



LAND AT WYNYARD VILLAGE

BACKGROUND

History of Wynyard

In 1987 the Hall and Estate were acquired by Sir John Hall. His vision for the Estate involved securing the future of the historic Hall and grounds as a hotel and conference centre, and the creation of a unique new sustainable community comprising a mix of high quality housing, employment and leisure opportunities all set within the extensive parkland surroundings provided by the Wynyard Estate.



Wynyard Today

Today, Wynyard Village is widely recognised as the premier residential address in Teesside. A whole new community has been created with a wide range of clubs, societies and community groups together with a range of supporting facilities which include a small food store, hairdressers, dentists, estate agent, public house, golf club and primary school.

Cameron Hall have also redeveloped the former walled garden at Wynyard Hall to include a café, visitor centre and rose garden. A new local centre is now also planned by Cameron Hall Developments as part of their Stoney Wood development which it is envisaged will include a restaurant, medical centre, cafe, 3 retail shops and community room.

Extent of this Application



Ongoing Development

Developments with Planning approvals and neighbourhoods currently under construction



LAND AT WYNYARD VILLAGE

REVISED PROPOSALS

Proposed Masterplan



Key Changes

Following the comments received in relation to the initial proposals as part of planning application 23/0261/OUT, Cameron Hall and Jomast have taken on board the responses received and are proposing some significant changes to the proposed masterplan. The amended masterplan subject to consultation now proposes:

- Up to 700 new houses
- Care and medical facilities
- Retention of the golf holes in their current location.
- Removal of the development from the areas of hardwood trees along The Wynd
- A new Wynyard Sporting Club including new playing pitches and changing facilities
- A new Village Hall
- A new Country Park extending to approximately 66 acres
- A new Community Park extending to approximately 24 acres
- A network of paths and walkways across Wynyard Village and Wynyard Estate.
- Land reserved for a secondary school



LAND AT WYNYARD VILLAGE

HOUSING

Wynyard Eastern Gateway

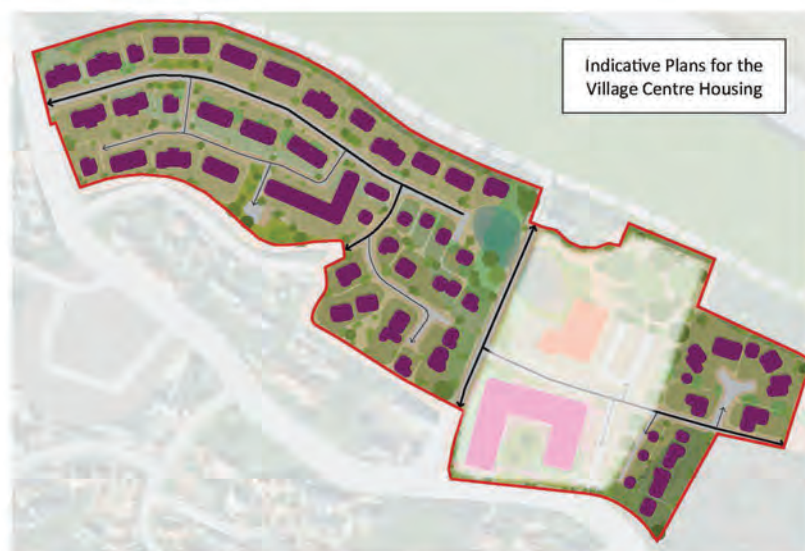
Precedent for Proposed Housing



The eastern gateway housing will reflect the existing main housing off The Wynd, centred around a generous park and at the gateway of the community sports offer.



Village Centre



The housing around the Village Centre will be reflective of the original layout of Wynyard Village. Mews houses and terraces are arranged around pockets of green space, backing onto the woodland.

Character of the existing Village Centre



Precedent for Proposed Housing

