is likely to be a requirement to provide primary school facilities on both the WPL and Homes England sites as part of their development. Proposals are currently being developed for a two-form entry primary school at a central location within the WPL site, with funding having been secured for its delivery. It is expected this will open in the 2023/24 academic year.

The size and location of a primary school within the North Burn site should be agreed with the local education authority as part of the next stage of Visioning document development, having regard to the extent and phasing of residential development, as well as capacity in other schools in the area. It will be important to ensure additional school capacity is not delivered before sufficient homes have been built, to ensure it does not attract pupils from beyond catchment and is sustainable from the day of opening. Sufficient land should be retained to allow for up to a two-form entry primary school to be delivered at North Burn.

Responding to the vision of creating a sustainable and liveable community, school provision should be located to maximise the opportunity for walking and cycling on safe routes. Consideration should also be given to clustering community facilities to ensure maximum accessibility and reduce the need for private car journeys between facilities.



6.0 The Vision



6.1 Parameters

The following parameters have been prepared to reflect new guidance and opportunities that have emerged since the adoption of the Hartlepool Local Plan. In particular, the parameters are now more closely aligned with the Garden Village principles and acknowledge the aspirations of Building for a Healthy Life (and its predecessor, Building for Life 12) as set out in Hartlepool Borough Council's Residential Design SPD (2019). These are high level parameters that set a broad framework for the direction of travel on the relevant issues set out below as the development proposals at Wynyard Garden Village evolve.

Fixes and Flexes

The fixes and flexes set out here build upon the aspirations of the fixes and flexes within the 2019 Masterplan. These establish the fixes, which are fundamental elements of the site's delivery and, those elements that are expected to be delivered but there is flexibility in how and where they are secured.

Fixes

The level of housing, services and facilities, open space, sports provision and education to reflect the needs of the Garden Village designation:

- Garden Village principles, as reflected in the ten key qualities embedded in the Garden Communities Prospectus and outlined in Section 2;
- Establishment of a clear stewardship arrangement to ensure the long-term success of the garden village for future generations;
- Existing built development (homes, road layout, services and infrastructure);
- Extant planning permissions
- Location of heritage assets
- Primary Vehicular Movement, along with the principles of Secondary Vehicular Movement.

Flexes

Creation of Integrated Neighbourhoods:

- Enabling the creation of natural connections.
- Enhanced opportunities for walking, cycling and public transport.
- Provision of facilities and services.
- Providing a variety of homes.

Creation of distinctive places:

- Capitalising on the existing opportunities provided on the site and its surrounding area.
- Building upon the already successful Design Code prepared by WPL to ensure a consistent approach to design across the Garden Village, whilst remaining sufficiently flexible to allow delivery of different character areas across the Garden Village;
- Creating an area with memorable character.

- Providing well defined streets and spaces.
- Creating an area that is easy to navigate around and encourages natural circulation.

Provision of streets for all:

- Providing healthy streets.
- Ensuring an appropriate balance between car and cycle parking, reflecting the need to provide appropriate levels of both.
- Providing green and blue infrastructure.

Density

There are no prescribed density targets within the Local Plan policy with reliance instead on identifying the total capacity for new homes in each development parcel. Notwithstanding this, the design philosophy remains to create a place that meshes and interacts with the adjacent residential areas both socially and physically, in order to create a sustainable living environment. Development of the site should provide a variety of densities and house types, encouraging the delivery of a truly sustainable and mixed community across the Garden Village. As such, the following parameters have been created:

- The density of proposals will be a function of their design and, as such, it is not proposed to be prescriptive in respect of density.
- The application of the identified high-level parameters will enable high quality development proposals that reflect the rural location of Wynyard Garden Village to be developed. As such, the proposals should, by reflecting these parameters, come forward at an appropriate density.



Woodland Parameters

The following parameter will enable the effective protection of the existing green infrastructure within Wynyard Park, and creating opportunities for woodlands to be incorporated into the development proposals.

- An appropriate woodland buffer and compensatory provision, compliant with the relevant adopted local planning policy at that point in time, will form part of the detailed proposals as they come forward. This will be agreed with relevant consultees, including the Forestry Commission and local planning authority.

Heritage Parameters

The following key principles will be applied in order to ensure heritage assets are appropriately assimilated into the development:

- An appropriate buffer that reflects policy requirements will be retained around key identified heritage assets, informed by detailed analysis of those assets;
- The development will seek to maximise opportunities to protect and enhance identified heritage assets; and,
- Opportunities to provide additional open space within buffer zones will be investigated as part of the design process; in line with the broader aim of ensuring that heritage assets remain accessible to the public.

Open Space

The provision of open space is key to creating a balanced environment and will be based around the following parameters:

- Open space provision should reflect the rural location of Wynyard Park, while aiming to maximise access to the adjacent green space and woodlands;
- The creation of open space should consider proximity to existing green space and woodlands;
- Open space provision should reflect relevant policy guidance in respect of ensuring that (a) an appropriate mix of typologies and quantity of open space are provided, and (b) open space is provided within the appropriate distance of homes.

Play Provision

In order to create an environment that offers opportunities for both formal and informal play, the following parameters will be applied:

- The majority of play areas are to be located adjoining or associated with the urban park and other amenity green spaces to be provided;
- Play facilities should serve young people of all ages;
- Development sites to provide play areas in line with the relevant planning policy requirements.

Biodiversity

Biodiversity Net Gain (BNG) is an approach that aims to leave the natural environment in a measurably better state than beforehand, secured by the Environment Act (2021). As such, the following parameters will apply to BNG:

- The proposals will comply with relevant national and local planning policy requirements at the time of submission in respect of meeting the relevant minimum percentage enhancement requirement for BNG; and,
- The proposals will identify appropriate opportunities within the site for BNG to be provided.

Development proposals which affect existing biodiversity designations (including Local Wildlife Sites, Ancient Woodland etc) will need to be supported by sufficient evidence to demonstrate their suitability and follow the prevailing national and local development plan policy requirements.

Hedgerows

The importance of hedgerows as a feature that reflects the rural location of Wynyard Garden Village is acknowledged. Existing hedgerows have a biodiversity significance, as well as a heritage significance. As such, the following parameters will be applied:

- Existing hedgerows to be retained and incorporated into development proposals where possible; and,
- Opportunities to provide new species rich hedgerows to be investigated within development proposals in order to both increase provision and assist in providing additional biodiversity enhancement.



6.2 Land Use

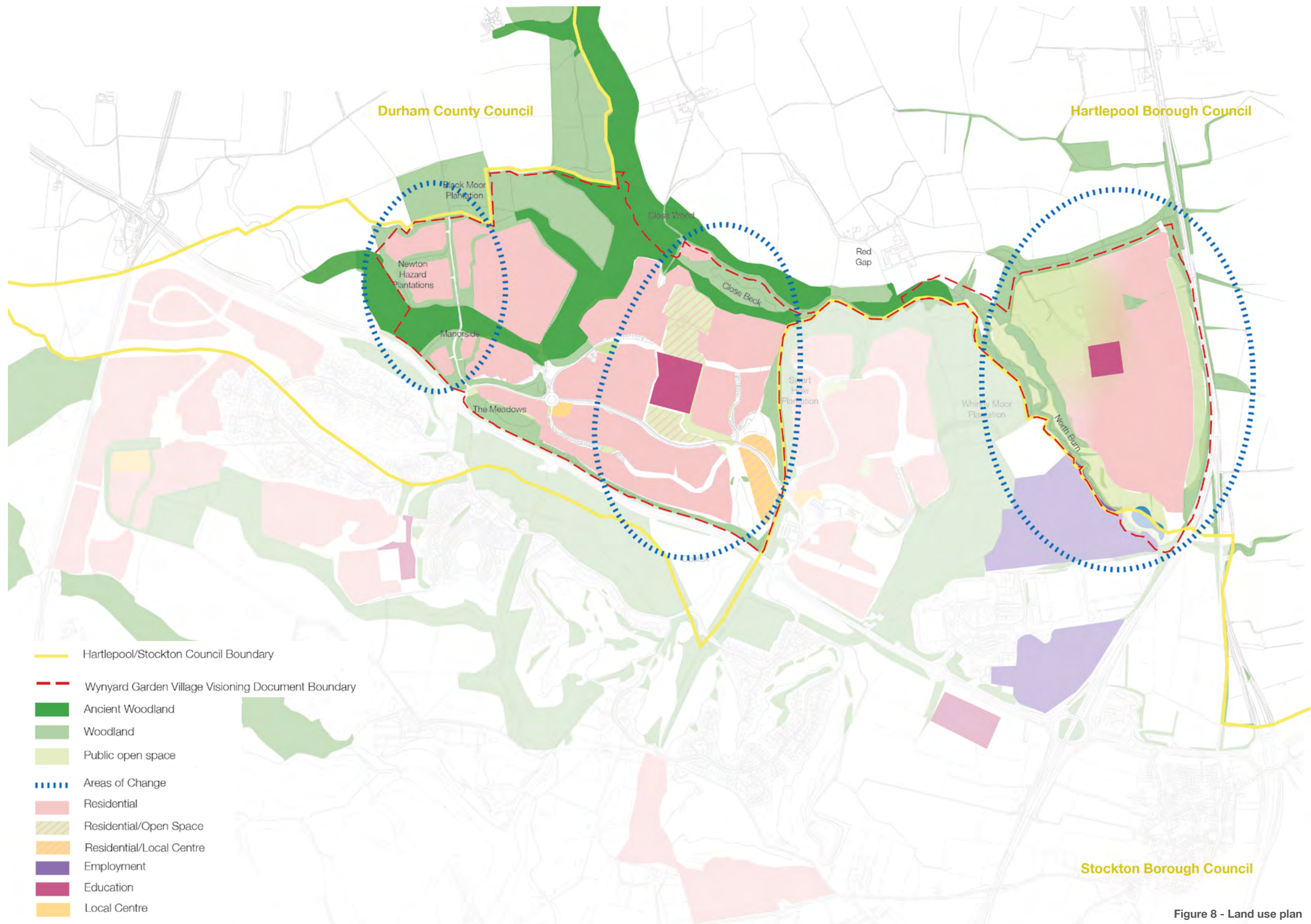


Figure 8 - Land use plan

6.3 Strategic Green Infrastructure

Delivery of successful green infrastructure is a key component of the Vision for the Garden Village. Detailed development proposals will be able to demonstrate how they create opportunities for green infrastructure and connect with existing green infrastructure and ecological networks.

Green infrastructure includes a broad range of features which could be designed into development proposals. This could include features, such as parks, gardens, green spaces, green roofs, green walls, street trees, verges along roads, meadows, and wetlands, amongst other things.

In principle, green infrastructure is considered to adopt the following characteristics:

- Is a network, not just a single site;
- Operates at a range of different scales, for example from hedgerow to floodplain; and
- Is multi-functional – it is designed and managed to provide a range of different benefits simultaneously.

Wynyard Garden Village already demonstrates a strong commitment to green infrastructure provision and the Garden Village delivery provides an opportunity to build upon this. The Wynyard Park Woodland Footpath Strategy which should be considered in the preparation of detailed planning applications, with opportunities taken to extend and enhance the network.

Planning permission for new developments will include a strategy for long-term management of green infrastructure provision.

Opportunities should be taken to connect the North Burn site with the existing wider Wynyard Park green infrastructure, and enhance these green spaces to provide biodiversity net gain. The west woodland and parkland development areas will link into the existing development cells.

Through discussion with the Council, opportunities for biodiversity net gain (calculated using the most up to date Biodiversity Metric calculator) should be taken on all development cells and may include off-site provision, beyond the Garden Village boundary. The area identified as a Scheduled Ancient Monument is protected from development but has opportunities to be sensitively used for biodiversity net gain and public open space.

The North Burn valley provides a variety of landscape typologies from grassland, stream, floodplain, scrub, woodland, hedgerows and individual trees to the benefit of the whole Visioning document area. Opportunities to enhance the natural environment and wetland areas could be developed alongside creation of paths to allow access that could connect to the wider woodland footpath network. Hedgerows should be retained where possible and connect through to the wider green infrastructure.

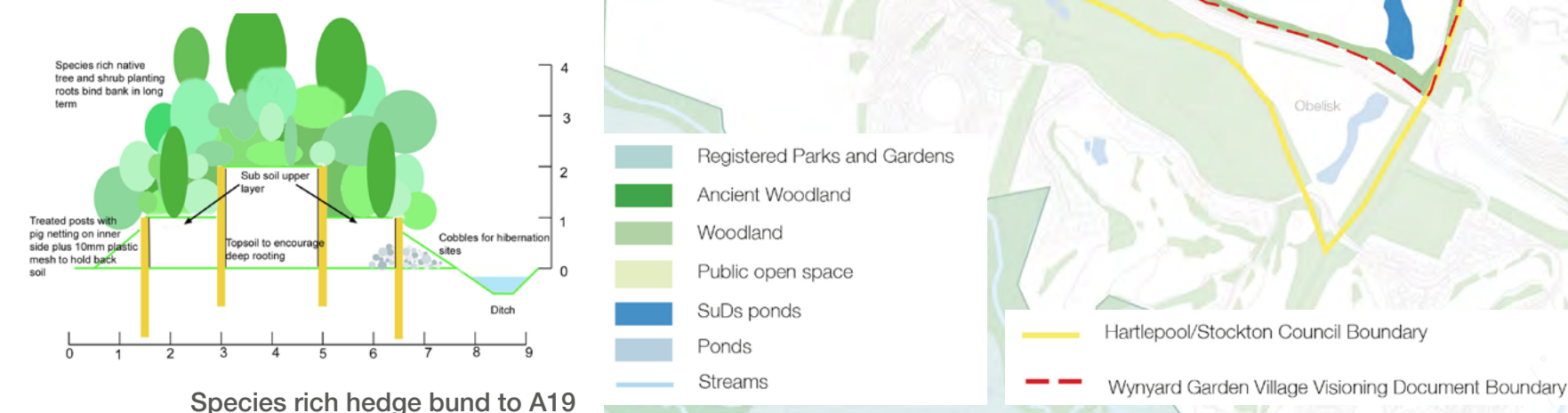


Figure 9 - Strategic green infrastructure plan

6.4 Connectivity and Movement

To bring forward the North Burn site for residential development will require a new access road. As detailed in 5.1 this route would link from the A19(T), bridging over the A19 to land at the southern end of the North Burn site. The route would then connect through the new residential land, over North Burn and tie into the new secondary access road to Amazon. It is envisaged that two roundabouts would be provided within the North Burn housing land to enable an inner loop road through this area.

To enable the western woodland development a new access road will be required. This would connect from the primary arterial road north of roundabout A.

Delivery of the Garden Village will follow the Garden Village principles and the stated Vision, promoting sustainable modes of transport. Pedestrian accessibility will be maximised where possible, seeking to adopt the principles of the 20-minute neighbourhood.

Existing public rights of way are already a strong feature of the Wynyard Garden Village development and there are opportunities to enhance and connect into these existing routes. There are a number of footpaths and aspirational footpath connections through the landscape and woodlands. More information is available in the Wynyard Park Woodland Footpath Strategy.

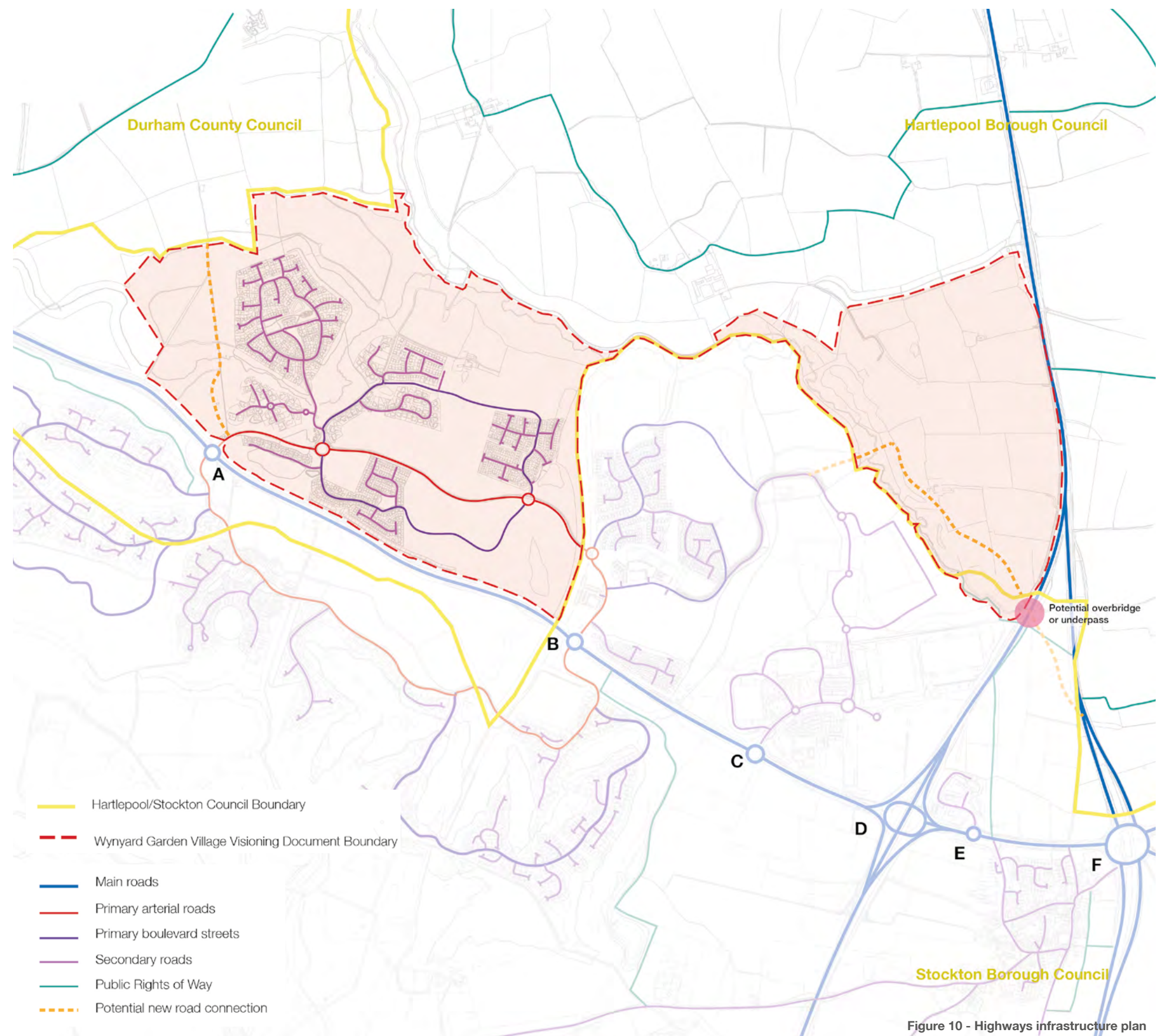


Figure 10 - Highways infrastructure plan

6.5 Placemaking

This Visioning document seeks to identify opportunities for placemaking in the new neighbourhood location on the North Burn site and across the Wynyard Park Ltd residential phases. It also recognises the aspirations of Building for a Healthy Life.

Character Areas

The character of the landscape changes through the development and this should be reflected in the design of the landscape, housing, open spaces, streetscape and public realm.

Consideration of the user's journey through the Garden Village should be given to provide different character areas along that journey and avoiding a uniform treatment to roads.

Views of the Landscape Assets

There are a number of high-quality trees and woodland that provide an attractive view and connect people with nature. Streets can be aligned to key views of a mature tree or woodland to enhance the local identity and connection with place.

Elevated areas offer views to the wider countryside including long views of the North York Moors and Teesside which help to create a sense of place and belonging.

Local Heritage

The heritage of the Scheduled Ancient Monument at High Burntoft, located to the north west of the North Burn site, offers opportunities for interpretation to tell the stories of the past.

The place name Burntoft is mentioned in the Boldon Book of 1183 as 'Burntoft' and the origin of the name toft is thought to be Old Norse indicating the site of a building.

The medieval farmstead included two small crofts, farmsteadings, fishponds, and ridge and furrow fields. The original path network is visible in areas and could be recreated to allow people to enjoy the heritage.



Long views south over Teesside and the North York Moors



Views over the North Burn Valley

6.6 Sustainability

Building upon the Garden Village principles, it is expected that development within the Garden Village area will demonstrate a commitment to sustainable development, where appropriate adopting a the 20-minute neighbourhood principle and a forward thinking approach to the use of renewable sources of energy and working towards zero carbon principles. Specific planning applications should ensure they clearly demonstrate how these principles have been addressed and will be considered against the relevant local standards set out within the Local Plan.

Recognising the period over which the Garden Village will be developed, over several phases of development, it is not intended to establish definitive requirements in this Visioning document. Such an approach could limit future innovation and would not respond positively to changing circumstances.

Whilst not exhaustive, some of the principles that could be considered in future development proposals include:

- To approach sustainability holistically considering social, economic and environmental aspects throughout all aspects of the delivery of the development
- To promote and deliver initiatives with partners, developers and their supply chain which contribute to a target of zero waste both throughout the development process and occupation of homes
- To explore and promote the use of digital technologies to reduce carbon emissions through the whole building lifecycle (planning, construction, management)
- To promote and facilitate sustainable transport solutions and contribute to a reduction in transport emissions
- To deliver the design principles in the design guide to promote and facilitate sustainable living patterns and habits
- Future proofing the transition from gas boilers to alternative methods of heating;
- Ensuring development is suitable for accommodating the transition from petrol/ diesel vehicles;

- Explore opportunities for renewable energy generation (photovoltaics, wind etc);
- Consider other innovative approaches to sustainable transport, including bicycle and walking infrastructure; and
- Consider opportunities to improve the energy efficiency of individual dwellings as they are built.



6.7 Accessibility

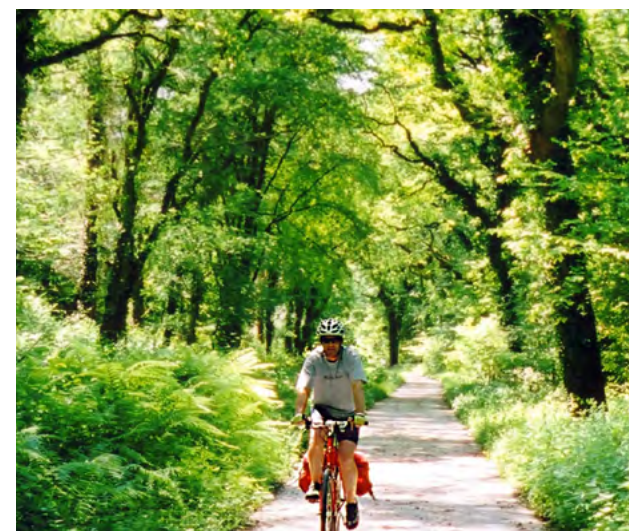
The success of Wynyard as a garden village is, in part, related to it being self-sufficient as a settlement, with a range of employment opportunities, provision of accessible services and facilities and the realisation of a mixed sustainable community.

The inclusion of additional development areas within the garden village should be used to ensure the delivery of a mix of residential communities, including a range of house types and tenures, including retirement accommodation.

Opportunities for pedestrian and cycle connectivity throughout the garden village (including south of the A689) should be maximised, ensuring the different character areas of the development are able to integrate and access the range of communal facilities. Connections should also be maintained to the east, across the A19, as part of the highways improvements to be delivered.

Ensuring pedestrian and cycle connectivity is maximised, and that community facilities and appropriately located and clustered, will reduce the need for residents to be reliant upon use of the private car.

Where vehicular transport is necessary, the critical mass of development delivered across the garden village will assist in supporting a commercially viable bus service which will provide access around the garden village and beyond.



6.8 Built Fabric

Building upon the Garden Village principles, it is expected that development within the Garden Village Visioning document area will demonstrate a commitment to sustainable development, where appropriate adopting a forward thinking approach to the use of renewable sources of energy.

Recognising the period over which the Garden Village will be developed, over several phases of development, it is not intended to establish definitive requirements in this Visioning document. Such an approach could limit future innovation and would not respond positively to changing circumstances.

Whilst not exhaustive, some of the principles that could be considered in future development proposals include:

- To explore, test and deliver **new low and carbon technologies** to reduce carbon emissions in the built environment.
- To encourage developers to meet the **Future Home Standard prior to 2025**
- To deliver innovative sustainable solutions which are **commercially viable and maximise potential investment** by partners and funding sources, enabling solutions to be brought forward which the market wouldn't otherwise deliver.



6.9 Design Principles

Vision

For Wynyard Garden Village to build on the established high quality green infrastructure, housing and employment offer to deliver a truly sustainable garden village, with diversity of house types, sizes and tenures and employment development, as well as providing access to new schools, community facilities and green spaces for residents. Connecting people to work, education and leisure locally.

Garden Village Design Principles

There are specific design opportunities and challenges when planning Garden Villages, and each site is unique. The Garden Village principles are an indivisible and interlocking framework for creating new places in this context. They should not be used as a blueprint but should be applied in a pioneering spirit of innovation and collaboration.

Wynyard Garden Village is unique to most Garden Villages, being an already established settlement with some facilities. Delivery of the Garden Village will ensure integration with existing facilities, which providing a range of additional facilities which will be accessible to the Garden Village as a whole.

Strong vision, leadership and community engagement

The Wynyard Garden Village governance structure is described in section 3.0.

The consultation being undertaken on this Visioning Document follows extensive consultation already undertaken by the Council on the Local Plan and Masterplan. As the Garden Village develops and evolves there will be continuous engagement with the local community on individual planning applications. There would also be further community engagement in the future, if the Council commenced an update to its Local Plan or other development plan documents.

A community engagement strategy will be development to enhance the online engagement that has previously been administered by Wynyard Park Limited (WPL). This Visioning Document consultation is being hosted by Hartlepool Borough Council, although it is likely the individual landowners will continue to engage residents in the way they have previously. As a principle, as the community engagement strategy for the Garden Village evolves, all developers will commit to continuous engagement through the planning and delivery process of the Garden Village, providing an opportunity to shape proposals over the lifetime of the development.

Long term stewardship of community assets

The current developments are maintained for 18 months from completion then handed over to WPL who maintain with an annual service charge to residents.

There is potential to create ‘friends of’ groups for the surrounding woodland and heritage assets.

Community use of new sports pitches is already secured as part of the new primary school at Wynyard Park. With the potential new school on North Burn there could be some sports fields that could be used by the community out of hours. A community use agreement may be required.

Homes that are genuinely affordable for everyone

Whilst historically Wynyard has been an executive home development the more recent developments put forward have included social housing helping to provide affordable homes for everyone. Hartlepool Borough Council planning policy currently requires 18% of homes to be affordable.

Varied local jobs offer within easy commuting distance

Wynyard Garden Village is currently well served with employment opportunities.

Well-designed homes with gardens in healthy communities

Developments will be required to meet government guidance on best design practice and relevant local policy. There is however an aspiration to exceed Building Regulations requirements.

Development that enhances the natural environment

The woodland and parkland around Wynyard Garden Village are its main asset, creating the character of the place, strong identity and a desirable place to live and work. Building on this infrastructure, Wynyard Garden Village is in a strong position to target Building with Nature accreditation (BwN).

Walkable cultural, recreational, and shopping facilities

There are generally good walking and cycle connections within Wynyard Garden Village but the A689 and A19 impose a barrier beyond the site. There are long term aspirational plans to provide a bridge connection over the A689 linking these two residential areas. There is potential to provide cycle routes with the new A19 bridge allowing a cycle and pedestrian route through to Billingham.

Integrated, accessible low carbon transport systems

The Wynyard hopper bus currently provides an on call service to residents. Long term plans would include a bus route through Wynyard Garden Village.

There is potential to include a mobility hub within the North Burn site with electric bike and / or car rental, bike maintenance, and bus stop/ connections.

The 20-minute neighbourhood principle could be considered for the development. Wynyard Garden Village is well served by local centres and will be close to achieving this.

The 20 minute neighbourhood principle could be considered for the development. Wynyard is well served by local centres and will be close to achieving this.

Infrastructure Delivery

In order to create a Garden Village that functions effectively and aligns to the key principles within the Garden Communities Prospectus, an appropriate level of infrastructure is required to be provided to build the foundations on which the Garden Village can grow.

As the Garden Village evolves, a clear infrastructure delivery plan will be required. At this stage it is anticipated the infrastructure delivery plan will include the following items:

- Education Facilities (e.g. primary and secondary school provision, expanded school car parking);
- Delivery and phasing of the new A19 link road into the North Burn site;
- Community Facilities;
- Infrastructure (e.g. community centre, sports hub and potential grass playing pitches);
- Green Infrastructure (e.g. amenity open space, play facilities);
- Highway Works (e.g. primary arterial road, specific junction improvements);
- Strategic Cycleways/Footways (e.g. A689 cycleway/ footbridge, east to west footway/cycleway);
- Other Infrastructure (e.g. surface water drainage strategy, design code).
- The actual delivery mechanisms for the above facilities will be secured through the following mechanisms:
- Appropriate triggers agreed through the relevant planning application processes;
- Section 106 Planning Obligations tied to residential planning permissions; and,
- External funding sources.

The infrastructure requirements will evolve as the Garden Village is built, albeit that the above parameters are expected to remain the cornerstones of the broad requirements across the site.

6.10 Development Cells

Woodland Development

The Woodland area of the WPL site is proposed to deliver a mix of large and unique properties within substantial grounds, set within a woodland landscape. Housing would be built within 'pockets' of woodland, with the retained woodland subject to a detailed management plan which will provide an opportunity to significantly enhance the biodiversity habitat of the woodland. These works would be carried out in close co-operation with stakeholders, including the Council and Forestry Commission through a recently established Ecology Board, and through consideration of any planning applications. The images below provide a mood board of house types which reflect the aspirational nature of this part of the development.

It is proposed that residential will be the only land use within these parts of the development.

- Hartlepool/Stockton Council Boundary
- - - Wynyard Garden Village Visioning Document Boundary
- Ancient Woodland
- Woodland
- Public open space
- - - - Areas of Change
- Residential



Figure 11 - Woodland development plan



Parkland Development

The Parkland area of the WPL site reflects the areas of land allocated for development within the adopted Local Plan. The housing in this area is expected to complement the existing development cells in this area, forming a village character, with a mix of associated uses, including education and open space/sports provision.

Baseline assessment has demonstrated it is not necessary to retain the employment allocation in this area, with the Council having a significant oversupply of available employment land.

The developable area of the Parkland extends to approximately 48 hectares, excluding the green diagonal hatched area to the north in Figure 12 which has been reserved due to its archaeological interest and is designated as a Green Wedge in the Local Plan. Further investigations in this area of the site suggest a strip and record approach could be adopted. This could present opportunities for development as part of the comprehensive garden village scheme that retains the unique “rural” character of the area. This is to be discussed with heritage officers at the Council to ensure appropriate consideration of the significance of the assets and requirements for conservation and enhancement.

The northern element of this area is served by the internal road network, connecting to The Meadows to the south west, linking through to the development cells within the Stockton Borough Council area to the east. The northern parcel extends to approximately 7.2ha of predominantly residential development, with a central area of landscaped open space and a SuDS drainage feature to the east, which itself provides an opportunity for landscaping and biodiversity enhancement, with the drainage feature connecting to further SuDS basins in the central and southern development parcels.

The central development parcel extends to approximately 14.9ha and includes a mixture of residential and community facilities.

At this stage the initial proposals indicate attractive ‘village’ character housing, with generous landscaping and public footpaths. It is proposed to develop a primary school in this area of the site.

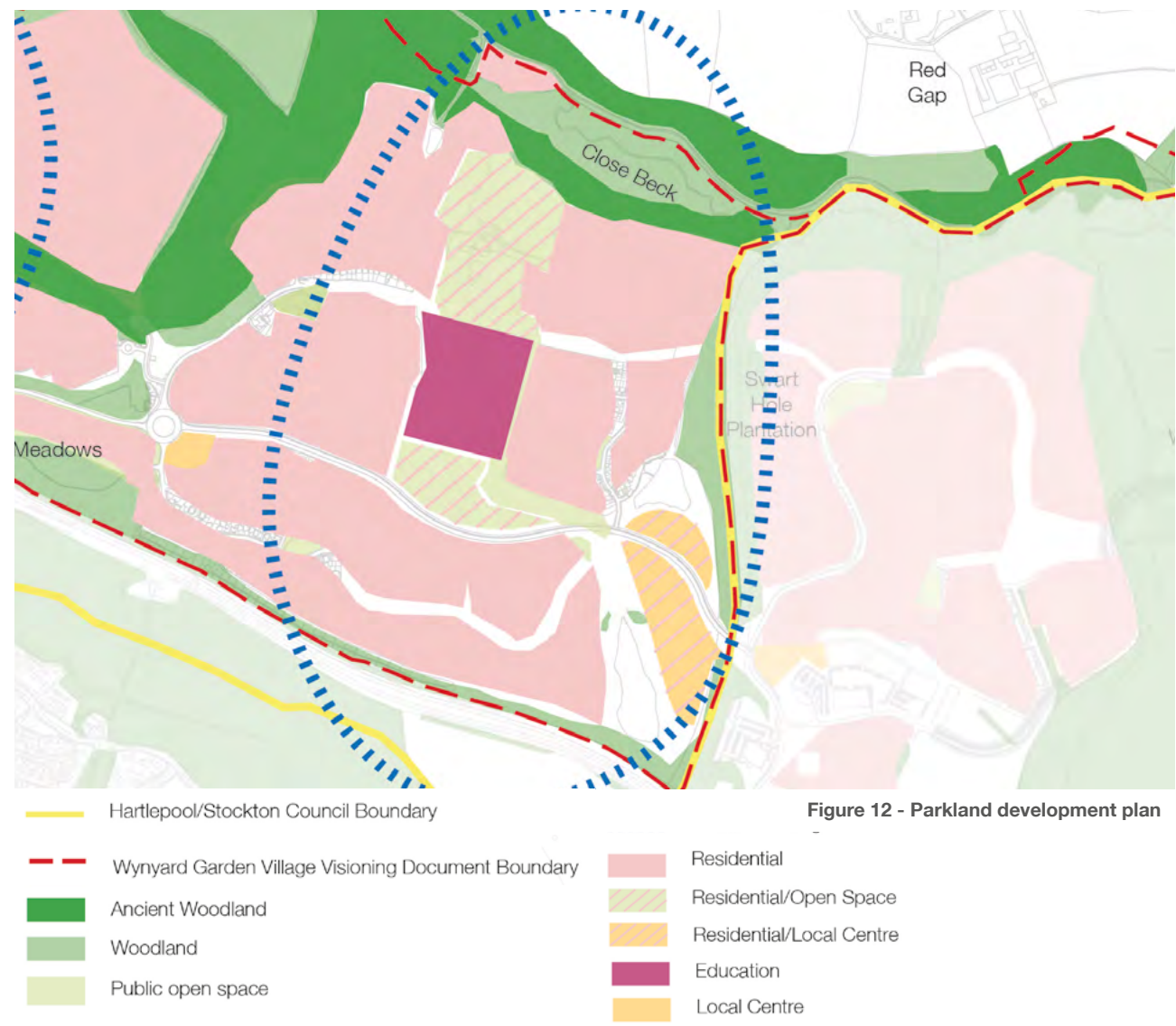
As noted above, the SuDS drainage feature to the east of the middle parcel connects to the northern and southern parcels through a landscaped corridor.

The southern development cell of the Parkland area is the largest cell at approximately 26ha. The design character is the same as the other parts of the Parkland area with generous landscaped areas of open space, public right of way connections and high-quality village character housing.

The proposals include a mix of community facilities in the central development parcel, and potential ancillary small scale commercial development within the southern development cell. This provides an opportunity to secure development that contributes to the objectives of the Local Plan allocations for this part of the site, with this being the area allocated for community facilities under Policy INF4 and employment under EMP1.

A vehicular route connects the Parkland area to the A689/The Meadows roundabout to the east and the A689/Hanzard Drive roundabout to the west.

A range of public rights of way, including cycle connections, are proposed throughout the Parkland area.



North Burn

The developable area of the North Burn site is the largest single development cell within the garden village, extending to approximately 87ha, excluding the area to the west which is reserved to protect the site of the Scheduled Ancient Monument (SAM).

A Desk Based Assessment of the site has been completed to allow a better understanding of the significance of the SAM. Further detailed assessment will be required to inform detailed planning applications, although it is expected a buffer of at least 20m will be retained between the SAM and built development. Elsewhere on the site there is the potential to encounter archaeological remains that the form and layout of more detailed development proposals would respond to.

The buffer zone to the A19 could offer opportunities to create biodiversity enhancement through species rich hedge, woodland and scrub planting on an acoustic bund. This would reinforce the green infrastructure around the eastern edge of Wynyard Park connecting the North Burn valley to the existing woodland around the northern boundary of the site.

Due to the size of the development parcel it is expected the North Burn site will feature a variety of densities and characters, although in principle, it is likely the North Burn site will be developed at an overall higher density than the Woodland and Parkland development areas.

The North Burn site is of a scale which is considered suitable to support an additional local centre and other community facilities, possibly including a school, subject to pupil demand. This will maximise the sustainability of the site and minimise the need to travel by car. Similar to the other development areas, a public right of way scheme will be developed for the North Burn site, ensuring maximum connectivity with the rest of the Wynyard Garden Village and beyond.

- Hartlepool/Stockton Council Boundary
- - - Wynyard Garden Village Visioning Document Boundary
- Ancient Woodland
- Woodland
- Public open space
- ⋯ Areas of Change
- Residential
- Employment
- Education
- Local Centre



Figure 13 - North Burn development plan