

Our proposals for West Stockton

Welcome to our exhibition

Thank you for attending today's exhibition, which will provide you with information about the proposed development at Yarm Back Lane by Taylor Wimpey North Yorkshire and Persimmon Teesside.

Together, Taylor Wimpey and Persimmon are looking to submit a Full Planning Application for:

- Up to 1,100 homes
- Public Open Space
- Land reserved for a 2.5 form Primary School
- Children's Play Facilities
- Designated Footpath and Cycleway running the length of the site from North to South
- Sustainable Urban Drainage System

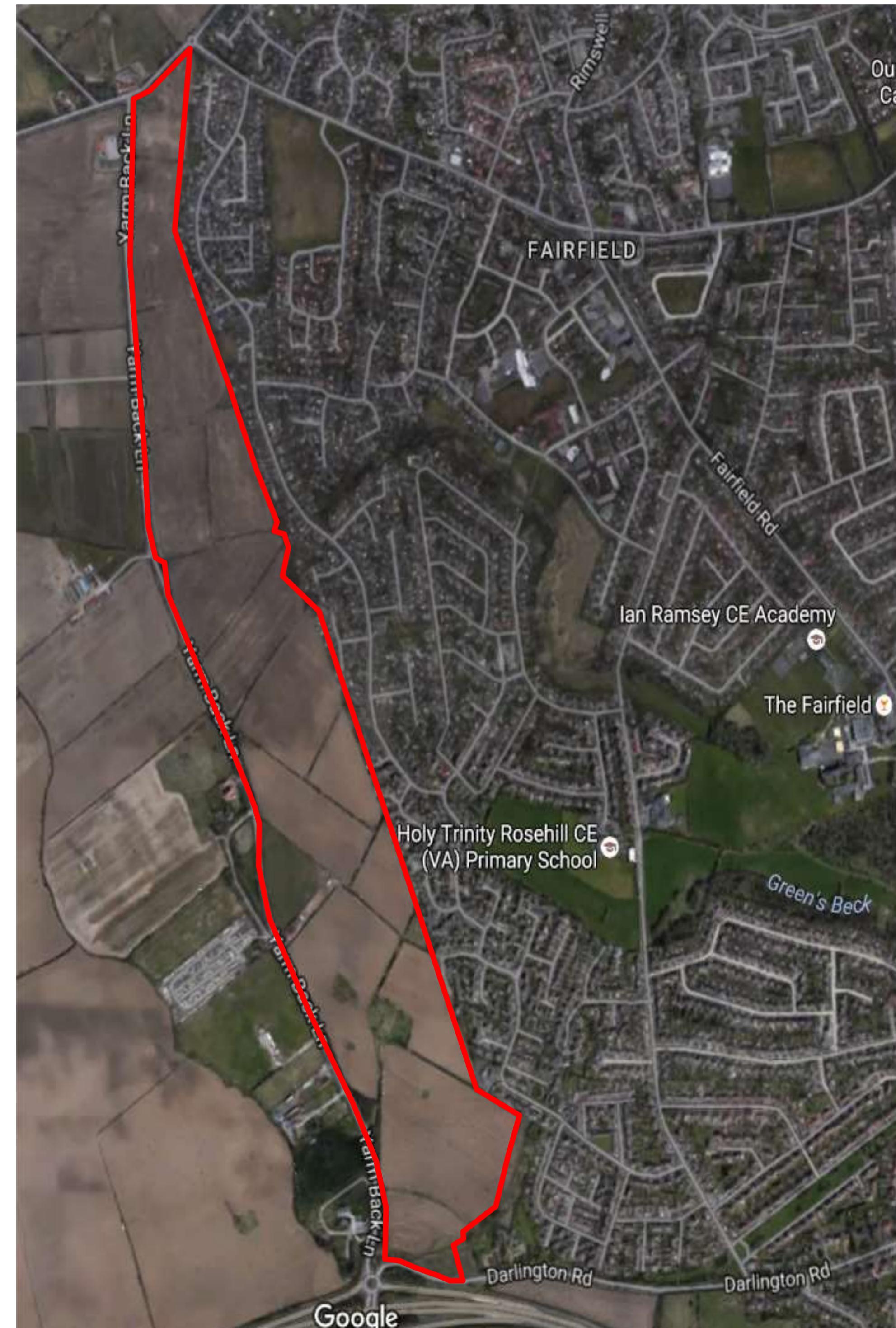
What are we consulting on today?

Our planning application will be for up to 1,100 high-quality family homes of two to five bedrooms, including a proportion of Affordable homes. Land will be made available for the delivery of a new 2.5 form Primary School and large areas of Public Open Space will also be provided. The development will also importantly include the delivery of highway improvements at Elton Interchange and Darlington Back Lane. Contributions will also be made towards further Highways improvements in the wider local area.

You can help influence our proposals by looking at our initial ideas presented at this exhibition today, and providing your feedback on them.

You can let us know what you think by filling in a feedback form and handing it to a member of the team.

Your feedback will help us refine our proposals in readiness for submitting a planning application in Early 2017.



Site Context

Information about the Site we need to take into account

Before we start designing a new scheme we complete an assessment of the site and the surrounding area as they are at the moment.

We record those features we will need to take into account in our design.

All of the relevant considerations, whether they are fixed constraints or give us a real opportunity to make the most of a particular feature.

Things to think about

- Impact on Amenity of Existing Residential Properties within vicinity of the development.
- Permeability across the new development—ensure footpaths and cycleways run through
- Boundary treatments—proximity to existing properties
- Connections to Public Open Space
- Existing trees, hedgerows & Ecology
- Pedestrian and cycle links to the surrounding area



Masterplan

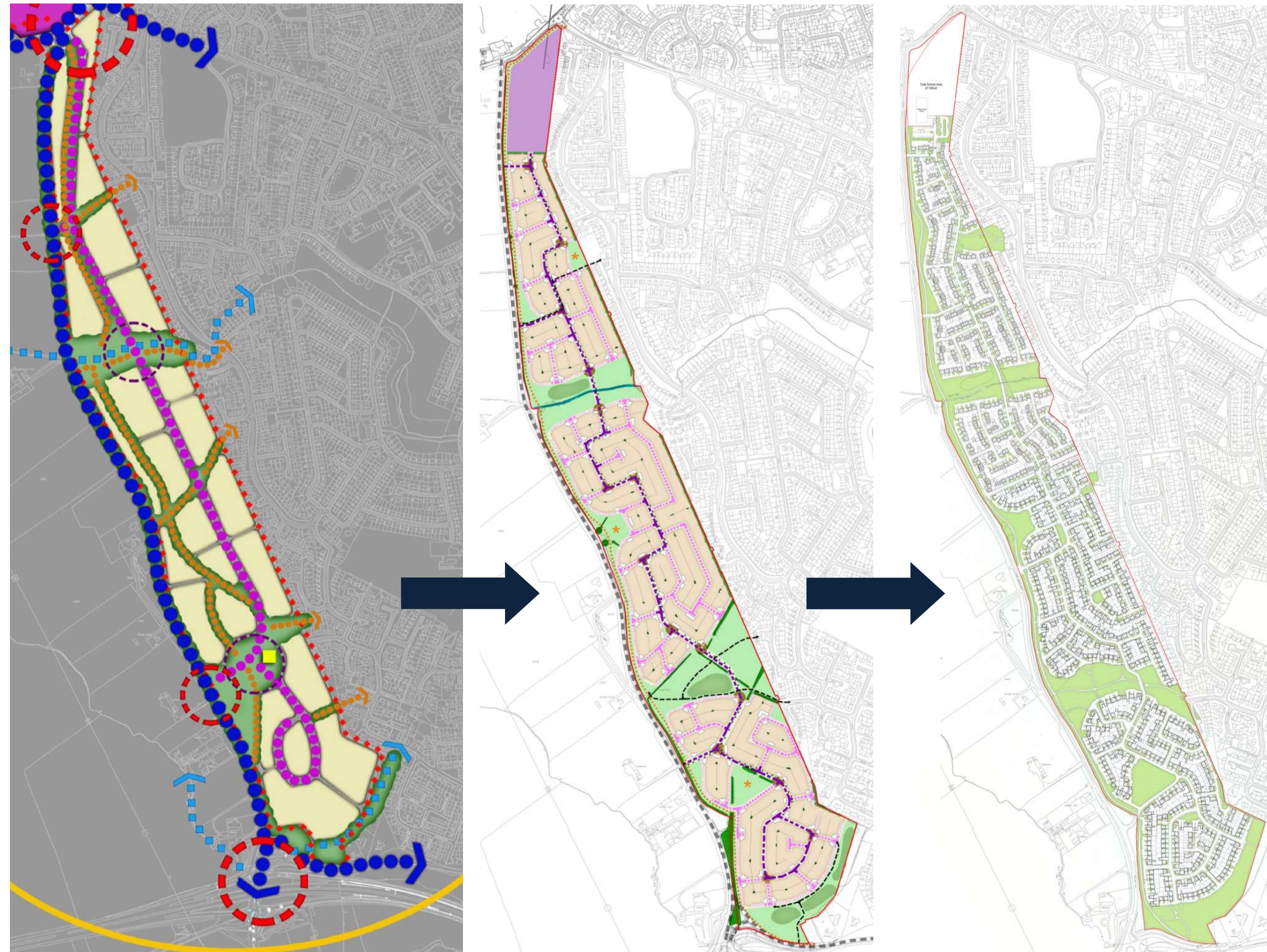
Our Masterplan for the Development

The Masterplan for the Site has progressed with input from Stockton Council and the Government's Advisory Team for Large Applications (ATLAS).

The Masterplan has evolved from the first stage shown here on the left, with the below key concepts being carried through each stage:

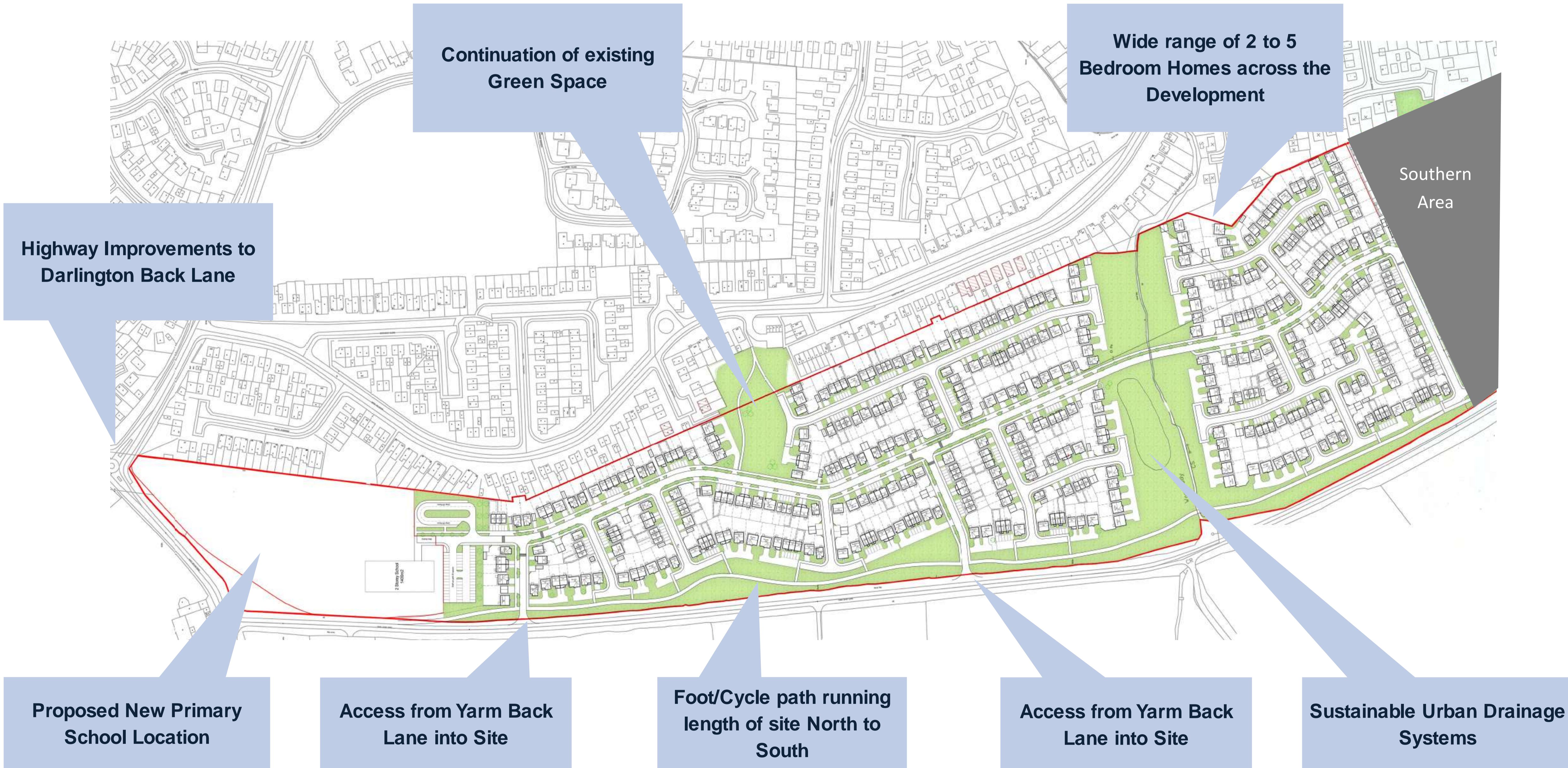
- Spine Road running through the Centre of the Site
- Two large areas of Open Space/ Park land
- Pedestrian Connections to existing residential areas to the East
- Four Vehicular accesses from Yarm Back Lane
- Footpath and Cycleway Corridor running North to South parallel to Yarm Back Lane
- Sustainable Urban Drainage Systems around Lustrum Beck
- Sustainable Urban Drainage Systems to the southern tip of the site
- Area to the North of the site reserved for a new Primary School

The next Information Boards display in more detail the proposed Northern and Southern sections of the site.



Northern Area

Detailed Proposals for the North of Yarm Back Lane



Southern Area

Detailed Proposals for the South of Yarm Back Lane



Home Designs: Taylor Wimpey

*A selection of
the homes proposed*

The images shown here demonstrate the style of homes that Taylor Wimpey propose for the Southern area of Yarm Back Lane.

The homes range from three to five bedroom and we believe the designs suite the urban/ semi-rural location of the proposed scheme.

Homes will be predominantly two storey with a mix of materials and landscaping treatments.



The Gosford

3 bedroom home

866 sqft



The Alton

3 bedroom Home

1085 sqft



The Aldenham

3 bedroom home

967 sqft



The Midford

4 bedroom home

1170 sqft



The Downham

4 bedroom home

1244 sqft



The Eynsham

4 bedroom Home

1334 sqft



The Shelford

4 bedroom home

1378 sqft



The Haddenham

4 bedroom home

1460 sqft

Home Designs: Persimmon

The images shown here demonstrate the style of homes that Persimmon propose for the Northern area of Yarm Back Lane. The homes range from three to four bedroom and we believe the designs suite the urban/ semi-rural location of the proposed scheme.

Homes will be predominantly two storey with a mix of materials and landscaping treatments.



The Rufford
3 bedroom home
870 sqft



The Morden
2 bedroom home
548 sqft



The Hanbury
3 bedroom Home
761 sqft



The Winster
4 bedroom home
1257 sqft



The Souter
3 bedroom home
932 sqft



The Roseberry
4 bedroom home
1096 sqft



The Corfe
5 bedroom home
1414 sqft



The Newton
5 bedroom home
1732 sqft

Sustainability

Government guidelines set out three dimensions to sustainable development: Economic, Social and Environmental. We look at them in turn below

The Economic Impact

The expenditure of households is a crucial element of the economics of the local area and Stockton High Street. Increased population and their spending power is a key component that underpins the success of local businesses. Whilst this will be gradual, the overall development will contribute enormously to the economy of the local area. The following headline figures have been calculated in relation to this development:

- Based on Government estimates this development will directly create **146 jobs**, and a further **220 jobs** will be created indirectly through the supply chain.
- Once constructed this development will secure Stockton Council over **£6.9million** in grants from the New Homes Bonus. This money can be reinvested in the town as the Council sees fit.
- Additionally the development will increase Council Tax Receipts by **£1.2million per year**.
- The new population that move into the proposed development will bring with them a Total Gross Retail Spending power of **£23.5million per annum**.
- Alongside this **50 jobs** will be created in Educational Employment by the new Primary School.



The Social Impact

A 'Section 106' Agreement signed by both the Council and Developers upon the granting of planning permission will ensure that the development pays its own way in terms of improvements to local facilities. This is likely to include:

- **Land for a 2.5 form entry Primary School**
- **Significant Education Contribution**
- **Significant Contributions towards Highways and Infrastructure works**
- **Community Centre Contribution**
- **Public Transport Contribution**
- **Sustainable Transport Contribution**
- **Public Open Space on site.**



The Environmental Impact

Central to the scheme is the creation of green space and the increased access to Public Open Space.

- The provision of a **Green wedge** incorporating amenity green space, formal areas, play areas and wildflower and habitat areas.
- The provision of **attractive and well designed new homes** set within a development framework incorporating best practice guidance.
- Incorporation of **Sustainable Urban Drainage ponds** not only improving the rate of rain fall runoff and reducing the impact of severe storm events but also providing an important **ecological habitat** for birds, insects and amphibians.
- The design of new homes in accordance with the current regulation standards to help **minimise waste, pollution and energy consumption**.



Landscaping Proposals



As the plan shows there is a large amount of public open space and greenways spread throughout the development. This will give a sense of place and legibility.

- The Spine road running through the centre of the site is flanked by wide, green verges with footpaths and planting on both sides.
- Two Large green spaces divide the development into thirds providing breaks between the residential areas.
- Smaller, incidental areas of green space within pockets of the development provide opportunities for local play and landscaping.

We would be interested to know your thoughts on the three approaches detailed to the right; Residential Parks, Linear Parks and Eco Parks.

Elements of all three could be used here at Yarm Back Lane.

Residential Parks

Semi-formal, public green spaces providing links between residential areas across the development. Comprise of footpaths and cycleways, open areas of amenity grass and informal groupings of trees offering opportunities for informal recreation, walking and play.



Linear Parks

Formalised landscaped park providing a direct route across the development. Comprises areas of tree planting along the primary route, a greater variety of surface treatments and formal seating.



Eco Parks

Informal public green spaces with areas of wildflower meadows creating a more naturalistic and biodiverse landscape setting. Footpaths and cycleways meander through.



Phasing the Development

North:



Please see an indicative Phasing plan for the development.

As you can see Taylor Wimpey and Persimmon would look to start the development simultaneously working inwards from both the Northern and Southern ends of the site

South:



Some Questions you may have

The site sits in a sustainable location benefitting from public transport access and close proximity to a range of local amenities. The site is able to be delivered, accords with National planning policy, and Taylor Wimpey and Persimmon will seek to build the site out if planning permission is received.

Will there be any affordable housing?

Yes, affordable housing will be provided on site. This will be a mix of two and three bedroomed properties.

What is the likely mix of housing?

The proposed development includes mostly family housing, including a mix of 2, 3, 4 and 5 bedroom homes. The majority of homes will be two storey with some units being 2.5 storey 'room in roof' homes.

How will the site be accessed?

There will be four vehicular accesses from Yarm Back Lane. There will also be new footpath and cycle connections to link the existing streets to the East.

How do the development proposals address flood risk and drainage?

The development is situated entirely within Flood Zone 1, and is therefore appropriate for residential use. Drainage will be dealt with via onsite attenuation of surface water.

What planning obligations are likely to be sought in connection with the development?

The delivery of our proposals will enable the provision of the following items which are likely to be required by the planning permission :-

Section 106 Items:	Based on 1,100 Units
Highway Junction Improvements	£9,114,119
Community centre	£306,977
Additional off-site Infrastructure Works	£1,023,256
2.5 form entry primary school with pre-school	£2,885,620
Public transport	£188,573
Secondary school contributions	£2,255,819
Services	£194,419
Sustainable transport	£110,000
Land for Highways and School	£868,233
TOTAL:	£16,947,014

What are the timings of the proposed planning application?

December 2016 – Public Consultation

February 2016 – Planning Application Submission

What we would like from you, and what you can expect from us

Once you have had an opportunity to look at the scheme proposals, if you have any questions or wish to comment please do talk to us or fill in one of the feedback forms.

Your views are important to help us develop our scheme and are very much appreciated. As we finalise our plans, we will review any comments received.

There are a number of ways to feedback your thoughts to us:

Complete a Feedback
Form Today

And speak to our Staff

Visit our Website:

[www.taylorwimpey.com/
weststockton](http://www.taylorwimpey.com/weststockton)

Write to us:

West Stockton Consultation
c/o Taylor Wimpey North Yorkshire
Lockheed Court
Preston Farm Industrial Estate
Stockton on Tees
TS18 3SH

Or Email
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Thank you for attending today, your views make a real difference