

LAND AT WYNYARD VILLAGE

VILLAGE HALL & CARE

Village Hall & Care Home

A new community centre will provide facilities for residents across Wynyard village. Outdoor spaces will connect to pedestrian routes linking the woodland and residential areas.

Care facilities will be closely linked, at the centre of the Community.

Character of the proposed Village Hall



Indicative proposal for Village Hall & Extra Care Housing

- 1. Village Hall, landscaped frontage and parking
- 2. Extra care housing with courtyard garden and parking



Indicative view of Village Hall and Extra Care



The indicative Extra Care housing allows for approximately 70-80 apartments and associated facilities surrounding a courtyard garden with associated car parking spaces for visitors and residents.

Character of the proposed Extra Care housing



Character of the Village Hall surroundings and woodland trails



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WYNYARD SPORTS CLUB

Pitches & Pavilion



- 1. Football pitches
- 2. MUGA (Multi-use games area) courts and Pavilion
- 3. Land Reserved for Secondary school and associated grounds and parking
- 4. Land reserved for school fields

It is envisaged that Wynyard Sporting Club will be provided at the eastern gateway entrance. The community sports facilities allows for 2 no seniors football pitches (FA guidance), 3 no MUGA pitches and a Clubhouse/ Pavilion providing changing space and social areas.

Sports Pavilion Precedent



Grass Pitches & MUGA



LAND RESERVED FOR SECONDARY SCHOOL

The potential future school provision allows for a 600 entry school (with space for future expansion) and associated parking, social and play areas.

School & Grounds



Entrances & Social Spaces





LAND AT WYNYARD VILLAGE

OPEN SPACE & RECREATIONAL ROUTES

Open Space Strategy



The proposed development includes the creation and enhancement of significant areas of public open space across Wynyard Village which far exceed the planning requirements and are a significant material benefit of the proposals.

These will fall into the categories of:

- Natural Greenspace;
- Amenity Greenspace;
- Play and;
- Outdoor Sports (see separate board for details)

Designs to all areas will be developed to provide the following:

- Retention of existing features/ trees/ planting wherever possible (with the exception of plantation woodland)
- Improved use and access for all
- Introduction of new planting/ habitats to enhance green infrastructure across the Village
- Integrated green sustainable drainage solutions such as ponds and rain gardens
- Continuity of material palettes across the village to tie into the wider Wynyard character.

New or enhanced open space will primarily be provided in three locations as indicated above and summarised as follows:

<h3>1 Country Park</h3> <p>Creation of a new, naturalistic parkland space on fields located between the village and Wynyard Hall.</p> <p>Proposals will include:</p> <ul style="list-style-type: none"> • New woodland creation to boundaries • Enhancement of the field to create wildflower meadows with mown path routes • A focal drainage pond 	<h3>2 Wynyard Community Park</h3> <p>Enhancement of the existing area of open space to the north of the village through the introduction of:</p> <ul style="list-style-type: none"> • Formalised footpath routes including to the summit of the Torr • Enhanced planting diversity • The creation of a Wynyard Village Garden of Contemplation to provide a quiet garden suitable for commemoration/ remembrance • Focal art pieces to provide interest and focus 	<h3>3 Residential Park</h3> <p>Creation of a new focal open space in the heart of the proposed housing development to provide residents with a green outlook within the development, and a new destination with regards to the wider Village.</p> <p>It is envisaged that this space would include opportunities for socialising with neighbours, flexible play and green drainage features to serve the new development.</p>
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Recreational Routes

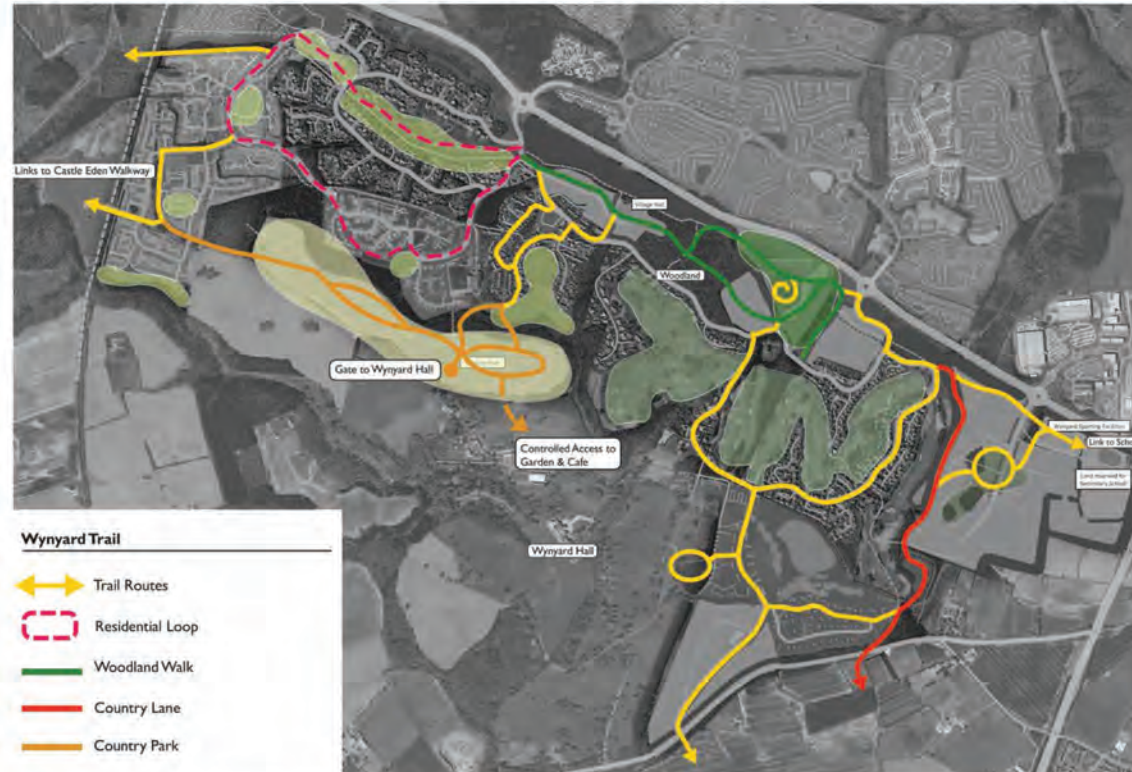
As part of a village wide strategy, a linked series of recreational routes will be promoted to create the 'Wynyard Trail'.

They will provide an interlinked network of connections allowing residents easier

access and better use of both existing and proposed routes.

They include a number of distinctive character areas providing variation and choice of both experience and distance.

Onward connections to the wider countryside will be promoted as well as controlled connections into Wynyard Hall, making this more easily accessible through opening times.



There are four key route characters including the Country Park. The remaining three can be described as follows:

1 Country Lane

The existing route to the eastern Village boundary will be retained providing an 'off road' north to south link to the wider context and between new residential areas and the school to the east. The existing character of a track running between hedgerows will be retained with key gateways into housing areas being marked/ sign posted for ease of orientation.



2 Woodland Walk

Existing informal paths through woodland to the north of the Village will be surfaced to improve access for all and to create a woodland trail intended to engage all with artwork and play features providing points of interest along it. This will provide links to the Community Park and the Village Hall and Green, enhancing provision for the community in the heart of Wynyard Village.



3 Residential Loop

Providing doorstep access to residents in the west of the Village, this route includes a series of smaller public open spaces that have been delivered as part of recent housing developments. It is intended to provide residents with measurable routes for walking/ running etc. and encourage all to leave the house, even if just to have a walking phone call on days when working from home.



NEXT STEPS

Thanks for attending the consultation event today.

Further information is available at: www.elgplanning.co.uk/consultation/wynyard-village

There are four ways in which you can comment:

1. Attend the Community Consultation Event and complete a comments form;
2. Via the ELG Planning website at www.elgplanning.co.uk/contact;
3. In writing to ELG Planning, 55 Coniscliffe Road, Darlington, Co. Durham, DL3 7EH;
4. Send an email to: consultation@elgplanning.co.uk leaving your name and address along with your comments.

Please provide all comments by **Wednesday 20th December 2023 at the latest.**

Residents and interested parties have the opportunity to provide comments and help us evolve the proposals further before submitting an updated masterplan and other supporting information to Stockton-on-Tees Borough Council in due course.

