

Introduction

Gladman Developments Ltd has successfully invested in communities throughout the UK for over 20 years, developing high quality and sustainable residential, commercial and industrial schemes. A process of public consultation is being undertaken by Gladman Developments Ltd in order to present the emerging development proposal for the land off Green Lane, Yarm to the local community. We are proposing a new residential development of up to 495 homes, together with new green infrastructure. The purpose of this consultation process is to outline the details of the draft scheme and seek comments from the local community which will be considered before the outline planning application is lodged with Stockton-on-Tees Borough Council.

Site Description

The site comprises 22.78ha of agricultural land and is located on the south western edge of Yarm. Green Lane runs along the southern boundary and access will be provided off this road. Beyond the site to the south and east are areas of new residential development.

Housing Need

Every Council is required by the Government to boost significantly the supply of housing and to make planning decisions in the light of a presumption in favour of sustainable development. Stockton-on-Tees Borough Council is required to provide enough housing land to meet its full future housing needs. Approval of this development will help towards meeting the housing need within the local authority area.

Why is the site suitable for development?

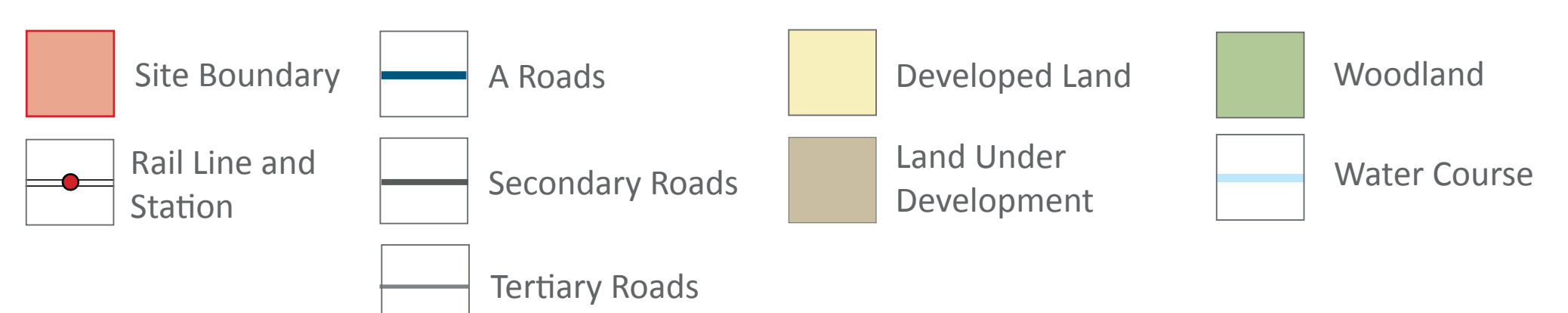
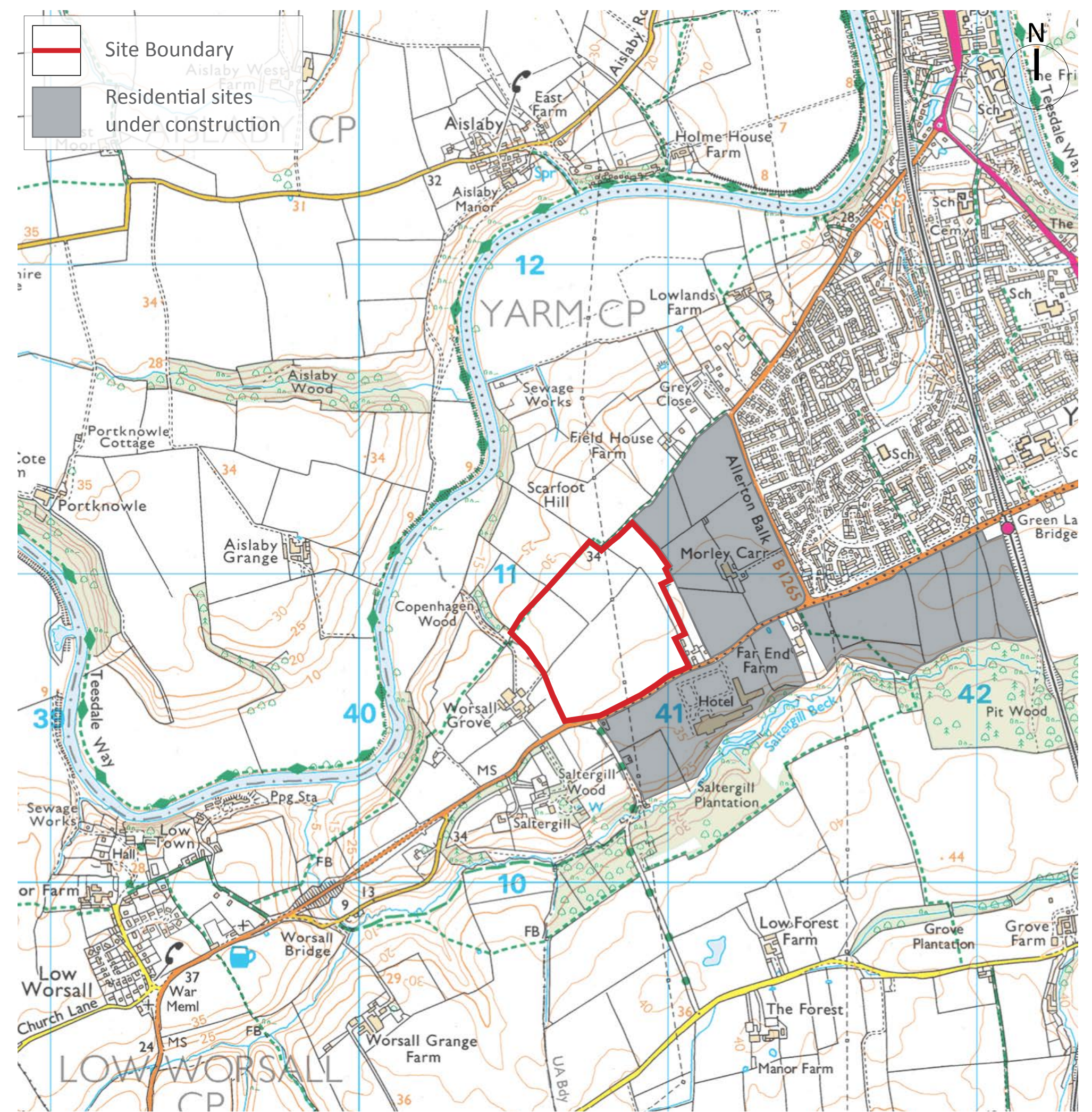
The site is sustainably located with easy access to a wide range of existing community amenities and the local public transport network. It is a logical housing site with new development close by. The site can be safely accessed via Green Lane and already enjoys pedestrian links to Yarm and the surrounding area.

The Application

Gladman Developments Ltd intends to submit an outline planning application to Stockton-on-Tees Borough Council in mid 2017. This would establish the principle of development.

Development Proposals

- A residential development to include up to 495 new homes of varying sizes, types and tenures;
- Green infrastructure, comprising: new publicly accessible greenspace, an equipped play area, outdoor sports provision, recreational paths and tree and shrub planting.



Historic Maps

The earliest cartographic source to show the area is the 1830 map, which shows the site located adjacent to Green Lane within open fields to the south west of Yarm. The field pattern of the site is recognisable with the north eastern corner linking to a track which now forms the public footpath link to Worsall Road. The properties of Morley Carr and Field House Farm are visible with other scattered properties in the local area. The historic core of Yarm can be seen in the bend in the River Tees to the north with the line of the railway crossing the River Tees to the north.

The 1857 map shows less context however more detail is shown of the local area. The field pattern of the site is evident, set within a context of further small fields. The woodland blocks along Saltergill plantation which follow Saltergill Brook are also evident to the south of Green Lane. Some additional scattered properties are also evident although are few in the local area.

By 1924, the field pattern of the site has altered with the loss of some internal divisions creating larger fields, especially in the southern part. The landscape of the surrounding area has only altered slightly with some additional properties and extension of the woodland along Saltergill Brook with 'Pit Wood' to the south. 'Copenhagen Wood' is identified adjacent to the north western corner of the site.



1830



1857



1924

Landscape Character

The site comprises agricultural land close to the existing settlement edge of Yarm and is located adjacent to recent residential development off Allerton Balk to the east of the site and Green Lane to the south.

The site lies within the National Character Area (NCA) 23 'Tees Lowlands', published by Natural England. This area is characterised as being a broad, low lying plain corresponding with the Tees River Valley of predominantly arable agricultural land, with low woodland cover and large fields, defined by wide views to distant hills.

The North Yorkshire and York Landscape Character Assessment (2011) locates the site within the landscape character type of 'Gritstone Landscape', with 'Farmed Lowland and Valley Landscape' to the north and south.

Stockton-on-Tees Borough Council's Landscape Character Assessment (2011), locates the site within the 'Yarm Rural Fringe' (6) character area, which is described as a predominantly flat to rolling arable landscape.

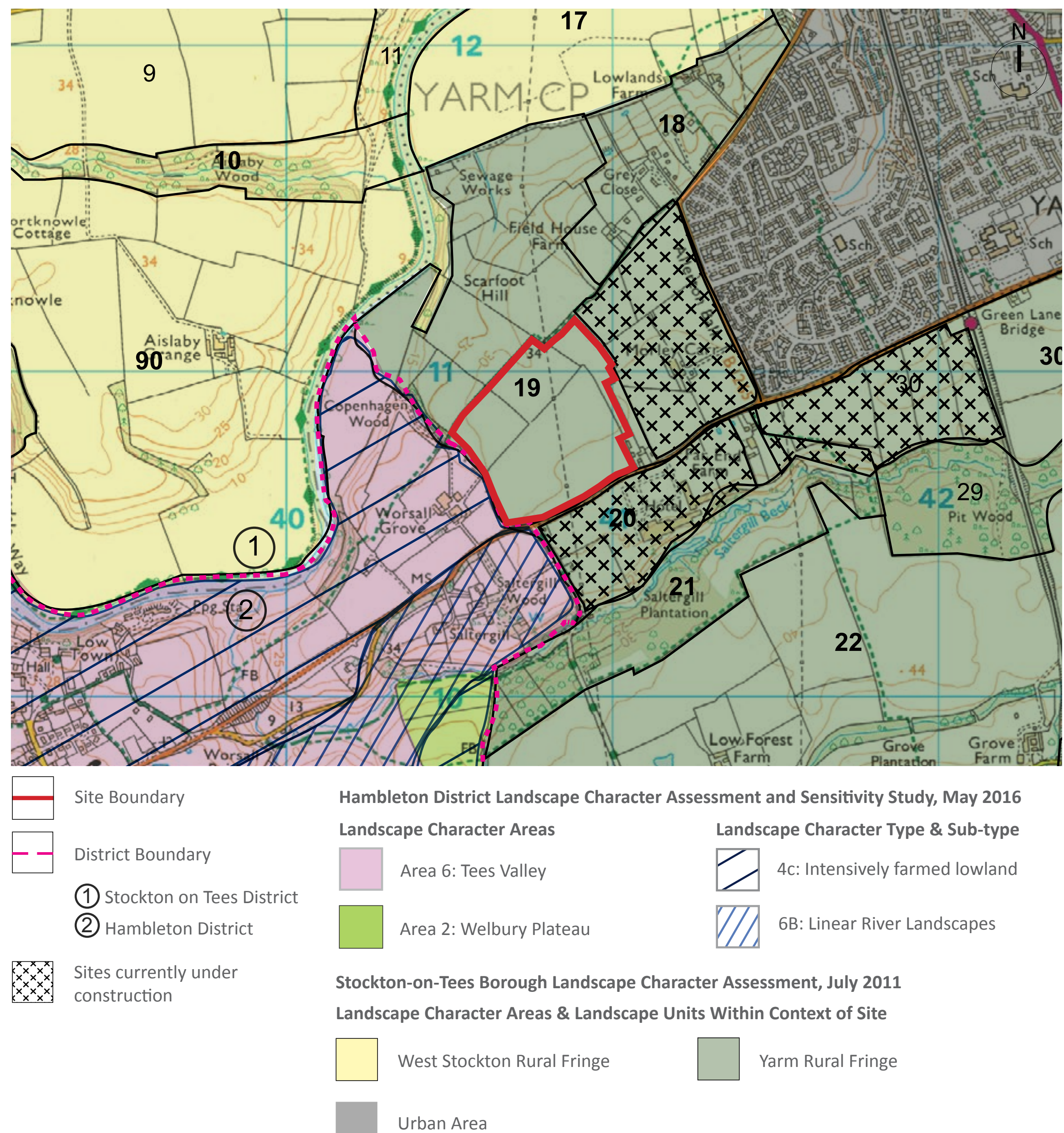
The key characteristics of this landscape include:

- *Flat to rolling arable landscape;*
- *Large fields with few hedgerows reducing in size to medium and small fields within closer proximity of Yarm, Kirklevington, Hilton and Maltby;*
- *Wooded river valleys cutting through arable landscape;*
- *Pressures on landscape from potential development on the outskirts of Yarm, Kirklevington, Maltby and Hilton; and*
- *Transport corridors including the A19 and A67 cutting through the area and creating both visual and noise detractors to an otherwise tranquil landscape.*

Settlement Character

Yarm's vernacular style includes substantial three storey buildings on long narrow plots and smaller individual dwellings, constructed from a mottled red brick with simple gabled red tile roofing and quite large sash windows.

Fenestration is often symmetrical, balanced and white in finish. Low walls and garden hedgerows differentiate public from private space away from the high street.



Above: Examples of built form and materials used within the surrounding area. The proposals will seek to reflect the existing built character so as to create an appropriate and sympathetic development in keeping with the character of the site and its context.

Site and Setting

The site and its immediate context are not covered by any designations such as National Park, or Area of Outstanding Natural Beauty (AONB), however, a local Special Landscape Area follows the River Tees valley to the north of the site. The landscape setting to the south of the site includes the recent Tall Trees development. Beyond this is the narrow valley of the Saltergill Beck, and a rising landform of large agricultural fields.

The site is bounded by Green Lane to the south and the recent development to the east. Two small wooded areas north and west of the site provide visual buffers between the River Tees valley and the site.

The visual envelope of the site is largely contained by the topography of the river valley and the local landform combined with existing mature trees and recent development.



Aerial photograph with site boundary, location of other developments and viewpoint locations



1 PHOTO VIEWPOINT 1: View north east along Green Lane at the entrance to Worsall Grove



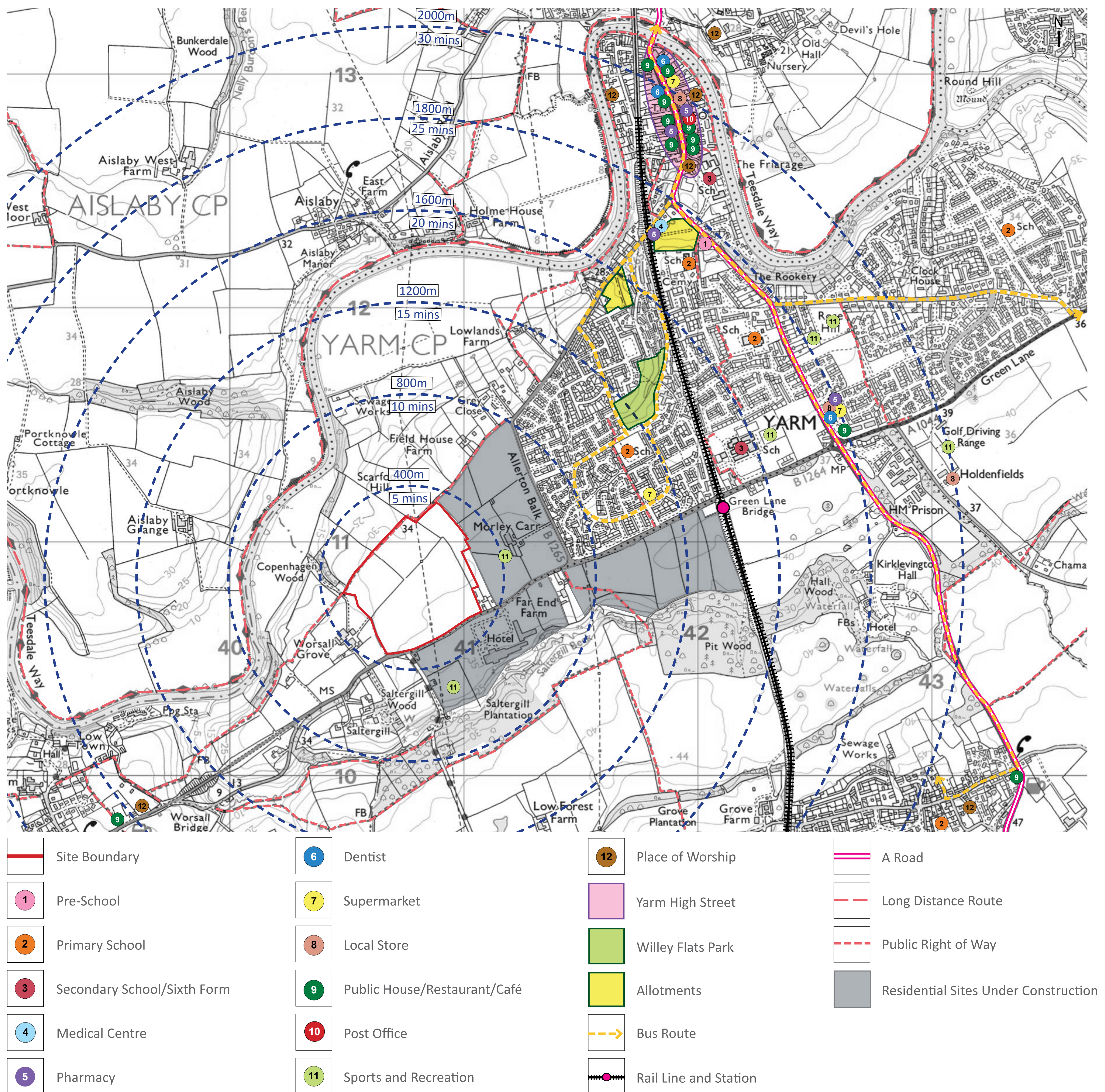
2 PHOTO VIEWPOINT 2: View facing west from the lower corner of Allerton Balk, looking across the Morley Carr development.



3 PHOTO VIEWPOINT 3: View south west towards the site from public footpath SM:177 off Worsall Road.

What are the local facilities?

The site is sustainably located with easy access to local facilities within Yarm as well as public transport links and the local footpath network. The proposed residential development would be ideally located for access to nearby open space recreation facilities as well as informal recreation areas and routes. Local bus routes provide access from Yarm to Stockton-on-Tees and the wider area via a number of regular services.



CONSTRAINTS & OPPORTUNITIES

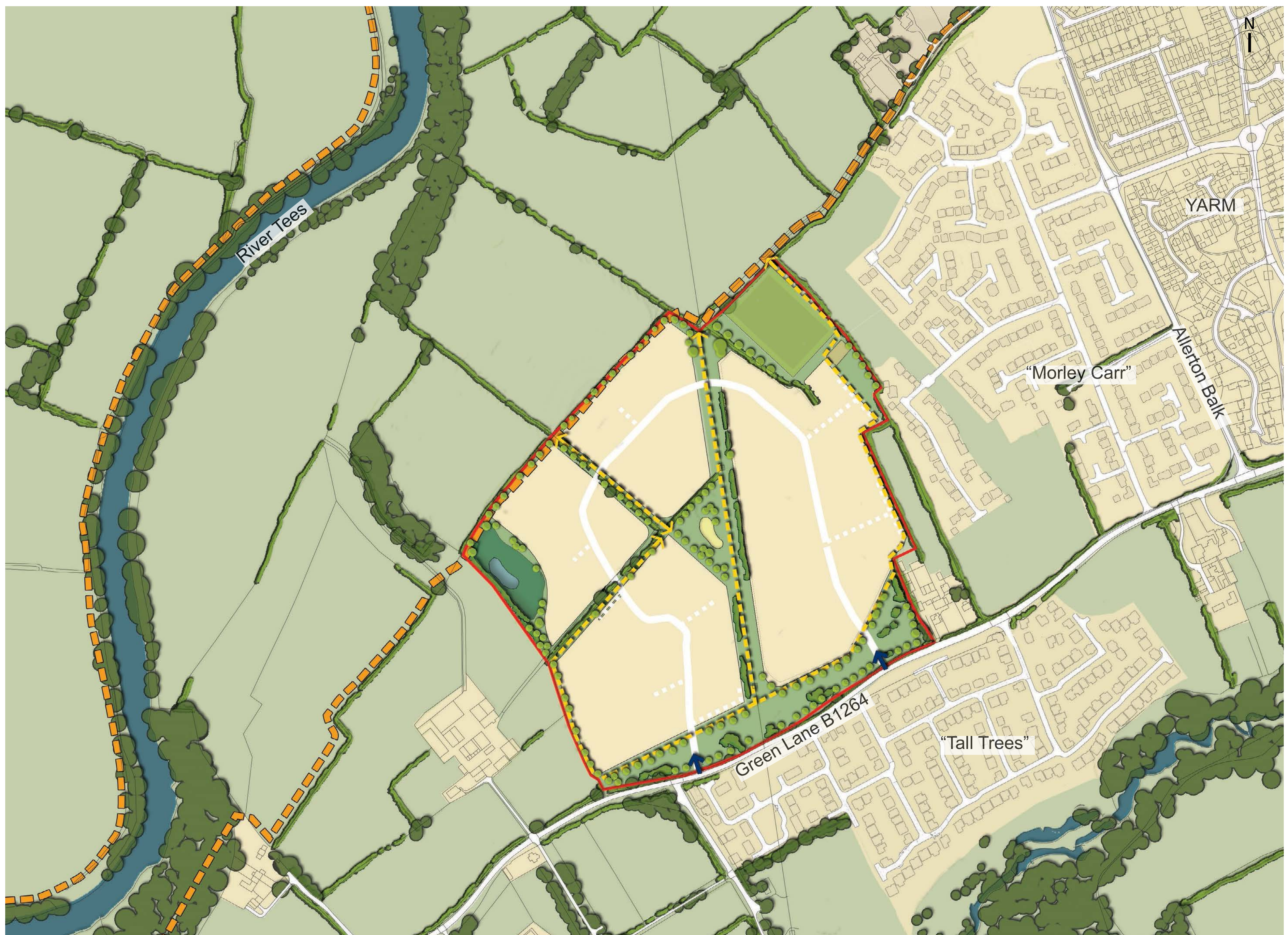
The assessment of the site and its surroundings has identified a number of features which should be protected, retained and enhanced wherever possible as part of the development proposals for the site. These considerations provide the opportunities and constraints for development and have been used to inform the preparation of the Framework Plan.



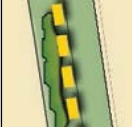






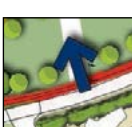
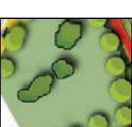
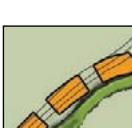



Site Boundary
 District Boundary

- | | | | |
|--------------------------------|---|-----------------------------------|--------------------------------------|
| 1 Existing settlement | 6 Topography | 11 Gas Main - Inner Zone Easement | 16 Raw Water Mains and 6m Easement |
| 2 Existing Public Right of Way | 7 Low point of site - Potential location for SuDs | 12 Gas Main - Outer Zone Easement | 17 Overhead Cables with 30m Easement |
| 3 Consider Views Towards Site | 8 Listed Building | 13 Ethylene Pipeline | 18 Overhead Cables |
| 4 Proposed Boundary Vegetation | 9 Special Landscape Area | 14 Ethylene Outer Easement Zone | 19 Telecoms |
| 5 Proposed Vehicle Access | 10 Gas Main | 15 Existing Vegetation | |

The Framework Plan addresses the identified constraints and opportunities. Areas of green infrastructure provide attractive frontages and create recreation areas, linked by green corridors through the development. This approach respects the natural environment, by protecting and increasing existing trees and hedgerows to provide a softer green edge to the new built form. The green infrastructure, which comprises no more than 33% of the total site area, will accommodate new tree and shrub planting, an area for outdoor sports, a centrally located equipped children's play area, habitat corridors and attenuation pond, as well as traffic-free pedestrian routes (including the retained public footpath).



	Site Boundary	(22.78Ha)		Proposed Pedestrian Links			Multifunctional Green Corridors	(1.8Ha)
	Residential Area (Up to 495 dwellings at 33dph)	(14.92Ha)		Existing Trees and Hedgerow			Proposed Play Area	(0.04Ha)
	Proposed Indicative Roads			Proposed Tree Planting			Proposed Attenuation Pond	(0.5Ha)
	Proposed Vehicle Access			Amenity Greenspace	(4.57Ha)			
	Existing Public Rights of Way			Proposed Sports Pitch	(0.95Ha)			

Have Your Say

Thank you for taking the time to view this information. Your comments and suggestions will be taken into account when formulating the final planning application submission. All comments and feedback will be provided to the local planning authority as part of the planning application.

Comments can be sent via the website:

www.your-views.co.uk/yarm

Or you can respond by email:

comments@your-views.co.uk

(using "Yarm" as the subject line)

Or by post:

Your Views; Yarm

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CW12 1LB

Gladman consider all correspondence received and our response to the issues raised will be set out in a Statement of Community Involvement (SCI).

As part of the planning application, Gladman will submit a complete copy of all correspondence received (including any details such as your name, address and email where you have provided them) to the local planning authority. This ensures all your comments are available to the council during their consideration of the application and shows who we have consulted. As the SCI forms part of the formal application documents, the council may publish it online, subject to their own data protection policies.



Should the application be the subject of an appeal, the same information will be forwarded to the Planning Inspectorate.

If further consultation is carried out as part of the planning process, Gladman may use your details to make you aware of this and to ask for your views, but will not use this information for any other purpose.