Stockton-on-Tees
BOROUGH COUNCIL

Review of the Limits to Development and Green Wedges

Stockton-on-Tees Borough Council

May 2010

Local Development Framework

1.0 Introduction

The Regeneration DPD will include policies concerning the 'limits to development' and 'green wedge'. In order for these policies to be robust these designations must be reviewed and updated.

Policy boundaries contained within the Stockton-on-Tees Borough Council's Local Plan (adopted June 1997) were produced using base map Ordnance Survey (OS) information available at the time. However, changes in OS base mapping, improvements in GIS technology and physical changes on the ground necessitate a review of policy boundaries to form an evidence base document for the Regeneration DPD.

1.1 Limits to Development

The Stockton-on-Tees Local Plan identifies that:

> *'Limits to development have been identified around the main urban core and the villages. Where possible, limits have been drawn where there is a clear break between urban and rural uses and landscapes. In the countryside beyond these limits, development will be strictly controlled.'*
> (Paragraph 2.41)

The Regeneration DPD Issues and Options Report asked the question whether or not green wedges should 'be included within the limits to development?' A total of 64 responses were received to this question with 57 wishing for green wedges to be removed from the limits to development thereby strengthening their protection from development. As such the purpose of this review of the limits to development is two fold:

1. Place a limits to development around each settlement in the conurbation
2. Review the existing limits to development to ascertain whether any changes are required.

The Council published the 'Planning the Future of Rural Villages in Stockton-on-Tees Borough' report in October 2008. During consultation on this report it was evident that the overriding preference of village residents was to retain the limits to development. As such limits to development around villages will be retained and where necessary revised (this will include the provision of limits to development around Wynyard Village).

1.2 Green Wedges

> *'Green wedges - areas of open space extending from the countryside into the built up areas - are a feature of the Tees Valley sub-region and have been protected through planning policies for many years.'*
> (Tees Valley Green Infrastructure Strategy Paragraph 6.24)

The Stockton-on-Tees Local Plan identifies six green wedges within the limits to development; with the purpose of these areas to 'maintain the separation of communities within the built-up area, and improve its appearance'. The Local Plan continues to emphasise that 'the uses considered appropriate within green wedges

are those that ensure their open aspect is retained and require only limited built development'.

The Core Strategy Development Plan Document highlights the importance of green wedges within point 3 of Policy CS10: Environmental Protection and Enhancement:

> *'The separation between settlements, together with the quality of the urban environment, will be maintained through the protection and enhancement of the openness and amenity value of:*
>
> *i) Strategic gaps between the conurbation and the surrounding towns and villages, and between Eaglescliffe and Middleton St George*
> *ii) Green wedges within the conurbation, including*
> - *River Tees Valley from Surtees Bridge, Stockton to Yarm*
> - *Leven Valley between Yarm and Ingleby Barwick*
> - *Bassleton Beck Valley between Ingleby Barwick and Thornaby*
> - *Stainsby Beck Valley, Thornaby*
> - *Billingham Beck Valley*
> - *Between North Billingham and Cowpen Lane Industrial Estate*

> *iii) Urban open space and play space.'*

2.0 Methodology

Initial meetings were held with Planning Enforcement and Development Services in order to ascertain any concerns they had over revising the limits to development and green wedges and to identify any areas of interest where changes to the landscape may have taken place.

It has also been essential to ensure that the revised policy boundaries are consistent with the latest OS base maps.

2.1 Limits to development

Limits to development are to be drawn around the each settlement. The limits do not, however, include scattered development separated from the main body of the settlement by areas of undeveloped land.

The limits to development will be drawn where there is a clear break between the urban and rural/open areas. Where possible it is advantageous to draw this limit to development along the most easily identifiable features. Therefore, when looking to draw the limits to development the following hierarchy has been used to determine the strongest boundary.

1) Rivers
2) Roads and paths
3) Back fences and site boundary fences

This review has been conducted in two stages:

1) Desk study involving analysis of existing OS data, historic aerial photographs, oblique aerial photographs and discussions with Development Control and Enforcement Colleagues.
2) Site visits.

Whilst revising the limits to development officers have had to ask themselves a number of key questions when considering whether or not to include land within the boundary. These questions include:

- Where is the break between urban and rural/open areas?
- Whether or not planning permission has been granted and if so what the permission is for?
- Does the land in question relate well to the rest of the limits to development?
- Would inclusion of the land create a potential piecemeal development site out of character/proportion with the surrounding area?

Land with planning permission has been reviewed to consider the appropriateness of inclusion within the limit to development. This would include the consideration of the impact of its development on the locality and whether the land is required for other purposes, including open space and the likelihood of the site being developed during the Plan period.

Where a building is included within the limits to development, its curtilage area is also included, unless there is a good reason to exclude it, for instance:

- If it is very large;
- If it extends into a designated area beyond the limit;
- If it is poorly related to the main building;
- If it is poorly related to the rest of the limit.

Locating garden land outside of the limits to development (and within the green wedge) does not restrict resident's ability to enjoy their garden land. Residents will still have permitted development rights allowing them to undertake minor development under a deemed grant of planning permission (garden shed, play equipment etc).

2.2 Green Wedges

The purpose of green wedges has been clearly set out within the Stockton-on-Tees Local Plan within policy EN14 as being to 'maintain the separation of communities within the built-up area, and improve its appearance'. Policy EN14 highlights that a number of uses are considered appropriate within the green wedge which ensure the open aspect is retained.

As discussed in section 2.1, limits to development are to be drawn around each settlement, it is anticipated that this will generally form the expanse of the green wedge designation. As such the desk study and site visits for the review of green wedges were undertaken at the same time as the limits to development. It has been essential to ensure that all land included within the green wedge designation is considered to 'maintain the separation of communities within the built-up area'.

Accordingly it is considered that the following uses which are located outside of the limits of development are considered appropriate to be included as green wedge:

- Allotments
- Churchyards
- Sports grounds
- Playing fields
- Ribbon or minor development where it is surrounded by or extends into land which is clearly part of the Green Wedge
- Extensive gardens which form part of the separation between settlements (where there is minimal built development).

3.0 Mapping the Preferred Options

Following the methodology outlined in section 2, Spatial Planning Officers have identified the preferred options limits to development and green wedges. These preferred options designations are outlined within the mapping and discussions supporting this report.

Mapping has been undertaken for each settlement detailing the following (where appropriate):

- Preferred Options Limit to Development
- Preferred Option Green Wedge
- Local Plan Limit to Development
- Local Plan Green Wedge
- Requested review of Limit to Development
- Requested review of Green Wedge
- Planning Permissions
- SHLAA sites
- Areas of interest/discussion
- Environmental Designations

Alongside the mapping a discussion is included dealing the reason for drawing the preferred options where they have been located as well as why the other areas highlighted have or have not been included/excluded.

All sites submitted as part of the Strategic Housing Land Availability Assessment (SHLAA) have been included within the review process as many agents/landowners suggested that these sites were appropriate for inclusion within the limits to development or exclusion from the green wedge when they were submitted to the SHLAA

Preferred options boundaries and discussions

Discussions and mapping relating to the preferred options boundaries for the limits to development and green wedge discussions is available in the remainder of this report in the following order:

Main Conurbation

- North Tees Pools and Seal Sands
- Billingham
- Billingham Beck Valley
- Stockton
- Bowesfield
- Eaglescliffe
- Yarm
- Ingleby Barwick
- Thornaby

Villages

- Aislaby
- Carlton
- Cowpen Bewley
- Elton
- Hilton
- Kirklevington
- Long Newton
- Maltby
- Redmarshall
- Stillington
- Thorpe Thewles
- Whitton
- Wolviston
- Wynyard

North Tees Pools and Seal Sands

The preferred options limits to development at North Tees Pools and Seal Sands remains largely unchanged with the boundary following the extent of the industrial area (including that to be allocated and that with extant permission). The main change has been to remove the Sites of Special Scientific Interest (SSSI) from the limits to development.

Legend

- Sites of Special Scientific Interest
- Local Plan: Limits to Development (adopted 1997)
- Regeneration DPD Preferred Options: Limits to Development

Oil Storage Depot
Marsh House Fm
Works
Power Station
Mud & Sand
Oil Terminal
Jetties
Ore Term
Brine Field
Chemical Works
Container Terminal
Jetty
Teesport
Oil Refinery
Saltholme
Depot
Wks
Transporter Br (Toll)
Football Stadium
A 178
A 66
B 1513
A 1085
South Bank
Sch
LC
LCs

Stockton-on-Tees BOROUGH COUNCIL	Development & Neighbourhood Services Corporate Director: P Dobson Head of Performance & Business Services: S Daniels Municipal Buildings, Church Road, Stockton-on-Tees. TS18 1LE Telephone: (01642) 393939	This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Stockton-on-Tees Borough Council 100023297 2010
North Tees Pools and Seal Sands	Date: 8 April 2010	Scale N.T.S

Billingham

Billingham

Reference	Address	Discussion
30	Northfield Comprehensive School	The site has built development and is surrounded by playing fields and farmland. It is considered that Thames Road constitutes the break between the urban and rural areas.
48	Land off Cowpen Lane	This area of shrub land is similar to the land north of the railway which is designated as green wedge within the Local Plan. It is considered that this section of land maintains the openness of the communities and should as a preferred option be included as green wedge and placed outside the limit to development.
51	Billingham Golf Club	The Club House is accessed by a road from Sandy Lane. The development is not linked with the housing to the north. It is considered appropriate to exclude this use from the limits to development.
SHLAA30	Land to the North East of White House Farm	The SHLAA 2009 update found this site non developable. The site is farmland. It is considered that Thames Road constitutes the break between the urban and rural areas.
SHLAA56	Land at Wolviston	The SHLAA 2009 update found this site non developable. The site is farmland. It is considered that Thames Road constitutes the break between the urban and rural areas.
SHLAA63	St Michael's School	The SHLAA 2009 update found this site developable for an area equivalent to the building and hardstanding following the demolition of the school under the BSF programme. This site is likely to be allocated for housing; however no decision on the location of the housing has been determined at this stage.
SHLAA97,	Land at A689 Roundabout (Site 1,2	These sites are new inclusions within the 2010 SHLAA. SHLAA site 99

98, 99	and 3)	is currently a grass verge and it is deemed appropriate to exclude this land from the preferred option limit to development. SHLAA sites 97 and 98 are separated form built development by the A1185; they have therefore been placed outside the preferred options limit to development.

Port Clarence

Reference	Address	Discussion
61	Land off Cowpen Bewley Road	This area of land was included within the Local Plan limits to development; the justification for this is not clear as the land appears to have been in the same undeveloped use as that to the north. It is considered that Cowpen Bewley Road constitutes the break between the urban and rural areas.
62	Allotment Gardens, Cowpen Bewley Road	The preferred options limit to development at this location remains unchanged to that in the Local Plan. It is considered that this location constitutes the break between the urban and rural areas. It is justified that the allotment gardens are located outside the limits to development
69	Allotment Gardens, Westlowthian Street	The preferred option limit to development at this location excludes the allotment gardens. It is considered the limits to development as drawn constitutes the break between the urban and rural areas.
87	Wetlands	This area of land was included within the Local Plan limits to development; the justification for this is not clear as the land appears to have been in the same undeveloped use as that to the east. It is considered that the boundaries of properties and Port Clarence Road constitute the break between the urban and rural areas.

SHLAA21
SHLAA22
SHLAA97
SHLAA98
SHLAA99
SHLAA20
SHLAA19
SHLAA74
86
68
SHLAA30
SHLAA56
30
SHLAA84
SHLAA79
48
SHLAA63
SHLAA92
51
BILLINGHAM
Wolviston
Billingham Campus
Playing Fields Schools
College
Cowpen Bew
Industrial Estate
Beaumont Park
Sewage Works
Golf Course
Playing Fields
Playing Field
Cemetery
Depot
Works
Warehouses
Training Centre
Roseberry Bridge
Cowpen Lane Bridge
Billingham Beck
Cowbridge Beck
Parkfoot Bridge
Cow Bridge
John Whitehead Park
Charlton's Pond (Bird Sanctuary)
Belasis Hall Technology Park

Legend

- Local Plan: Limits to Development (adopted 1997)
- Regeneration DPD Preferred Options: Limits to Development
- Regeneration DPD Preferred Options: Green Wedge
- Local Plan: Green Wedge (adopted 1997)
- SHLAA site

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Billingham

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Scale N.T.S

61

62

87

69

Saltholme

Haverton Hill

High Clarence

Brighouse Business Village

Riverside Park Industrial Estate

Dawsons Wharf Industrial Estate

Trading Estate

Middlesbrough Goods Yard

Trident Business Centre

Ayrton Works

Belasis Hall Technology Park

Saltholme Brine Reservoirs

Saltholme Clayfield

Recreation Ground

Playing Fields

Transporter Bridge

River Tees

Middlesbrough Reach

Holme Fleet

Belasis Beck

Belasis Hall (site of)

Pipe Line

Pipe Lines

Jetty

Tower

Reservoir

Allot Gdns

Sewage Ppg Sta

Ppg Sta

Depot

Telephone Exchange

Dismantled Railway

Refuse Destructor

Cemy

Works

Sand

Mud

Wharf

Groyne

Outfall

Statues

Subway

Basin

Slipway

Slo-way

Cycle Track

Track

Drain

Path

Weir

Cooling Towers

Tees Salt Bridge

Billingham Reach Wharf

Ayresome Wharf

Barnett's Wharf

Bamlet's Bight

Hero Coron & DA Flay

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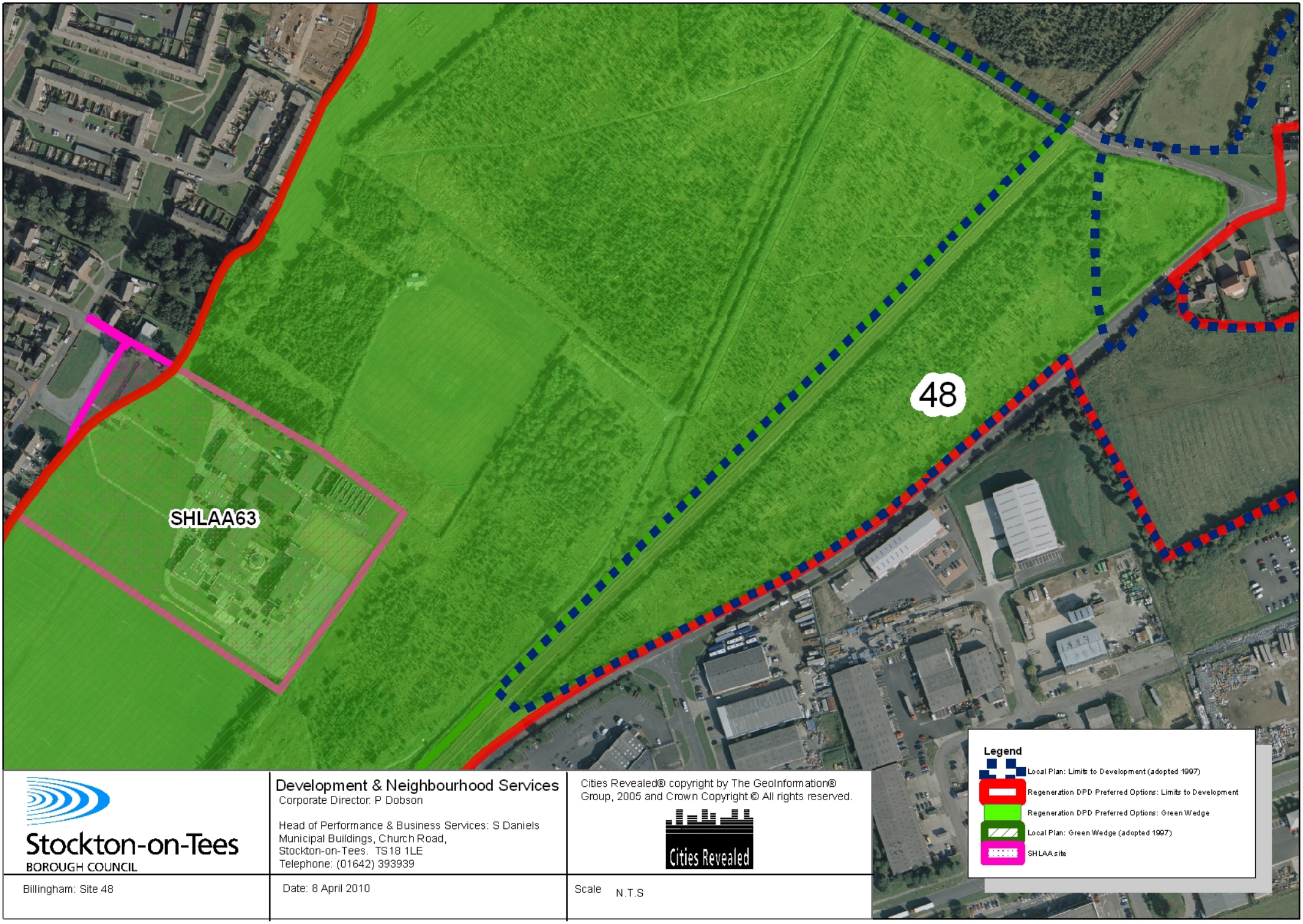
Legend
Local Plan: Limits to Development (adopted 1997)
Regeneration DPD Preferred Options: Limits to Development

Billingham and Port Clarence

Date: 8 April 2010

Scale N.T.S



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Billingham: Site 48

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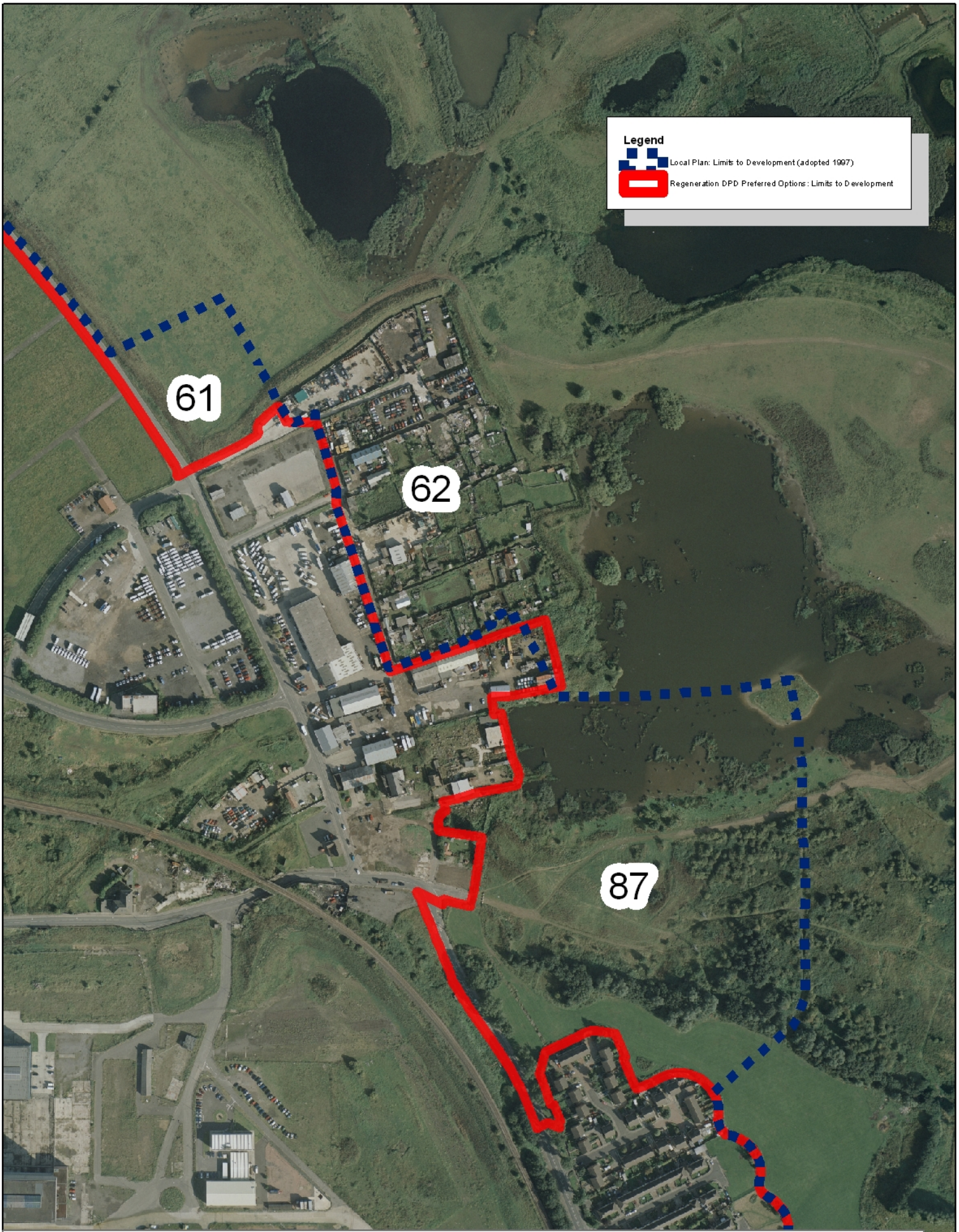

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Billingham and Port Clarence: Sites 61, 62, 87

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Billingham Beck Valley

Reference	Address	Discussion
101	Land off New Road	The land was formally within industrial use. However, this use ceased a considerable time ago. Natural regeneration has occurred on much of the site and it is now considered that the site makes a valid contribution towards the green wedge and should be excluded from the preferred options limits to development. The site itself remains largely fenced prohibiting entrance to the general public.
SHLAA13	Land at Chesham Road, Norton	The site was found non developable within the SHLAA 2009 update. The land drops steeply from Dovedale Road creating a site which is heavily wooded to the west and separated from the A19 by landscaping. A public footpath/cycleway passes through the site linking residential communities to the north and south. It is considered that the site contributes towards the separation of communities and is an extension of the green wedge to the north. As such it is considered that the site should remain classified as green wedge and placed outside the preferred options limit to development.

Legend

- Local Plan: Limits to Development (adopted 1997)
- Regeneration DPD Preferred Options: Limits to Development
- Regeneration DPD Preferred Options: Green Wedge
- Local Plan: Green Wedge (adopted 1997)
- SHLAA site

SHLAA51

SHLAA83

SHLAA13

101

SHLAA64

Billingham Beck Valley Country Park

Norton Bottoms

Mount Pleasant

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Billingham Beck Valley

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Billingham Beck Valley: SHLAA 13

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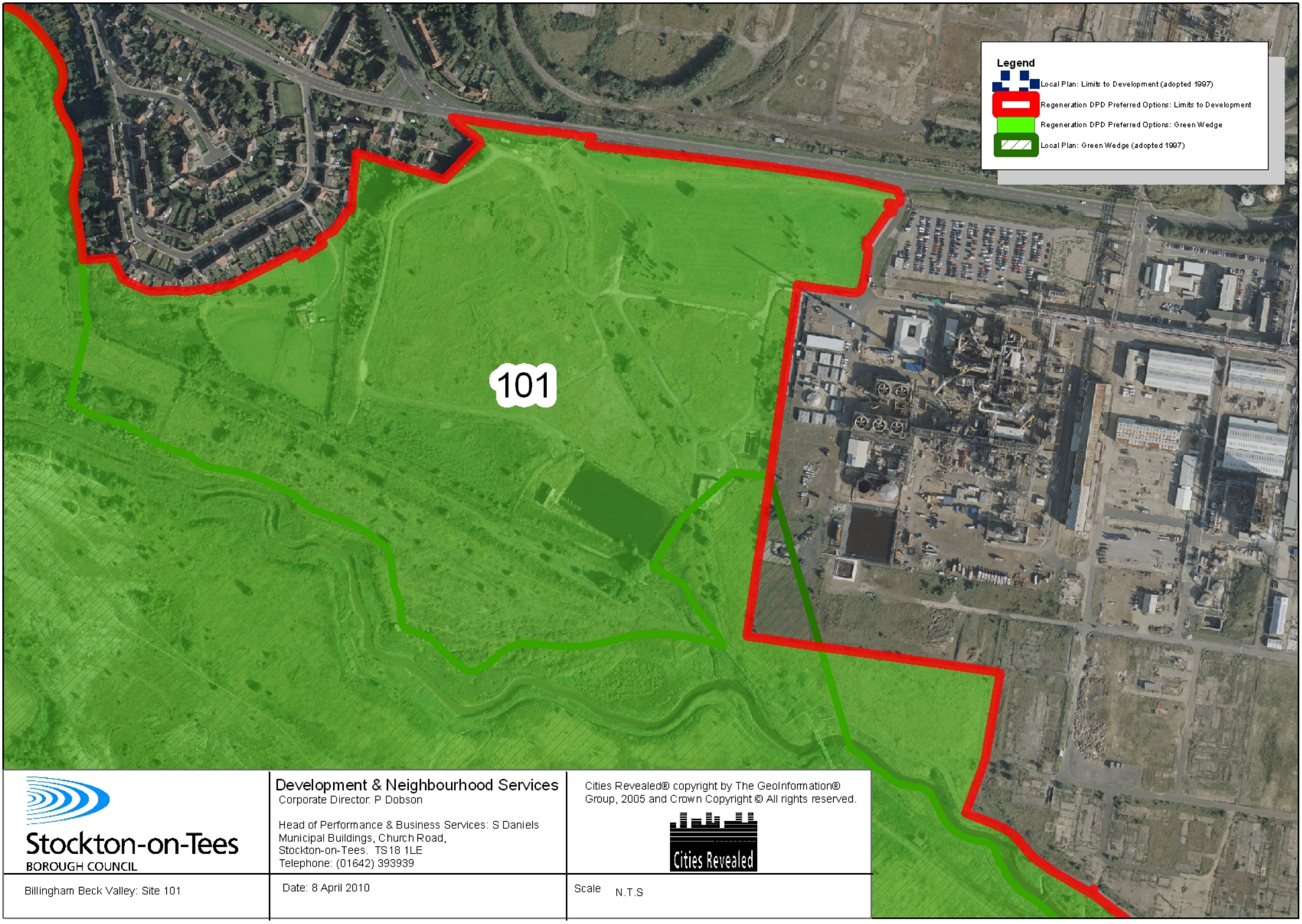

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Billingham Beck Valley: Site 101

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SHLAA 13- Land at Chesham Road, Norton

SHLAA 13- Land at Chesham Road, Norton

SHLAA 13- Land at Chesham Road, Norton

101- Land off New Road

Stockton

Stockton North

Reference	Address	Discussion
25	Westminster Oval	The site was allocated for housing in the Local Plan and is now fully developed. As such the preferred options limit to development includes the site.
43	Bishopsgarth School	A secondary school and playing fields is located to the west side of Harrowgate Lane. Nevertheless it is considered that Harrowgate Lane constitutes the break between the urban and rural areas.
79	Properties on Letch Lane	Numerous residential properties are present on Letch Lane. Given the linear nature of the development it would be inappropriate to include these properties within the limits to development. Further to this it is considered that Harrowgate Lane constitutes the break between urban and rural/open areas.
202	Former Quarry, Blakeston Lane	Planning permission was granted for a residential development on the site under application 03/2954/OUT. The site still has extant permission for residential development; however at the time of writing no development has taken place on site. It is considered that the break between the urban and rural areas is currently established by the railway line and it would currently be incongruous to include the site within the preferred options limit to development.
SHLAA35	Land West of Harrowgate Lane	The SHLAA 2009 update found this site developable. It is considered that Harrowgate Lane constitutes the break between urban and rural

		areas. Therefore it is considered that the site should remain outside of the limits to development.
SHLAA62	Land adjoining Blakeston Lane, Norton	The SHLAA 2009 update found the sites non developable. The site is agricultural and there is no justification to include this land within the limits to development.
SHLAA65	Blakeston School	The SHLAA 2009 update found the sites non developable. The site is included within the preferred options limit to development as the railway line to the north is considered to represent the break between the urban and rural areas.

Stockton West

Reference	Address	Discussion
26	Netherleigh, Berkley and Elsdon View, Darlington Road	Three detached properties which have access onto Darlington Road. Given the scale of development it is considered that the limit to development as drawn constitutes the break between urban and rural areas.
27	Land to the rear of Arrathorne and Ellerton Road	The limit to development has been revised in this location to follow the back fences of residential properties and exclude land used for agriculture. It is considered that this constitutes the break between urban and rural areas.
SHLAA23	Hartburn Grange land between Yarm Back Lane and West Stockton	The SHLAA 2009 update found this site developable. It is considered that residential property boundaries to the west of the conurbation constitute the break between urban and rural areas. Therefore it is considered that the site should remain outside of the limits to development. In addition the Core Strategy highlights there will be no housing allocations in the rural area; therefore there is no requirement to include this site within the limits to development.

SHLAA24	Land at Yarm Back Lane, Hartburn	The SHLAA 2009 update found this site non developable. It is considered that residential property boundaries to the west of the conurbation constitute the break between urban and rural/open areas.
SHLAA29	Land adjoining Netherleigh	The SHLAA 2009 update found this site non developable. The site is agricultural and there is no justification to include this land within the limits to development.
SHLAA 42 and 43	Land at rear of Bishopgarth Cottages/Land at Two Mile House Farm	The SHLAA 2009 update found the sites non developable. The site is agricultural and there is no justification to include this land within the limits to development. It is considered that the Harrowgate Lane and Darlington Back Lane constitute the break between urban and rural areas.
SHLAA 44	Elton Lane Farm, Yarm Back Lane	The SHLAA 2009 update found this site non developable. It is considered that residential property boundaries to the west of the conurbation constitute the break between urban and rural areas.
SHLAA73	Land to the South of Darlington Road, Hartburn	The site is designated as a Site of Nature Conservation Importance; as such the site it was considered as having zero housing potential in the SHLAA 2009 update. There is no justification to include this land within the limits to development.
SHLAA80	Land to north of Southlands, Yarm Back Lane	The SHLAA 2009 update found the sites non developable. The site is agricultural and there is no justification to include this land within the limits to development.
SHLAA96	Land at Darlington Back Lane	The site is a new addition into the SHLAA 2010 update. The site is agricultural and there is no justification to include this land within the limits to development.

Stockton South

Reference	Address	Discussion
82	Land south of Harlsey Road	The garden at 65 Harlsey Road has been extended into the field to the south of the property. No permission exists for this change of use; therefore this area has been excluded from the preferred options limit to development 61A Harlsey Road is a residential property established to the rear of the properties along Harlsey Road. It would appear incongruous to include this property within the preferred options limit to development. 35. 37 and 41Harlsey Road, 37 have garden land outside the limit to development. This garden land is visible in the 2000 aerial photographs. It is considered that the Local Plan limit to development forms a clear and consistent boundary along this stretch of Harlsey Road and should be maintained. Hartburn Lodge has an historic curtilage which stretches southwards towards the river tees. It is felt appropriate that the limits to development remain unchanged from that identified within the Local Plan.

SHLAA62

SHLAA65

SHLAA35

SHLAA14

202

25

79

43

Legend

- Local Plan: Limits to Development (adopted 1997)
- Regeneration DPD Preferred Options: Limits to Development
- Planning Permission
- SHLAA site

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Stockton

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Scale N.T.S

SHLAA35
SHLAA36
SHLAA96
SHLAA42
SHLAA43
SHLAA44
SHLAA23
SHLAA24
SHLAA80
SHLAA29
SHLAA73
27
26
Reservoir (covered)
Reservoir (covered)
East View
Coalgarth House
Track
Bishopsgarth
Bishopsgarth Cottages
PH
Rosedale
Boro Const Bdy
Track
Two Mile House Farm
Grassy Nook Farm
Chestnut Cottage
41m
Elton Lane Farm
Ouston Moor House
Ouston Moor Farm
DARLINGTON BACK LANE
Longfields Service Station
Elton Lane Gardens
Track
Track
Betty's Farm
Oakwood
Homefield
29m
Grange Croft
Grangefield
Roddmere
Meadow Leas
Allegro
Sou[illegible]nds
34m
Smith House Farm
Drain
Track
Path
Path
Subway
34m
28m
School
School
School
School
Hall
PW
PW
Fairfield
Legend
Local Plan: Limits to Development (adopted 1997)
Regeneration DPD Preferred Options: Limits to Development
Request for Limits to Development Review
SHLAA site
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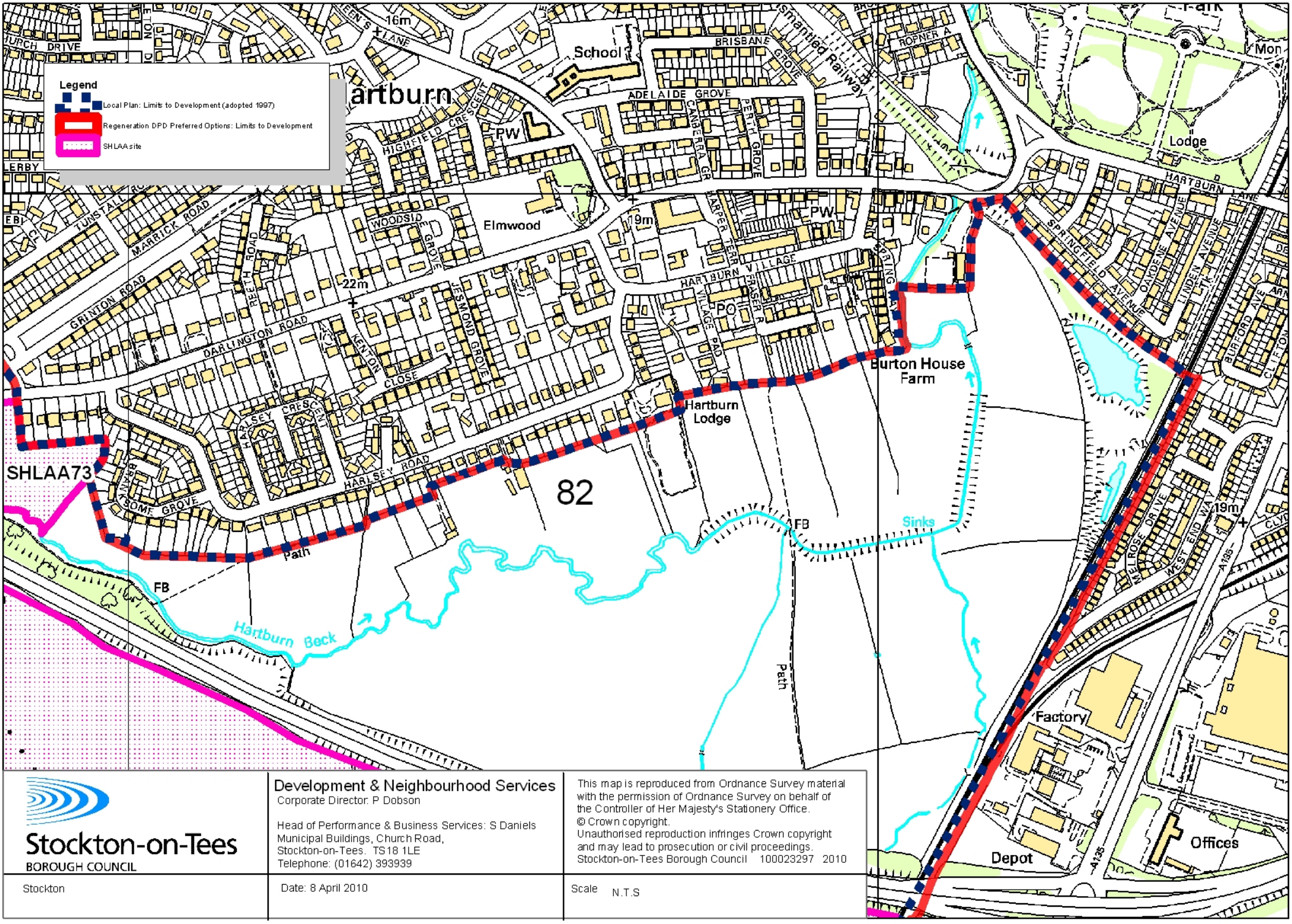
Legend
Local Plan: Limits to Development (adopted 1997)
Regeneration DPD Preferred Options: Limits to Development
SHLAA site
SHLAA73
82
Hartburn
Elmwood
Hartburn Village
Hartburn Lodge
Burton House Farm
Lodge
School
Factory
Depot
Offices
Hartburn Beck
Sinks
Path
FB
PW
PO
16m
19m
22m
ADELAIDE GROVE
BRISBANE GROVE
HIGHFIELD CRESCENT
WOODSIDE GROVE
DARLINGTON ROAD
GRINTON ROAD
MARRICK ROAD
HARLSEY ROAD
HARLSEY CRESCENT
JESMOND GROVE
HARTBURN VILLAGE
HARTBURN LANE
SPRINGFIELD AVENUE
OAKDENE AVENUE
LINDEN AVENUE
WEST END WAY
A135
Stockton-on-Tees
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Stockton: Site 26, 27

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202- Former Quarry, Blakeston Lane

202- Former Quarry, Blakeston Lane

Bowesfield

A complex planning history is evident at Bowesfield and the Regeneration DPD identifies the regeneration of the area during the plan period. The preferred options limits to development and green wedge have been drawn to reflect this and to assist the aims of the Core Strategy with particular reference to policy CS10.

Reference	Address	Discussion
46	Preston Cemetery	It is appropriate to locate this land use outside of the limit to development and within the green wedge.
104	Bowesfield South	Permission was granted 6th May 2003 for a mixed use development on the site (including offices, e-commerce centre, call centres, motor dealership, hotel, health club, housing, nature conservation area, amenity area, sailing centre with associated landscaping and roads). Although not visible from the 2005 aerial photographs the southern section of the site upto Kingfisher Way at the roundabout junction with Queen Elizabeth Way is developed (predominately residential) Numerous applications have been received on the land north of the residential development. A number of offices and motor dealerships have been constructed. However, this northern section of the site remains largely undeveloped. The latest application at the time of writing was to the north of the site (10/0244/OUT), for the development of 144 dwellings. The application also includes a link road linking the development to site 105 via Bowesfield Crescent). At the time of writing a decision on the application was still pending.

		The preferred option limit to development at this location has been drawn to reflect: • Built development at the southern section of the site • Extant permissions and the pending residential development to the northern section of the site (inclusive of the link road) It is considered that this is the appropriate location which does/should define the break between the urban and rural areas.
105	Bowesfield North	The site is a key regeneration area for the council. The site presently consists of industrial units and offices. The regeneration aim is to transform the area into a mixed use site (predominately offices and residential uses), which links with development at site 104. The preferred option limits to development and green wedge have been drawn along Bowesfield Crescent. This is considered the appropriate location to define the break between the urban and rural areas. It is acknowledged that a number of industrial units are located east of Bowesfield Crescent and that they are incompatible with the green wedge. However, it is anticipated that as part of the regeneration of the area these industrial units will be relocated. It is anticipated that small scale development associated with water sports (such as a marina/boating house) may form part of the regeneration proposals in the area east of Bowesfield Crescent. However, it is considered that these uses can be designed to be compatible with the green wedge designation.

Legend

- Regeneration DPD Preferred Options: Limits to Development
- Regeneration DPD Preferred Options: Green Wedge
- Local Plan: Limits to Development (adopted 1997)
- Local Plan: Green Wedge (adopted 1997)

Ropner Park
Lodge
Dismantled Railway
Hartburn Lodge
Burton House Farm
Bowesfield Junction
Tees Bridge
Works
Depot
Sinks
Path
Factory
Offices
Subway
Preston Farm Industrial Estate
Allotment Gardens
The Bowesfield Industrial Estate
105
104
46
Preston-on-Tees
Pennypot Farm
North Lodge
Preston Farm
Allot Gdns
Nursery
Chapel Hill
Preston Hall (Museum)
The Lodge
Great Holme
Preston Park
Pipe Bridge
Jubilee Bridge
The Holmes
Bassleton Wood
Bassleton Bridge
Thorn
Fm
Jetty
Path and Cycleway
Track
Pond
Ppg Sta
El Sub Sta
Council Depot
Surtees Bridge
Wo
Pumping Station
Fl
Tees
So

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Bowesfield

Date: 8 April 2010

Scale N.T.S

Legend

- Regeneration DPD Preferred Options: Limits to Development
- Regeneration DPD Preferred Options: Green Wedge
- Local Plan: Limits to Development (adopted 1997)
- Local Plan: Green Wedge (adopted 1997)

105

104

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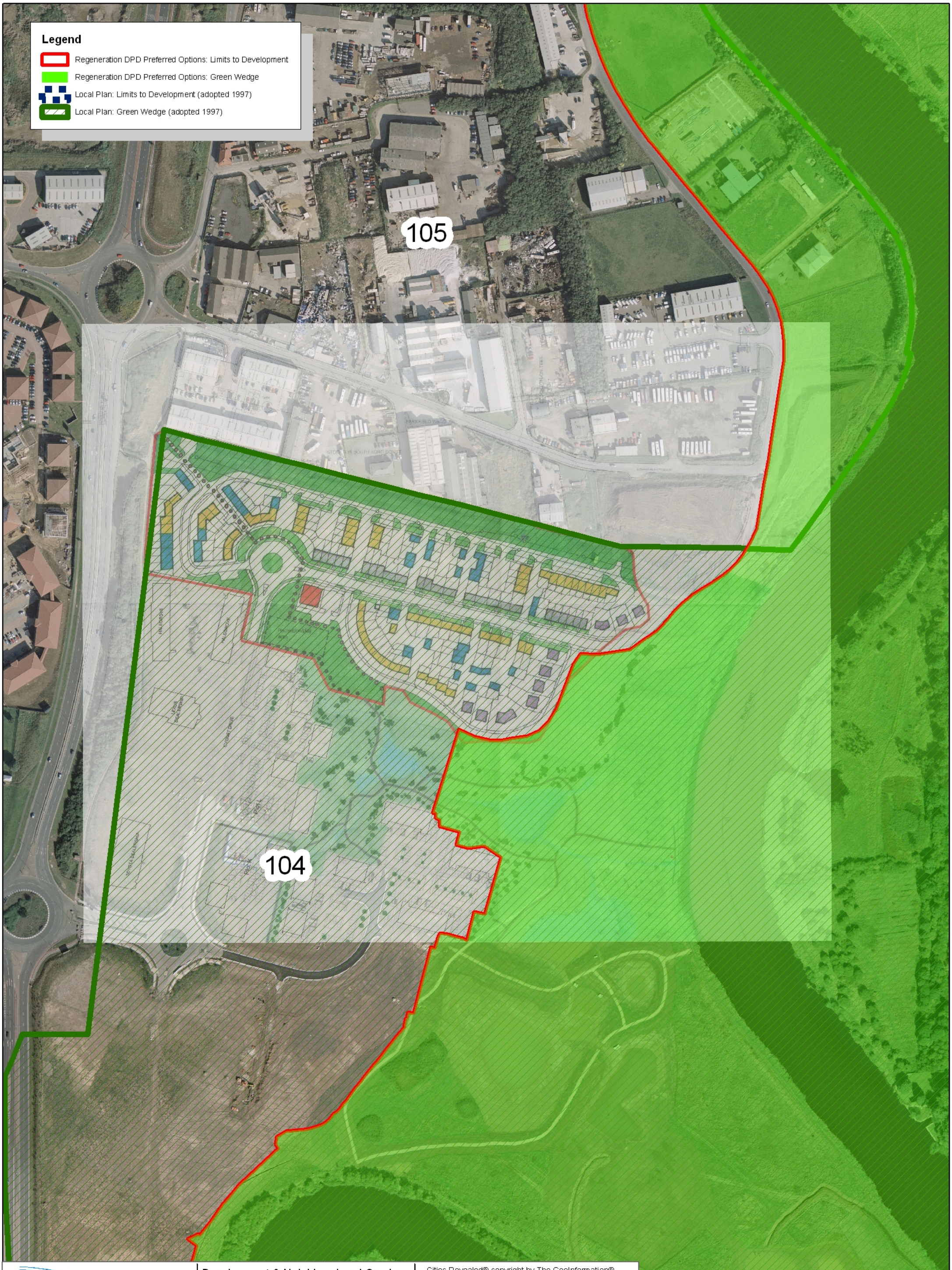
Bowesfield: Sites 104, 105

Date: 8 April 2010

Scale N.T.S



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Bowesfield: Sites 104, 105

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Eaglescliffe

Reference	Address	Discussion
29	Admiralty Ecology Site	The site is wooded with minimal amounts of former development still evident. It is therefore proposed that the preferred options limits to development be drawn to the south of the site as this constitutes the break between urban and rural/open areas.
31	Recreation Ground Opposite Cleasby Way	It is proposed that the recreation ground and open land to the north are placed outside the limits to development. The preferred options limit to development runs to the south of the recreation ground and then north along Durham Lane; this is considered to constitute the break between urban and rural/open areas.
32	Teesbank Avenue	The properties to the east of Tees Bank Avenue have long gardens extending down to the River Tees. It is considered that much of this garden land provides a role as green wedge by maintaining the separation of communities within the built-up area and is thus designated as such as a preferred option.
33	Land east of Teesside High School	This area accommodates tennis courts associated with Teesside High School. Given the form of development it is considered that this area provides a role as green wedge by maintaining the separation of communities within the built-up area.
34	The Paddock and surrounding land	This area includes three properties which are some distance away from built development along Yarm Road. It is considered that this area provides a role as green wedge by maintaining the separation of communities within the built-up area. The preferred options limits to development are considered to constitute the break between urban and rural/open areas.
35	Eaglescliffe Golf Club House	It is considered that this location continues to provide a role as green

		wedge by maintaining the separation of communities within the built-up area. It is deemed appropriate to locate the golf club house outside the limits to development
70	Eaglescliffe Allotments, Grisedale Crescent	The Local Plan identified this site a green wedge, it is not considered that this has changed and the area continues to provide a role as green wedge by maintaining the separation of communities within the built-up area. The limits of development follow the garden fences of properties on Grisedale Crescent as this constitutes the break between urban and rural/open areas.
97	Egglescliffe	The preferred option limit to development and green wedge designation has been drawn to represent what constitutes the break between the urban and rural areas in this location.
100	Durham Lane Industrial Estate	The preferred options limits to development have been drawn to be consistent with the employment land allocation.
SHLAA16	Allen's West	The SHLAA 2009 update found this site developable. The site has received planning permission for a mixed use development. It is therefore proposed that the preferred options limits to development be drawn to the north of the site as this constitutes the break between urban and rural/open areas.
SHLAA28	Land adjacent to Manor House, Egglescliffe	Given the low yield anticipated from the site it was considered as having zero housing potential in the SHLAA 2009 update. The limits to development in this area have been drawn where the break between urban and rural/open areas is evident. The preferred options green wedges follow the limits to development for the same reason.
SHLAA69	Land bound by Urlay Nook Road	The SHLAA 2009 update found this site developable. Whilst the site is in an agricultural use it is considered that the site should be included within the preferred options limits to development as Urlay Nook Road constitutes the break between urban and rural/open areas.

Legend

- Local Plan: Limits to Development (adopted 1997)
- Regeneration DPD Preferred Options: Limits to Development
- Regeneration DPD Preferred Options: Green Wedge
- Local Plan: Green Wedge (adopted 1997)
- SHLAA site

PRESTON-ON-TEES CP

EGGLESCLIFFE CP

SHLAA94
SHLAA57
SHLAA53
SHLAA10
SHLAA57
SHLAA95
SHLAA82
SHLAA16
SHLAA46
SHLAA69
100
31
29
32
33
34
35
Cowley Moor Plantation
Depot
Works
Rec Roofs
Playing Field
Battle House
Allot Gdns
Sch
Preston Park
Preston Hall (Museum)
The Lodge
Nursery
Quarry Plantation
Recreation Ground
Carter Moor
Durham Lane Industrial Park
Cricket Ground
Mast
Whitelow Springs Farm
The Rings
Urlay Nook Bridge
Urlay Nook
Police Training Centre
Low Crook Farm
Station
Golf Course
Eaglescliffe
School
Highfield
Durham Lane Industrial Park

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Eaglescliffe and Preston

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Scale N.T.S

SHLAA69

SHLAA61

SHLAA28

70

97

Egglescliffe

Highfield

Playing Field

Allot Gdns

Depot

The Grange

Hunters Rest

Nelly Burdon's Beck

Bellmount

The Cottage

Yarm Bridge Memi

Egglescliffe Bank

Devil's Hill

Old Hall

Outfalls

Path

Track

Issues

Drain

Course

School

Sch

Liby

PO

PW

Ppg Sta

Sks

FB

29m

27m

23m

7m

Legend

- Local Plan: Limits to Development (adopted 1997)
- Regeneration DPD Preferred Options: Limits to Development
- Regeneration DPD Preferred Options: Green Wedge
- Local Plan: Green Wedge (adopted 1997)
- SHLAA site

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Eaglescliffe

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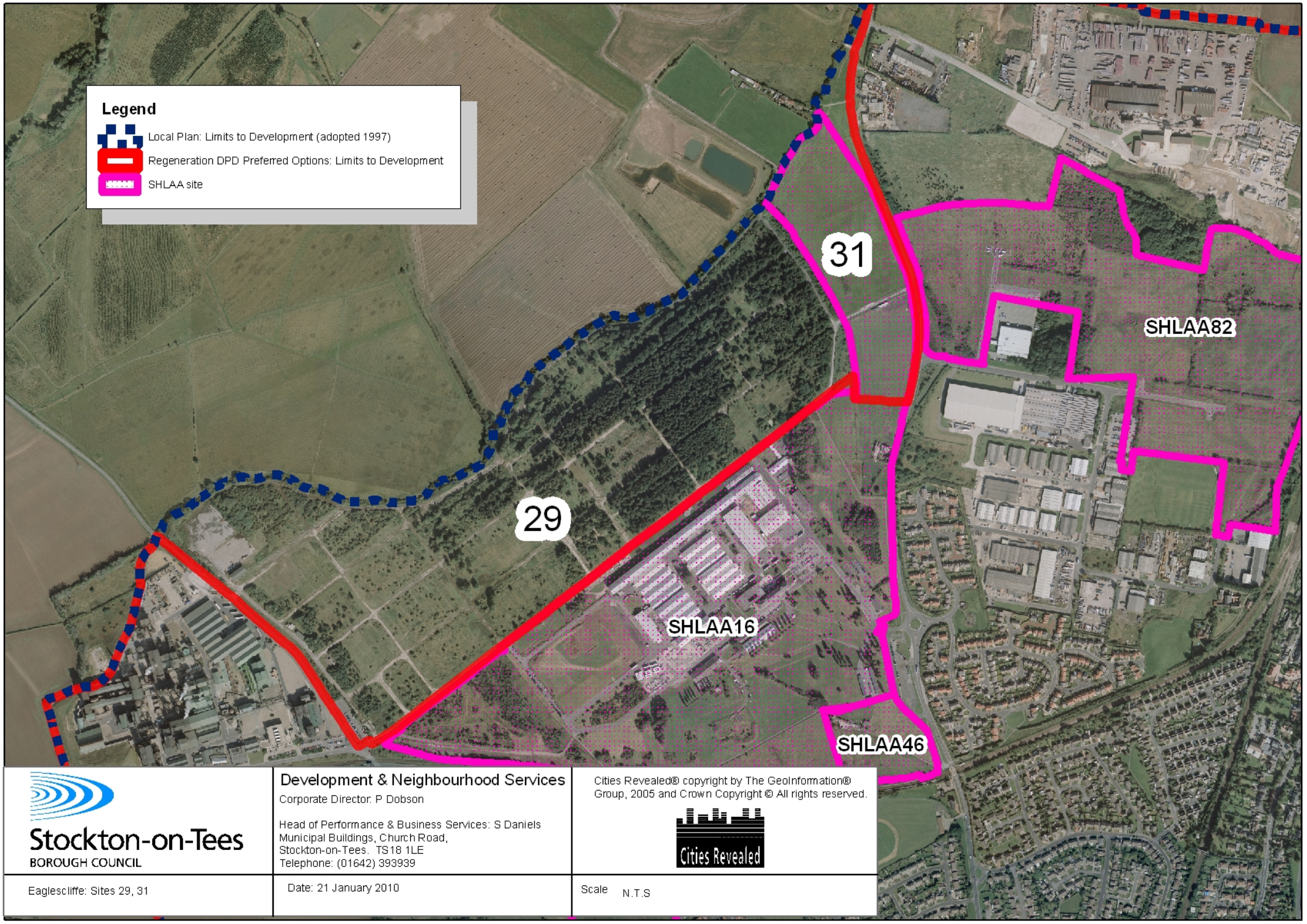

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Eaglescliffe: Sites 29, 31

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Eaglescliffe: Sites 32, 33, 34, 35

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Eaglescliffe: Site 97

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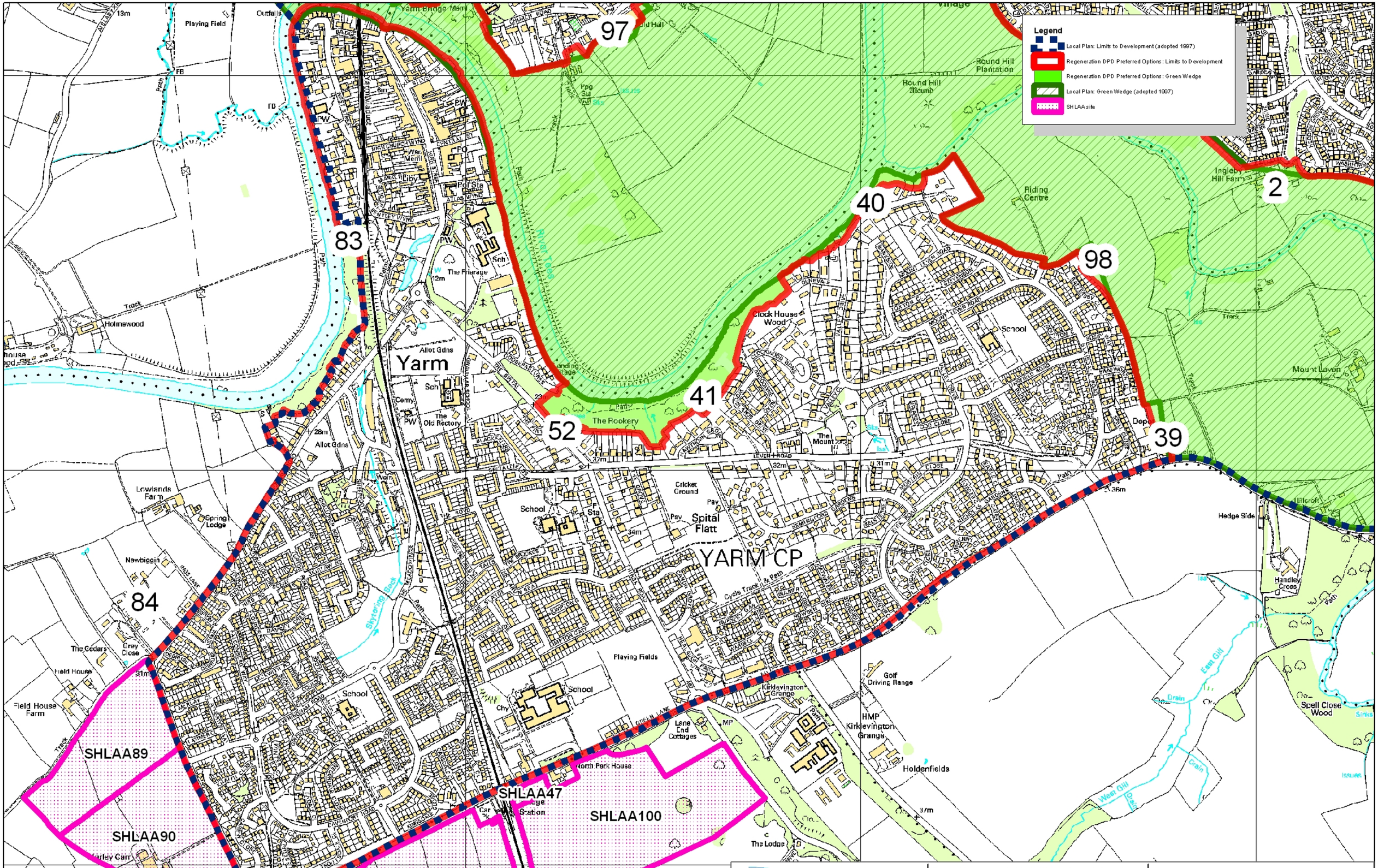
Yarm

Reference	Address	Discussion
39	Levencroft/Roselea, Leven Bank Road	The limits to development within the Local Plan run along Leven Bank Road. These have been revised with the preferred options limits to development turning north to include the property of Roselea and the Depot at Levencroft. A minor revision has been made to the green wedge designation to correspond with property boundaries and to align with the limits to development.
40 and 41	Valley Drive and The Rookery/Clock House Wood	Within the Local Plan the green wedge designation ceases south bank of the River Tees, leaving the wooded area between the south bank and residential properties to the south to be designated as urban open space and a Special Landscape Area. Land is riparian and comprises woodland, with no clear public rights of way. It is considered that this area provides a role as green wedge by maintaining the separation of communities and should be designated as such.
52	Rosebank/Rosegate, The Spital	A property was granted planning permission at Rosegate under application 02/0509/P. A certificate of lawfulness (02/1560/P) for the use of land as garden was granted to the north and west of Rosegate. The preferred options limit to development and green wedge follow the curtilage of residential development established through the aforementioned applications.
83	Riverside/The Moorings, Bentley Wynd	Two dwellings were granted permission under application 92/0486/P. The two properties are included within the preferred options limits to development as they are considered to form part of the urban area.
84	Worsall Road (south)	There are a number of properties to the south west side of Worsall Road. Given the nature of the properties it is considered that Worsall Road/Allerton Balk provides the break between urban and rural areas.

		Therefore the properties are to remain outside the limits to development.
SHLAA47	Land adjacent to Field View, Green Lane	The SHLAA 2009 update found this site non developable. It is considered that Green Lane constitutes the break between urban and rural areas. Therefore it is considered that the site should remain outside of the limits to development.
SHLAA88	Land to West of Yarm Station, 88 Kirklevington	The SHLAA 2009 update found this site developable. It is considered that Green Lane constitutes the break between urban and rural areas. Therefore it is considered that the site should remain outside of the limits to development. In addition the Core Strategy highlights there will be no housing allocations in the rural area; therefore there is no requirement to include this site within the limits to development.
SHLAA89	Morley Carr Farm, Yarm (Phase 1)	The SHLAA 2009 update found this site developable. It is considered that Allerton Balk constitutes the break between urban and rural areas. Therefore it is considered that the site should remain outside of the limits to development. In addition the Core Strategy highlights there will be no housing allocations in the rural area; therefore there is no requirement to include this site within the limits to development.
SHLAA90	Morley Carr Farm, Yarm (Phase 2)	The SHLAA 2009 update found this site developable. It is considered that Allerton Balk constitutes the break between urban and rural areas. Therefore it is considered that the site should remain outside of the limits to development. In addition the Core Strategy highlights there will be no housing allocations in the rural area; therefore there is no requirement to include this site within the limits to development.
SHLAA100	Land east of Yarm Station	The site is a new inclusion in the SHLAA 2010 update. It is considered that Green Lane constitutes the break between urban and rural areas. Therefore it is considered that the site should remain outside of the limits to development.



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Yarm

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Yarm: Site 39

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Yarm: Site 98

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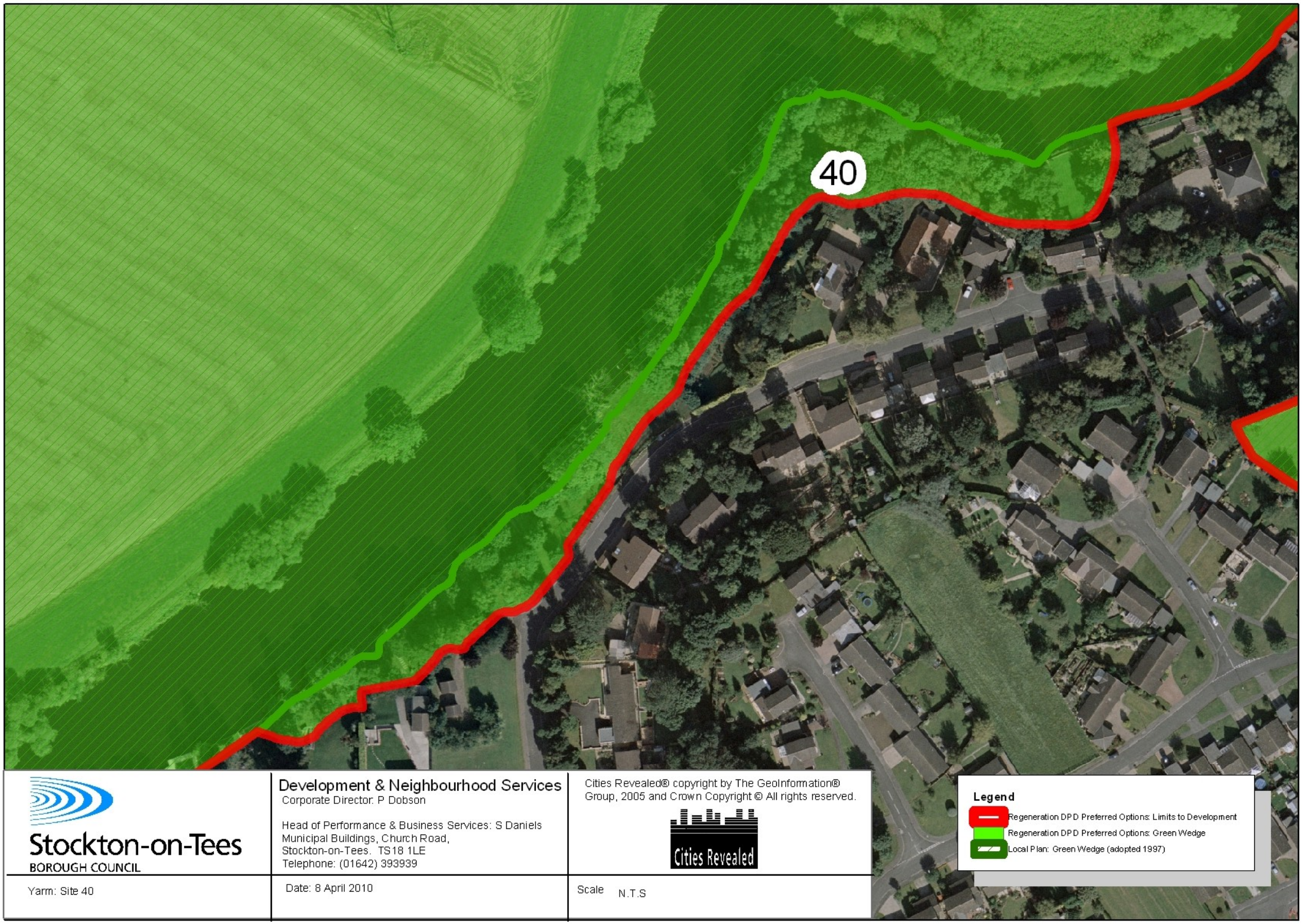

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Yarm: Site 40

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Yarm: Sites 41, 52

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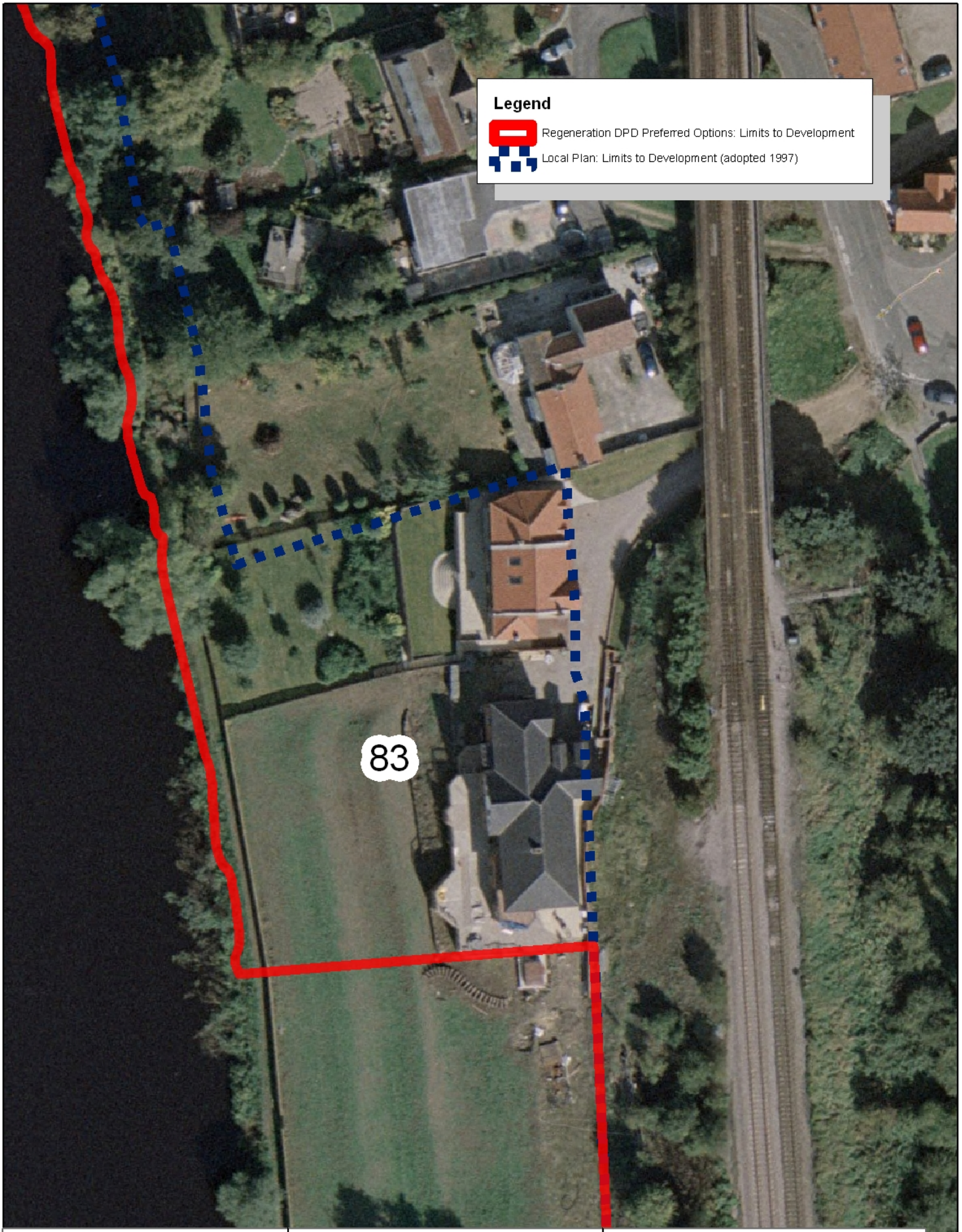

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Yarm: Site 83

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39- Levencroft/Roselea, Leven Bank Road

39- Levencroft/Roselea, Leven Bank Road

40/41- Valley Drive & The Rookery/Clock House Wood

40/41- Valley Drive & The Rookery/Clock House Wood

Ingleby Barwick

The settlement of Ingleby Barwick did not originally have limits to development. Given the nature of development it has been relatively uncomplicated to determine the location of the limits to development. A number of older predominantly farm houses/buildings exist around the boundaries on Ingleby Barwick, within these areas a detailed review of the limits to development and green wedge designations has been required (as discussed below).

Reference	Address	Discussion
1	Betty's Close Farm / Caldey and Trevine Gardens	The limits of development have been drawn to the rear of properties at Ingleby Close Farm as this provides a break between the urban and rural areas. Ingleby Manor has been placed outside the limits to development as it is separated from the main urban area and is not considered to materially detract from the green wedge. However, it should be noted that the section of land to the north of Ingleby Manor has extant permission (09/1343/FUL) for two residential dwellings. At the time of writing this permission had not been implemented. A number of properties at Caldey and Trevine Gardens have extended there gardens into the green wedge. No permission has been granted for the use and as such this land has been placed outside the preferred options limit to development and within the green wedge.
2	Ingleby Hill Farm / Pembroke Drive and Castlemartin	The Local Plan identified the land associated with Ingleby Hill Farm as green wedge; it is not considered that this has changed and the area continues to provide a role as green wedge by maintaining the separation of communities within the built-up area. The limits to development have therefore followed the boundary of modern development at this location.

		Application 98/1063/P granted permission for numerous properties at Pembroke Drive and Castlemartin to extend their residential curtilages into the green wedge. The preferred options limits to development and green wedge designations have been drawn to reflect this.
3	Ingleby Mill Primary School	Ingleby Mill School was granted permission through application 03/2037/P. It is considered that the school building is not conducive with the green wedge and has therefore been placed within the limits to development. The remainder of the school site is considered to provide a role as green wedge by maintaining the separation of communities within the built-up area.
38	Ingleby Golf Club	It is considered that it is appropriate to locate this use outside of the limits of development. It is further considered that this location provides a role as green wedge by maintaining the separation of communities within the built-up area.
212	Ashbrook/Ringwood/Hazeldene	Planning permission was granted for residential development on this site under application 09/3024/REM. The preferred options limits to development and green wedge designations have been amended to reflect this application.
213	Sandhill	Planning permission was granted for residential development on this site under application 09/3025/OUT. The preferred options limits to development and green wedge designations have been amended to reflect this application.
203	Land to the west of Ingleby Barwick	Reserved matters application was granted under application 09/1340/REM, for 17 no. self-build housing plots and the creation of a country park/local nature reserve. The limits to development follow the edge of modern development to the west of Ingleby Barwick. The land is considered to maintain its function as green wedge at this time as development has not commenced.

SHLAA15	Land at Little Maltby Farm	The SHLAA 2009 update found this site non developable. The site is currently farmland. Therefore, it has been located outside the limits of development and is considered to provide a role as green wedge by maintaining the separation of communities within the built-up area.

Legend

- Local Plan: Limits to Development (adopted 1997)
- Regeneration DPD Preferred Options: Limits to Development
- Planning Permission
- Regeneration DPD Preferred Options: Green Wedge
- Local Plan: Green Wedge (adopted 1997)
- SHLAA site

38
212
213 INGLEBY BARWICK CP
203
1
2
98
3
SHLAA12
SHLAA70
SHLAA15
Broom Hill
Ingleby Barwick
Barwick Farm Cottages
Barwick Quarry (disused)
Bassleton Bridge
Bassleton Lane (Path)
Cycle Path
Bassleton Beck
Thornaby Wood
Hollybush Farm
Hollybush Cottages
Pipe Line
School
Schools
Superstore
Subway
Cycle Track & Path
Barwick Lane
Track
Lowfields
Bockfields
Community Centre
Roundhill Village
Round Hill Plantation
Botty's Close Farm
Ingleby Hill Farm
Riding Centre
Camping Site
Leven Bridge Mill (disused)
High Leven
Sober Hall
White House
Ppg Sta
GVC
Sch
PH
PW
Tk
Cycle Way
Issues
Springs
Path
Beck
Dyke
Wall
Fb
Gn
Ho
Ind Est
Ct
Cres
Gdns
Rd
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Dell
Grn
Hill
Mews
Yd
Cotts
Ctr
Sta
Ch
Mill
Bldgs
Fm
Hse
Wd
Wds
Plantn
Quarry
Bridge
Lane (Path)
Cycle Track & Path
Cycle Way
Path
Track
Issues
Springs

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Ingleby Barwick: Site 1

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Ingleby Barwick: Site 2

Date: 8 April 2010

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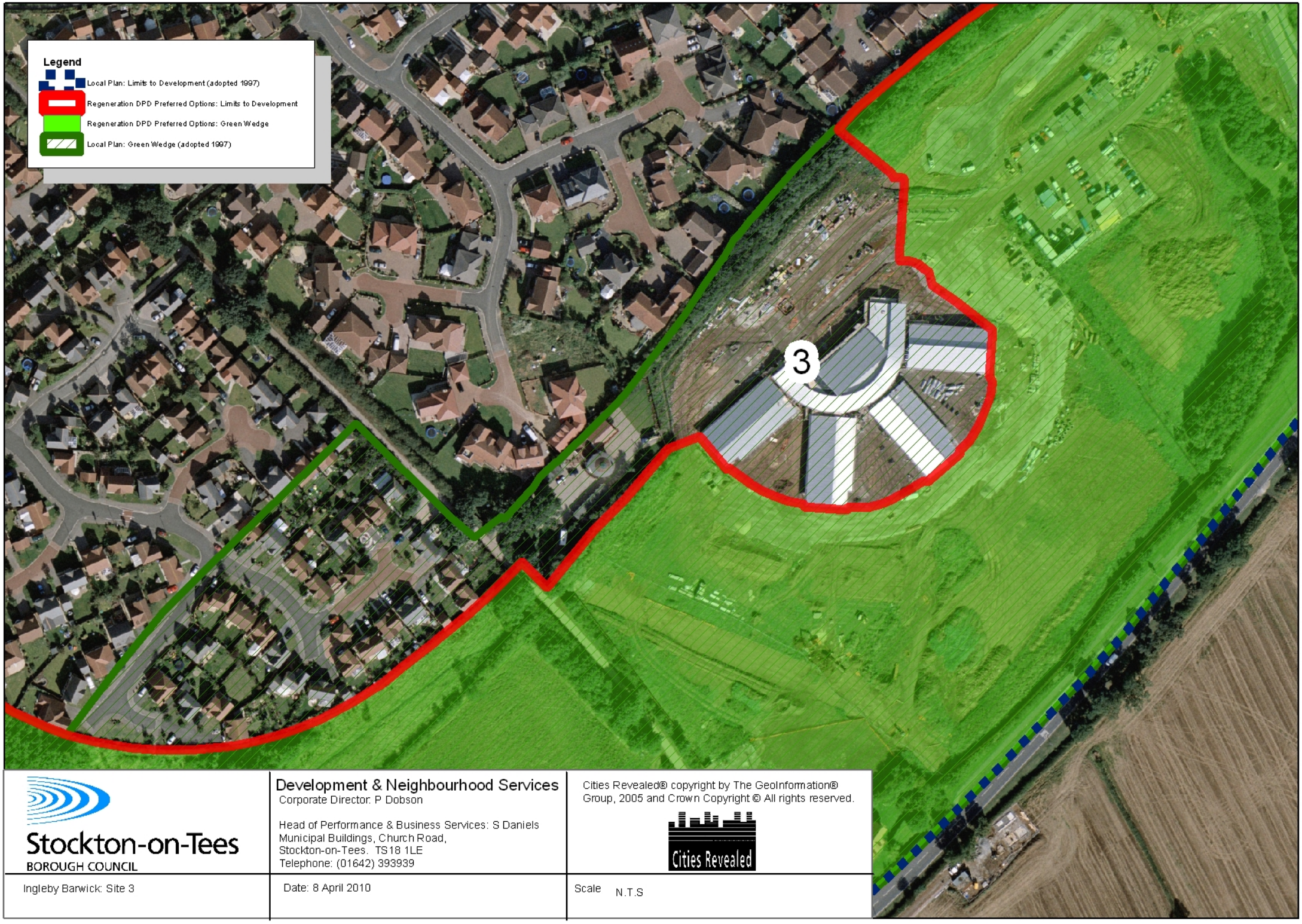

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Ingleby Barwick: Site 3

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Ingleby Barwick: Site 38

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3- Ingleby Mill Primary School

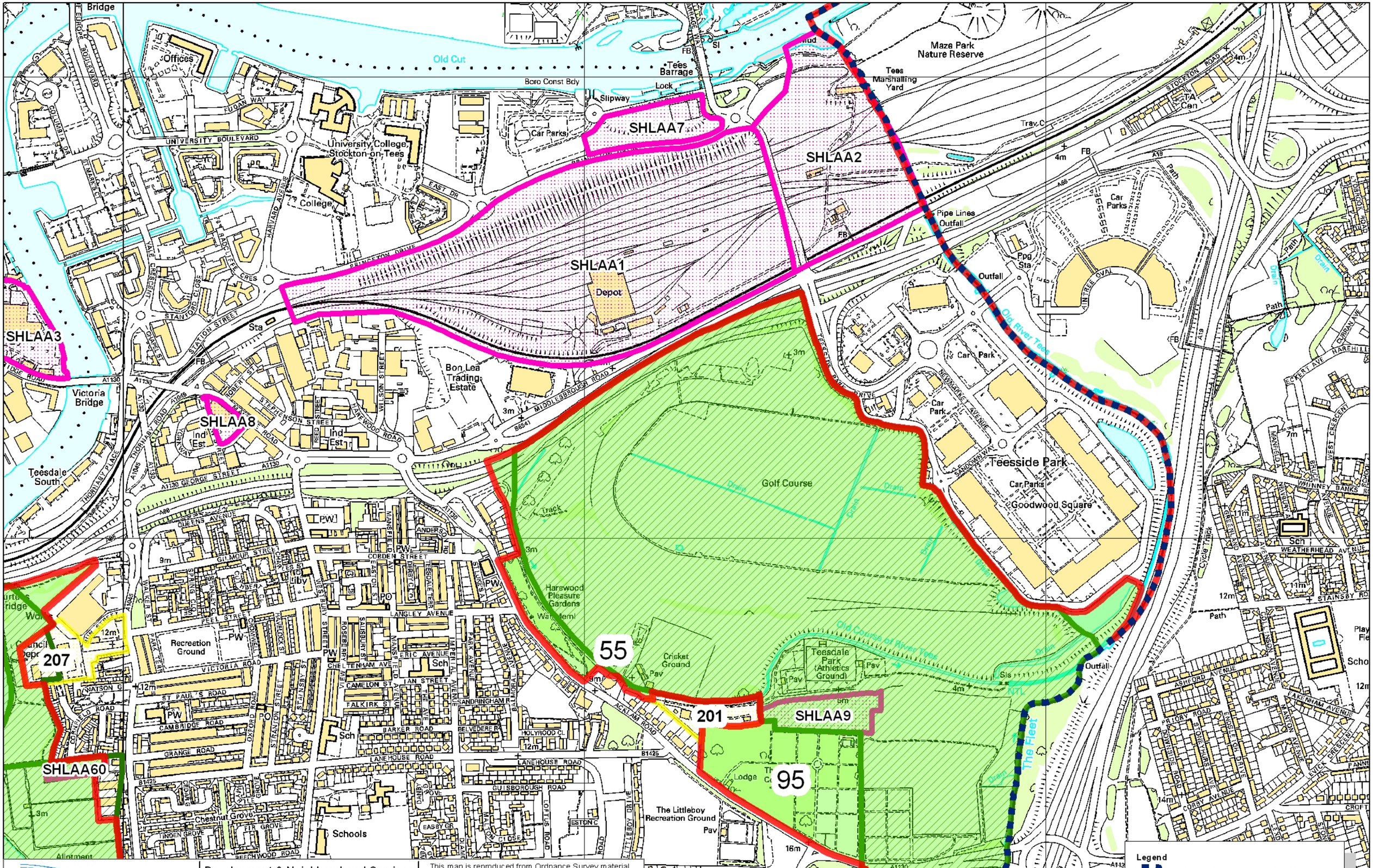
38- Ingleby Golf Club

Thornaby

Reference	Address	Discussion
23	Land north and west of Dacre Close	Sections of allotment land are considered to provide a role as green wedge by maintaining the separation of communities within the built-up area (these areas were not classified as green wedge within the Local Plan)
55	Thornaby Golf Clubhouse	It is deemed appropriate to locate the golf club house outside the limits to development. However, in this instance it is considered that the Clubhouse form's part of the street scene and it would be inappropriate to locate it outside of the limits to development and within the green wedge.
95	Thornaby Cemetery	It is considered that the location provides a role as green wedge by maintaining the separation of communities within the built-up area.
96	Land east of Teesside Industrial Estate	It is considered that the location provides a role as green wedge by maintaining the separation of communities within the built-up area. The Local Plan green wedge has therefore been extended south to cover this area as a preferred option.
201	Land At Thornaby Football Club	08/1240/FUL approval for residential development (development on this site has not commenced). It is considered that the site does not make a contribution to green wedge (and was not classified as green wedge in the Local Plan) and should therefore be included within the limits to development.
207	Former Sun Street Depot	07/1482/REM approval for residential development (development has commenced). It is considered that the site does not make a contribution to green wedge and should be included within the limits to development.
208	Thorn Tree Farm, Bassleton Lane	The site was classified as green wedge within the Local Plan. The residential properties of 91, 93 and 95 Bassleton Lane were built in the

		late 1980s (87 and 89 Bassleton Lane were built at an earlier date) There is a complex planning history on the site. The preferred option limit to development has been drawn along the southern residential curtilage of 91, 93 and 95 Bassleton Lane. This is considered to match that indicated within the original outline application granted in 1984 (S1640/84). It is acknowledged that the appeal decision to the refusal of application 07/3337/FUL for 5 bungalows at 'Land to the Rear of Thorntree Farm' notes …'the appeal site is garden curtilage associated with 93 Bassleton Lane'. This section of garden land to the rear of 93 Bassleton Lane, which is outside of the preferred option limits to development is clearly defined by a boundary wall. Nevertheless, it is considered appropriate to locate this land outside the limits to development and within the green wedge for the following reasons • Whilst the wall has introduced built development into the green wedge, it is only minimal and inside the garden is open with no buildings. Thus maintaining the separation of communities within the built-up area. • Designating the area outside the limit to development will preclude the opportunity for piecemeal development, which would be detrimental to the green wedge. • It respects the preferred option limit to development in the vicinity without protruding unsympathetically into the green wedge.
SHLAA9	Land to the South of Teesdale Park	The SHLAA 2009 update found this site non developable. The site is currently sports pitches with mature trees around the boundary. It is considered that the location continues to provide a role as green wedge

		by maintaining the separation of communities within the built-up area.
SHLAA11	Land at Middleton Avenue	The SHLAA 2009 update found this site non developable. The land is manicured; setting this area apart from the land to the south, which is planted with trees. However, it is considered that the location continues to provide a role as green wedge by maintaining the separation of communities within the built-up area.
SHLAA12	Land to the rear of Hollybush Farm	Permission exists for a replacement bungalow to be developed on this site and a market garden on the land adjacent. At the time of writing building works had not commenced. However, it is not considered that development of this nature will not fundamentally erode the green wedge in this location.
SHLAA60	Land behind Old Autoparts	The SHLAA 2009 update found this site non developable. The site was formally allotments; however, the site now appears to have been left as open space similar to that of the surrounding green wedge. It is considered that the location continues to provide a role as green wedge by maintaining the separation of communities within the built-up area.
SHLAA70	Land adjacent to Teesside Industrial Estate	The SHLAA 2009 update found this site non developable. The site is within agricultural use. It is considered that the location continues to provide a role as green wedge by maintaining the separation of communities within the built-up area.



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Legend

- Local Plan: Limits to Development (adopted 1997)
- Regeneration DPD Preferred Options: Limits to Development
- Regeneration DPD Preferred Options: Green Wedge
- Local Plan: Green Wedge (adopted 1997)
- Request for Green Wedge Review
- SHLAA site

THORNABY CP

Thornaby-on-Tees

Stainsby

WICK CP

SHLAA57

SHLAA55

SHLAA11

SHLAA12

SHLAA70

SHLAA15

SHLAA49

SHLAA48

23

208

38

96

89

90

76

Village Park

The Holmes

Broom Hill

Ingleby Barwick

Teesside Industrial Estate

Thornaby Wood

Stainsby Wood

Bassleton Wood

The Harold Wilson Recreation Centre

Lowfields

Becklefields

Thornaby Plantation

River Tees

Stainsby Beck

Bassleton Beck

Thornaby Beck

Stainsby Dene

Bassleton Lane (Path)

Cycle Track & Path

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Thornaby

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Thornaby: Sites 207, SHLAA 60

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Thornaby: Site 23

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Thornaby: Site 55

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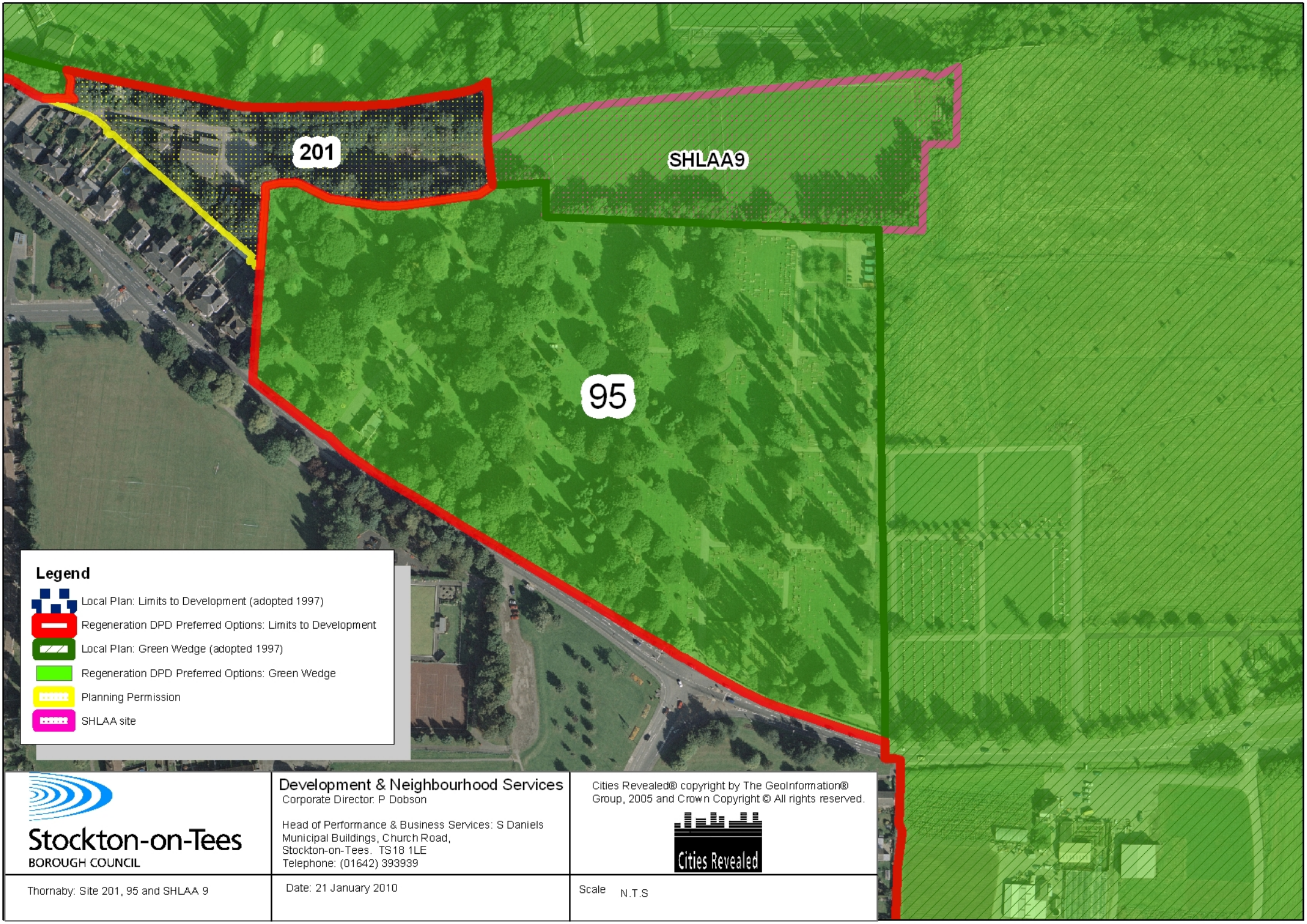

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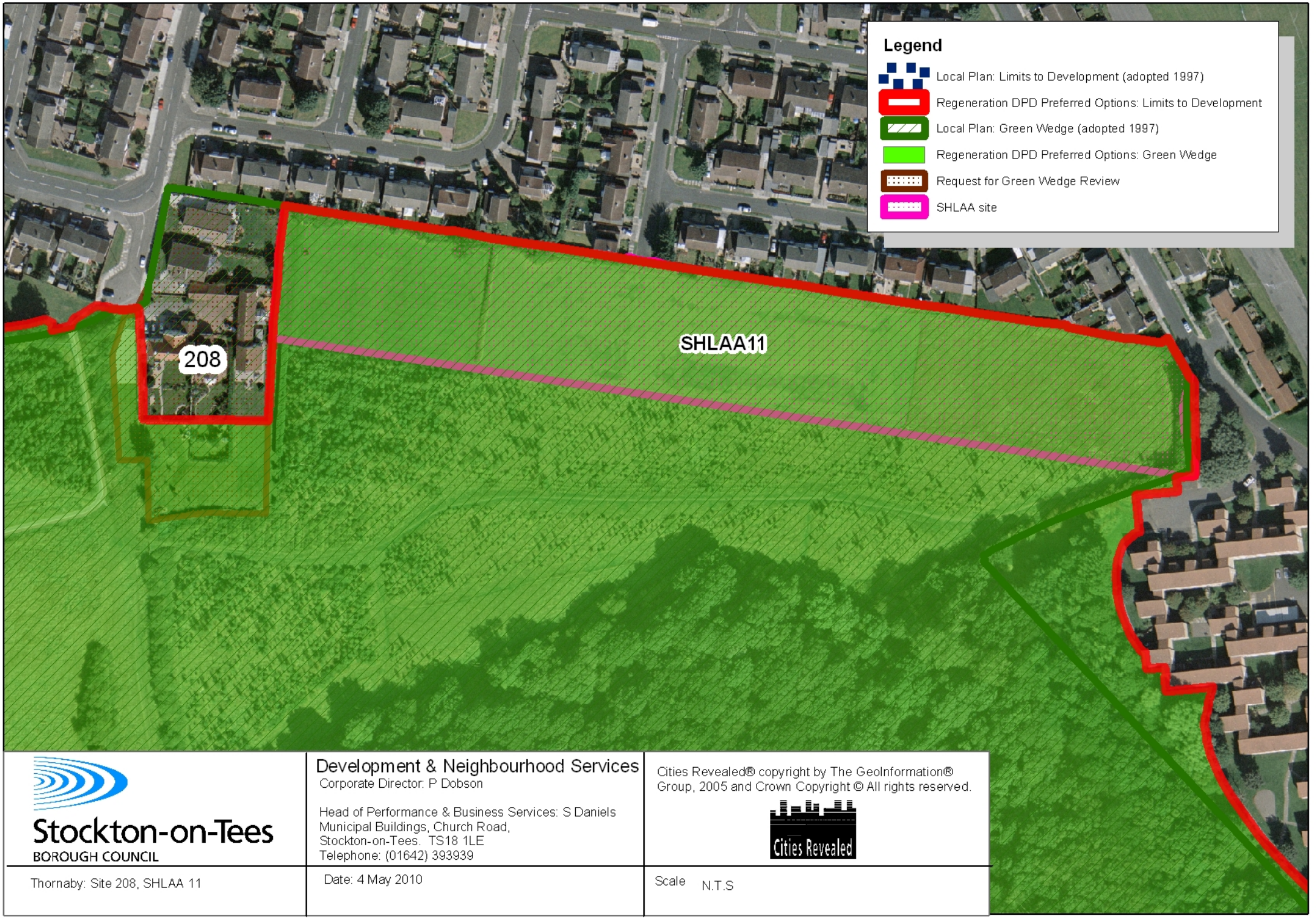

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Thornaby: Site 208, SHLAA 11

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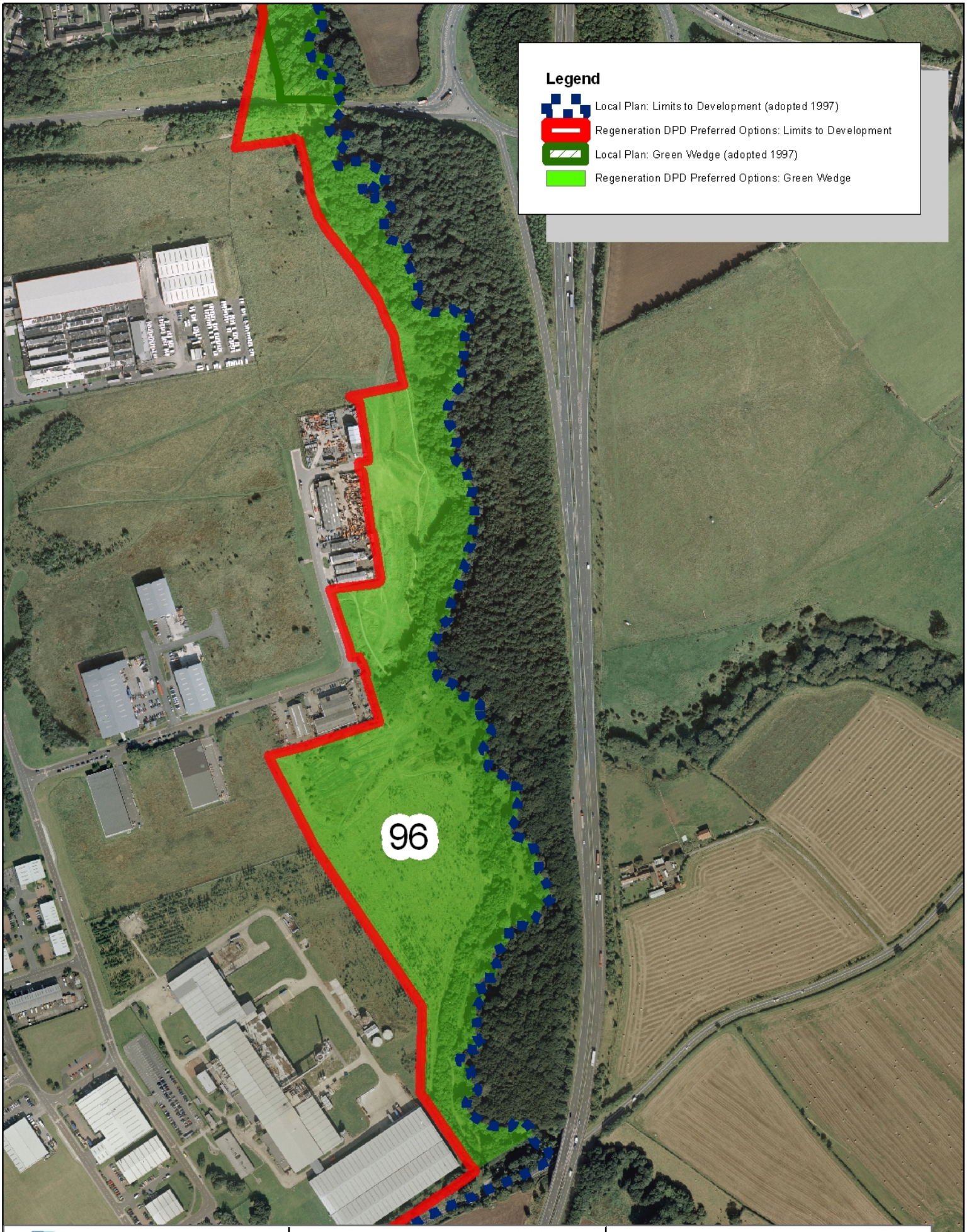

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Thornaby: Site 96

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SHLAA 9- Land to the South of Teesdale Park

SHLAA 9- Land to the South of Teesdale Park

SHLAA 9- Land to the South of Teesdale Park

SHLAA 11- Land at Middleton Avenue

SHLAA 11- Land at Middleton Avenue

94- Land east of Teesside Industrial Estate

94- Land east of Teesside Industrial Estate

208- Thorn Tree Farm, Bassleton Lane

208- Thorn Tree Farm, Bassleton Lane

208- Thorn Tree Farm, Bassleton Lane

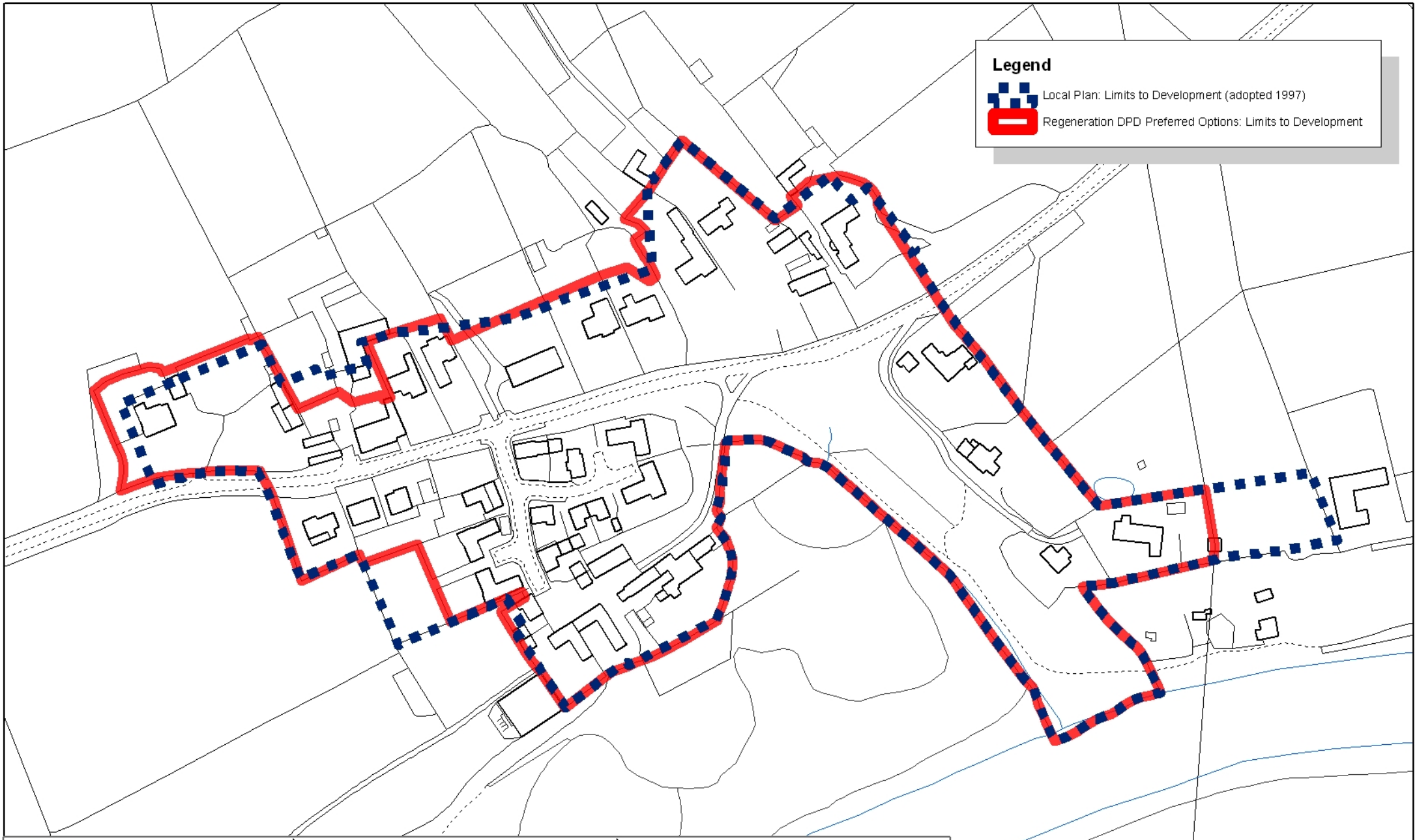
Aislaby

The preferred option limit to development at Aislaby remains largely unchanged from the Local Plan. Three changes have been made as well as further minor amendments for consistency with the OS base map.

Paddock land to the rear of 12/14 Black Bull Wynd has been removed from the preferred options limit to development. It is clear from the planning permission and aerial photography that this land has never formed part of the residential curtilage.

The preferred option limit to development at Aslak has been amended to reflect the current boundary off the residential curtilage.

The residential curtilage at Meadowcroft has altered since the Local Plan limits to development were drawn. It is considered that the principle of residential curtilage at Meadowcroft was accepted in its current state through applications 08/0531/FUL and 09/0062/FUL; the preferred options limit to development has been drawn to reflect this.



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Aislaby

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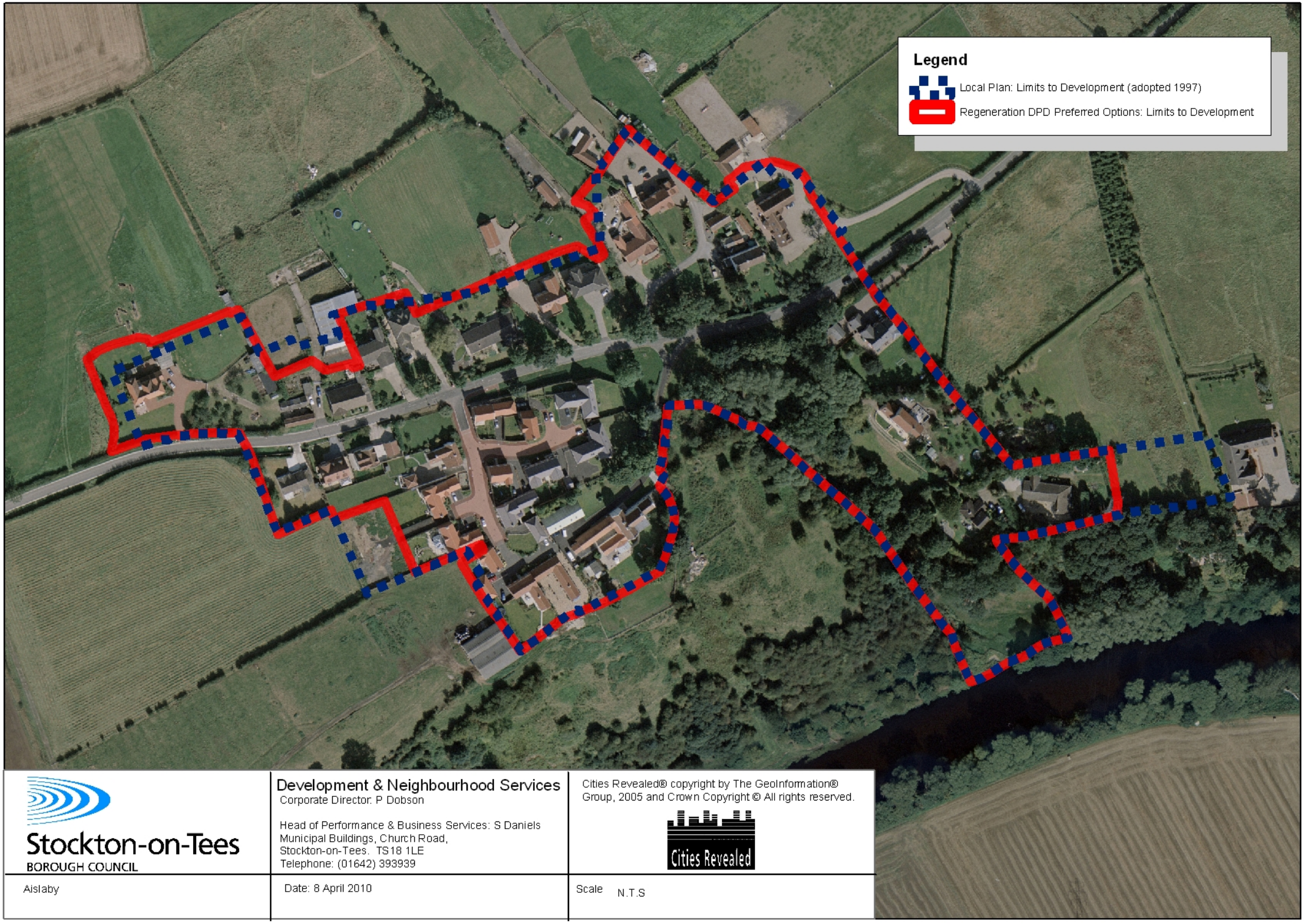

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Aislaby

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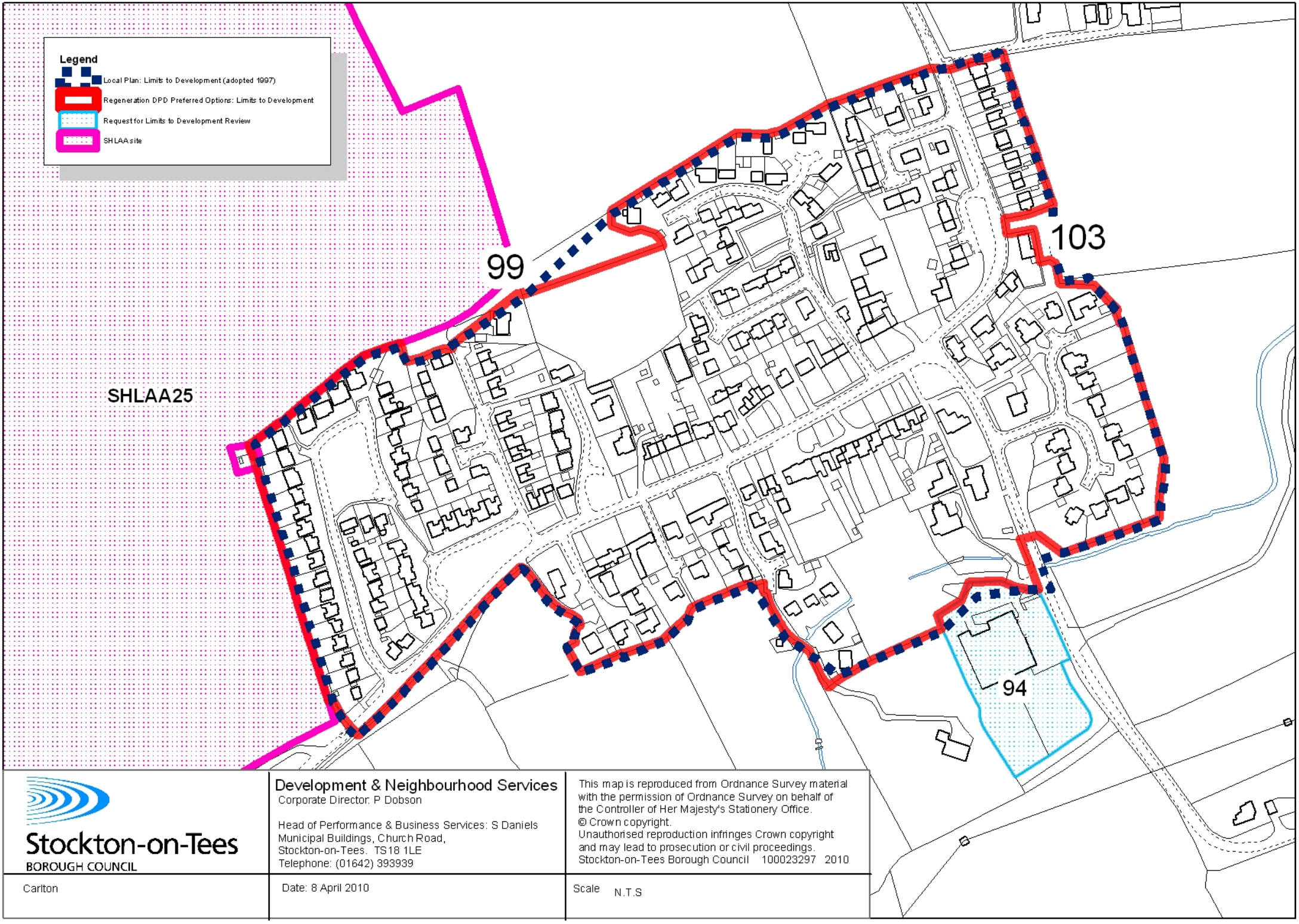
Carlton

Reference	Address	Discussion
94	E A Clayton, Willow Bridge Works	The preferred options limits to development have been drawn to follow the access road to the new residential development granted permission through application 06/0300/FUL. Development at site 94 was granted in the mid 1990s, with further extension to the land used by the business in 2003. The site is within commercial use (manufacture and sale of agricultural machinery and equipment). The built development on the site is of a relatively large scale, in the form of large agricultural style sheds. There is a large amount of hardstanding to the south of the site and customer parking to the north. The site is clearly fenced. The preferred options limit to development excludes this site. Whilst there is large scale built development on the site its connection to the village is vague with a large wooden fence separating the site from the new residential development to the north. In addition the inclusion of the site would be large extension to the limits to development along Letch Lane, which would be uncharacteristic to the current boundary form.
99	West Garth House	Outline permission (98/1431/P) and subsequent full planning permission (99/1524/P) was granted for the development of one dwelling at West Garth House. During the site visit all of the land surrounding the property appeared to be manicured lawn associated with the dwelling. However, it is clear from the planning approval that much of the site was not included as residential curtilage and was to be left planted with the residential cartilage marked by a fence. The preferred options limit to

		development excludes the land not granted permission as residential curtilage. The wooded area to the east of the site has been removed from the preferred options limits to development. It is considered that the northern edge of the playing field represents the break between the urban and rural areas.
103	Land surrounding the Institute	The preferred options limits to development represent the break between the rural and urban area. It is evident that land adjacent to the Institute is within agricultural use.
SHLAA 25	Land at Hall Farm	The SHLAA 2009 update found this site non developable. The site is farmland and has therefore been placed outside of the limits to development.



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Carlton

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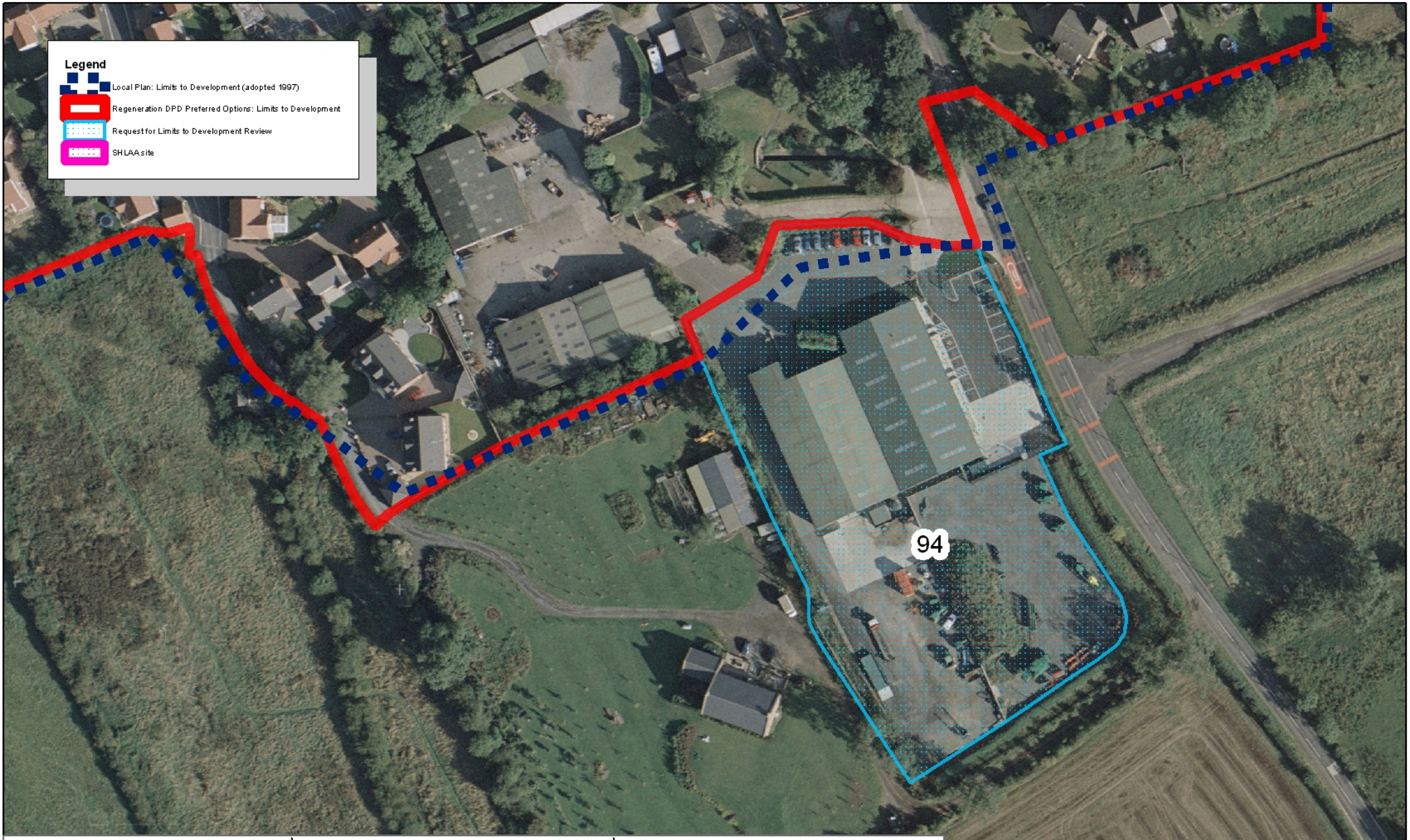

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Carlton: Site 94

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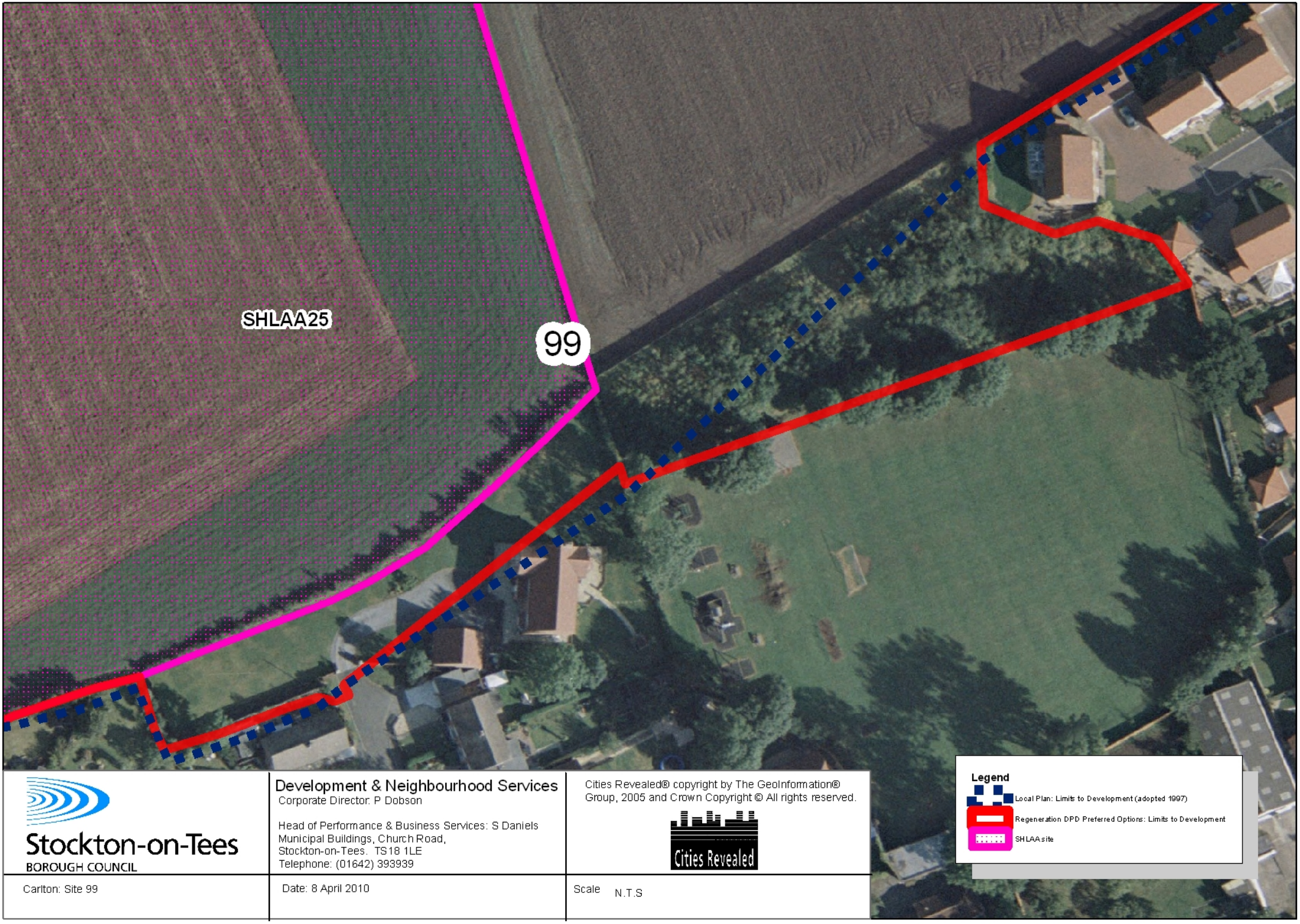

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Carlton: Site 99

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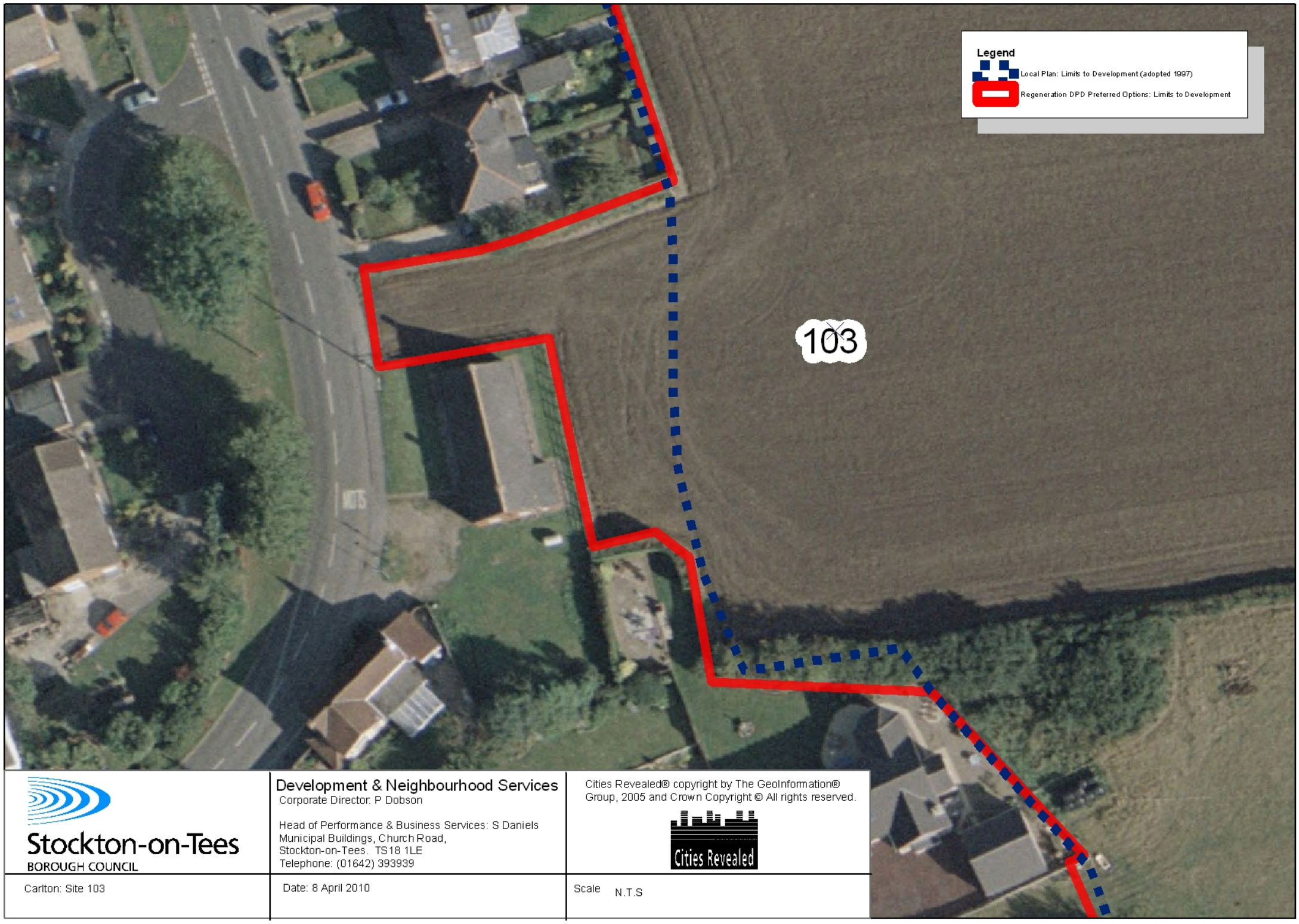

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Carlton: Site 103

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94- E A Clayton, Willow Bridge Works

94- E A Clayton, Willow Bridge Works

94- E A Clayton, Willow Bridge Works

99- West Garth House

103- Land surrounding the Institute

Cowpen Bewley

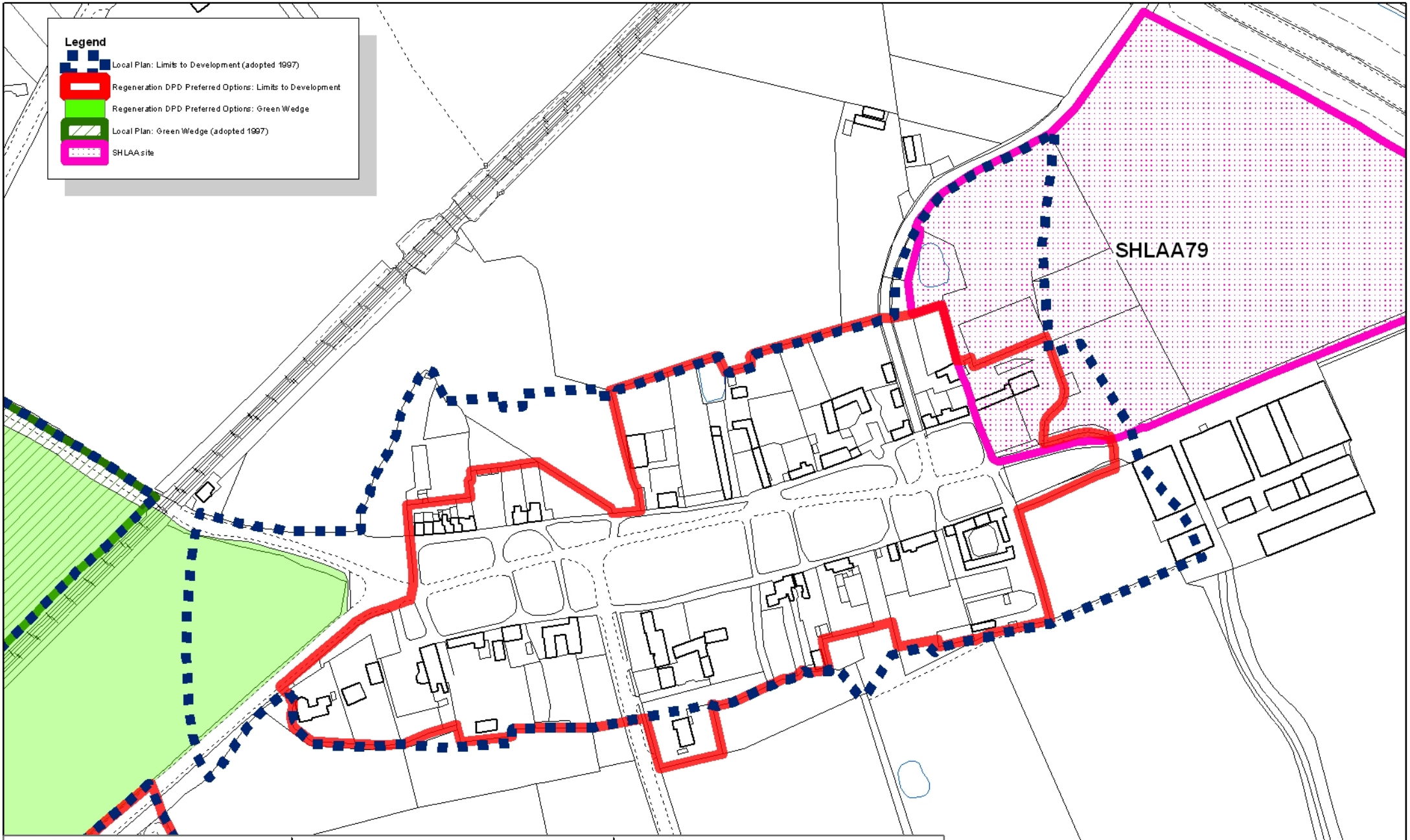
The Local Plan limit to development at Cowpen Bewley was drawn at the same location as the boundary of the Site of Archaeological Interest (policy EN30 of the Local Plan). The preferred option limit to development has been redrawn to tighten the boundary along what is considered to represent the break between the urban and rural areas.

The southern boundary remains largely unchanged; with minor changes to reflect the development of Colemans Nook Bungalow and the field boundary to the south of Wayside.

The eastern boundary has been revised to exclude non residential curtilage at Manor Farm House.

The northern boundary follows the clearest boundary which is considered to constitute the break between the urban and rural areas.

The western boundary has been amended to reflect the preferred option green wedge designation



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Cowpen Bewley

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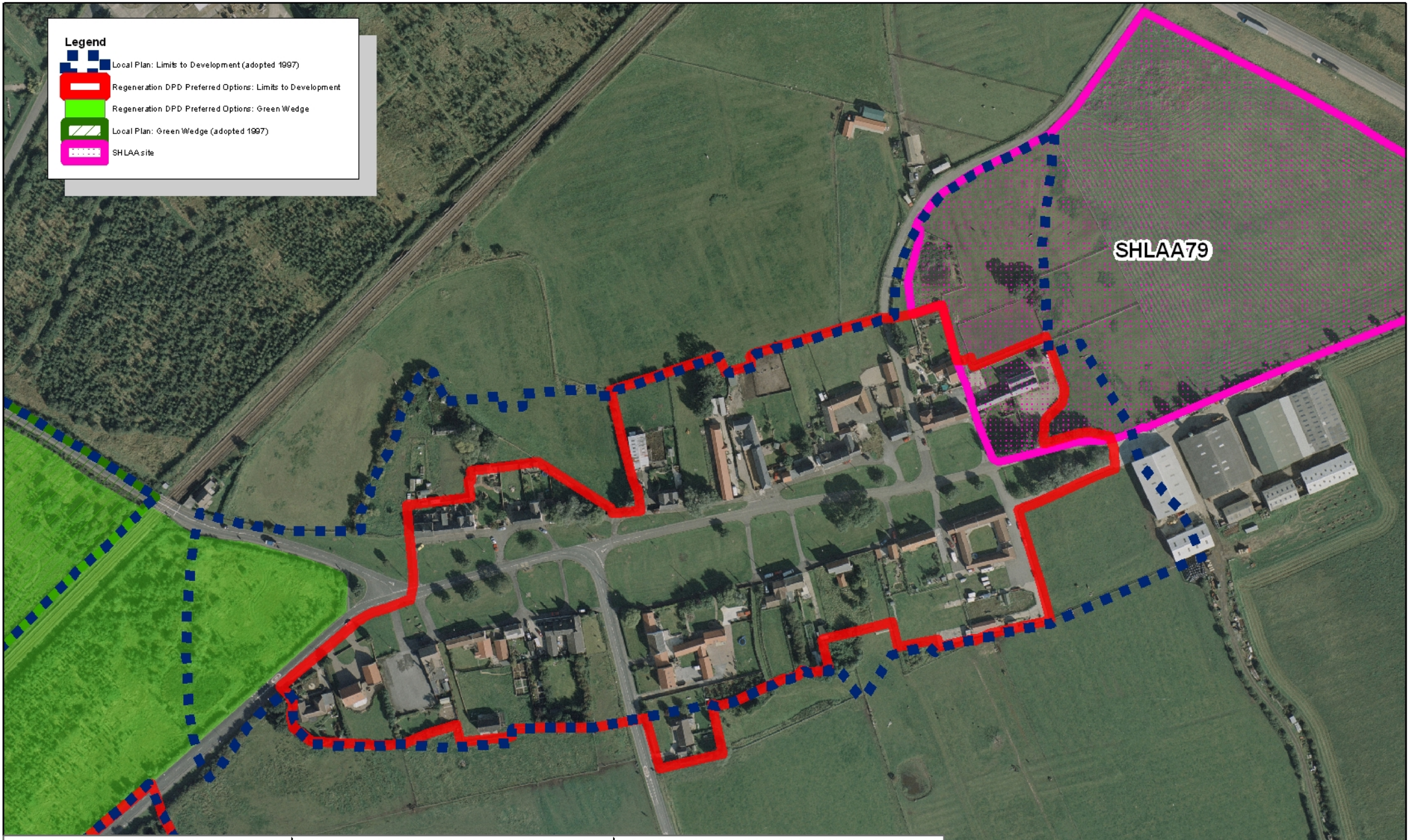

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Cowpen Bewley

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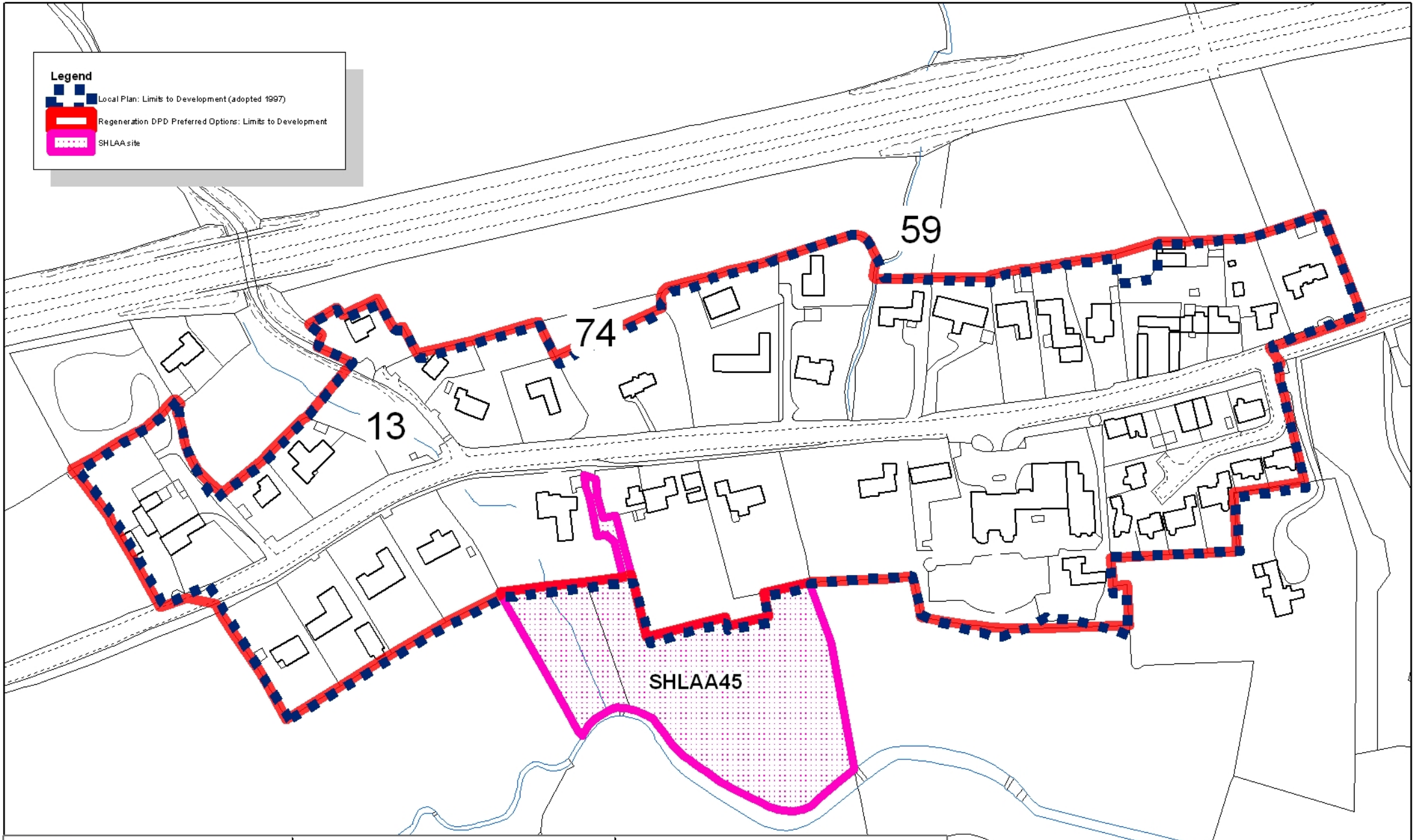
Elton

Reference	Address	Discussion
13	Land to east of New Dawn	The area is undeveloped land which is partially wooded and has a beck running through it. The preferred option is to include this area within the preferred option limit to development in order to maintain a consistent boundary.
59	Elton Gates	It would appear that land to the north of Elton Gates has been maintained to some degree. Application 04/2396/COU sought to change the use of this land to private garden; this application was refused and subsequently dismissed at appeal. It is not considered appropriate to include this site within the limits to development as it could lead to piecemeal development, set a precedent for further garden expansion to the north and the current limits to development is well related to the surrounding land uses.
74	Church of St John	Whilst this site has been fenced from the open land to the north it is considered that the land use is not residential and further to this permission for residential use has not been granted. It is therefore considered appropriate to maintain the limits to development in their current location.
SHLAA45	Land at rear of Elton Manor	Given the low yield anticipated from the site it was considered as having zero housing potential in the SHLAA 2009 update. The site is partially wooded and it is considered that the current limits to development should be taken forward as the preferred option as it constitutes the break between urban and rural/open areas.



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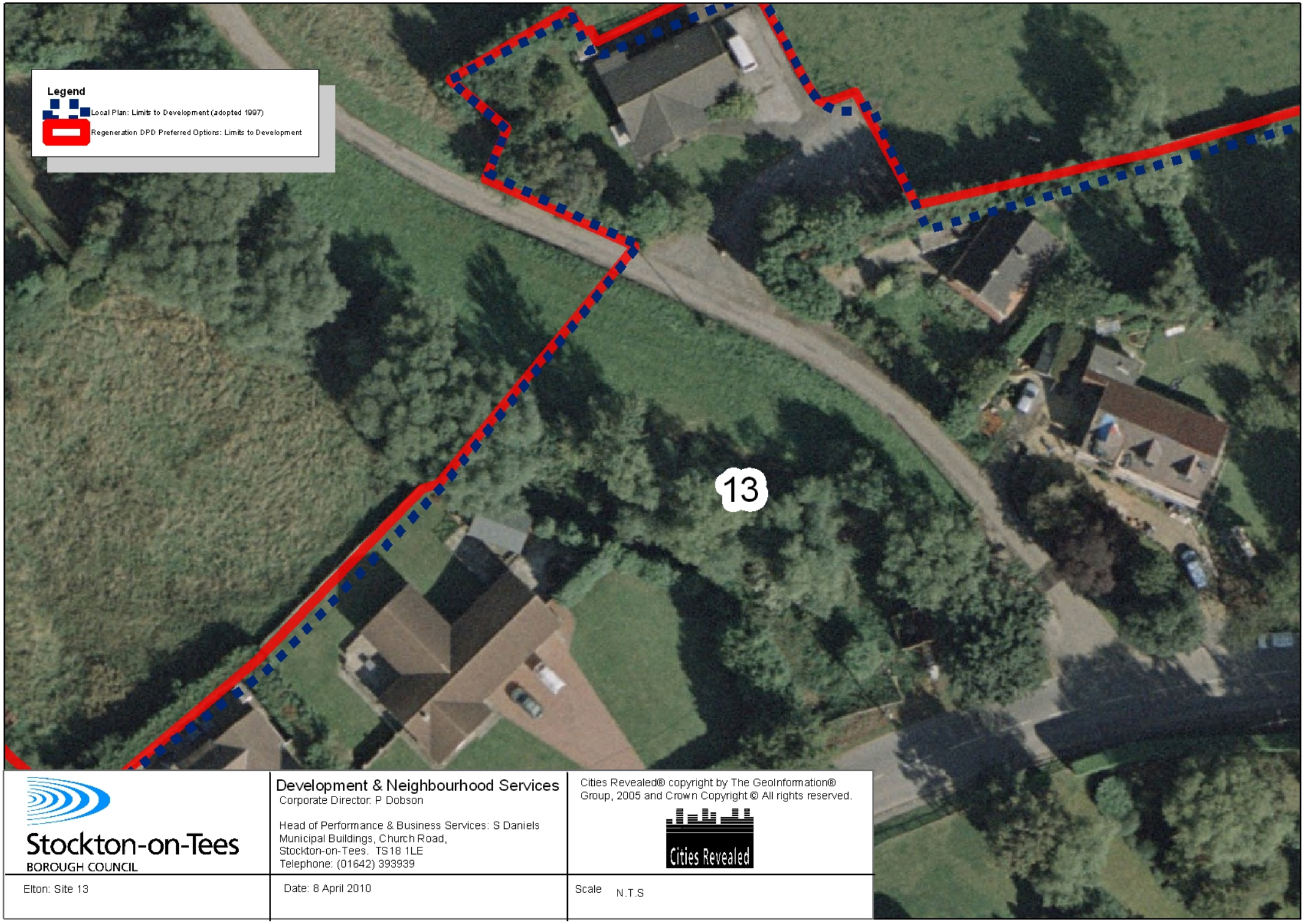

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Elton: Site 13

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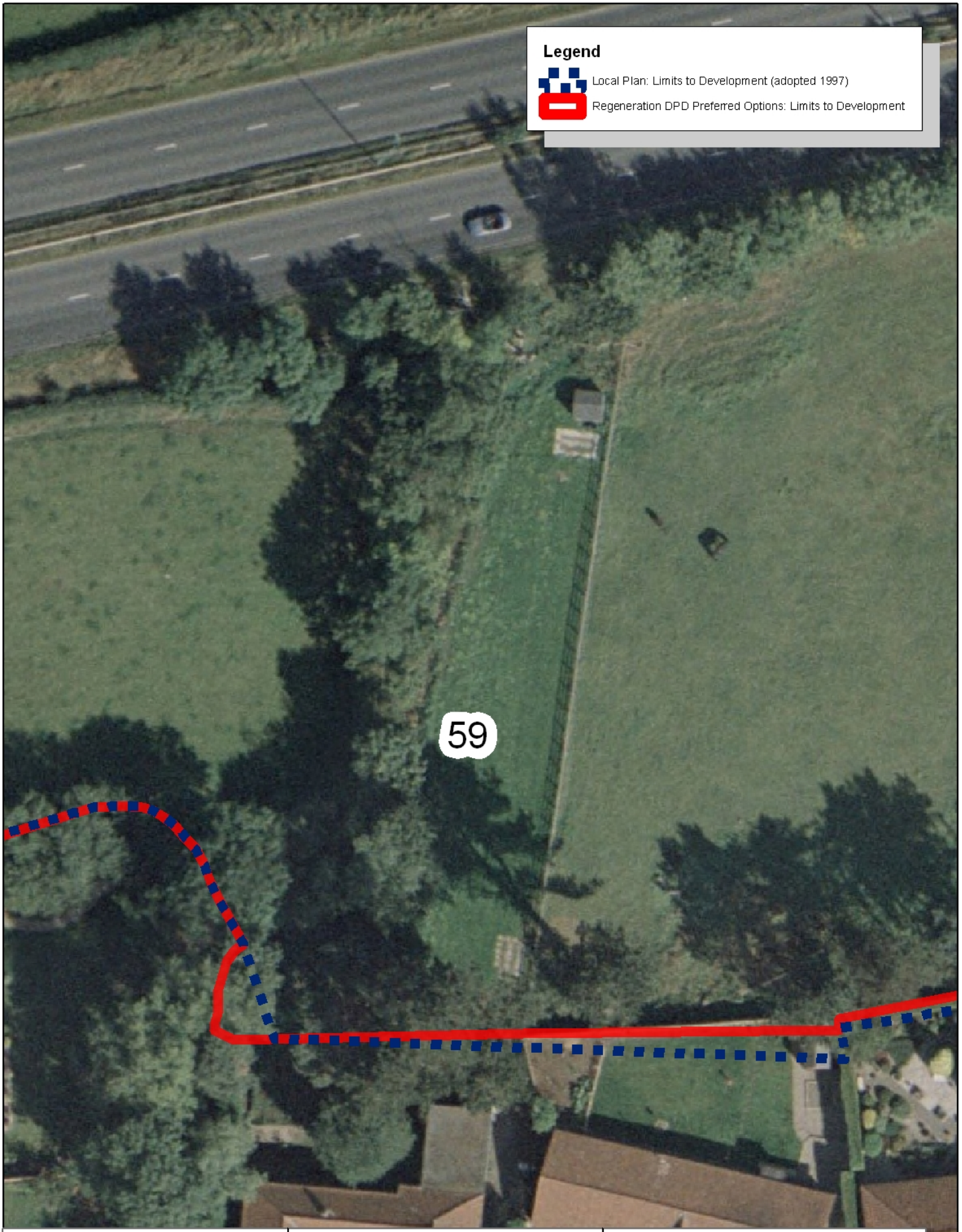

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Elton: Site 59

Date: 21 January 2010

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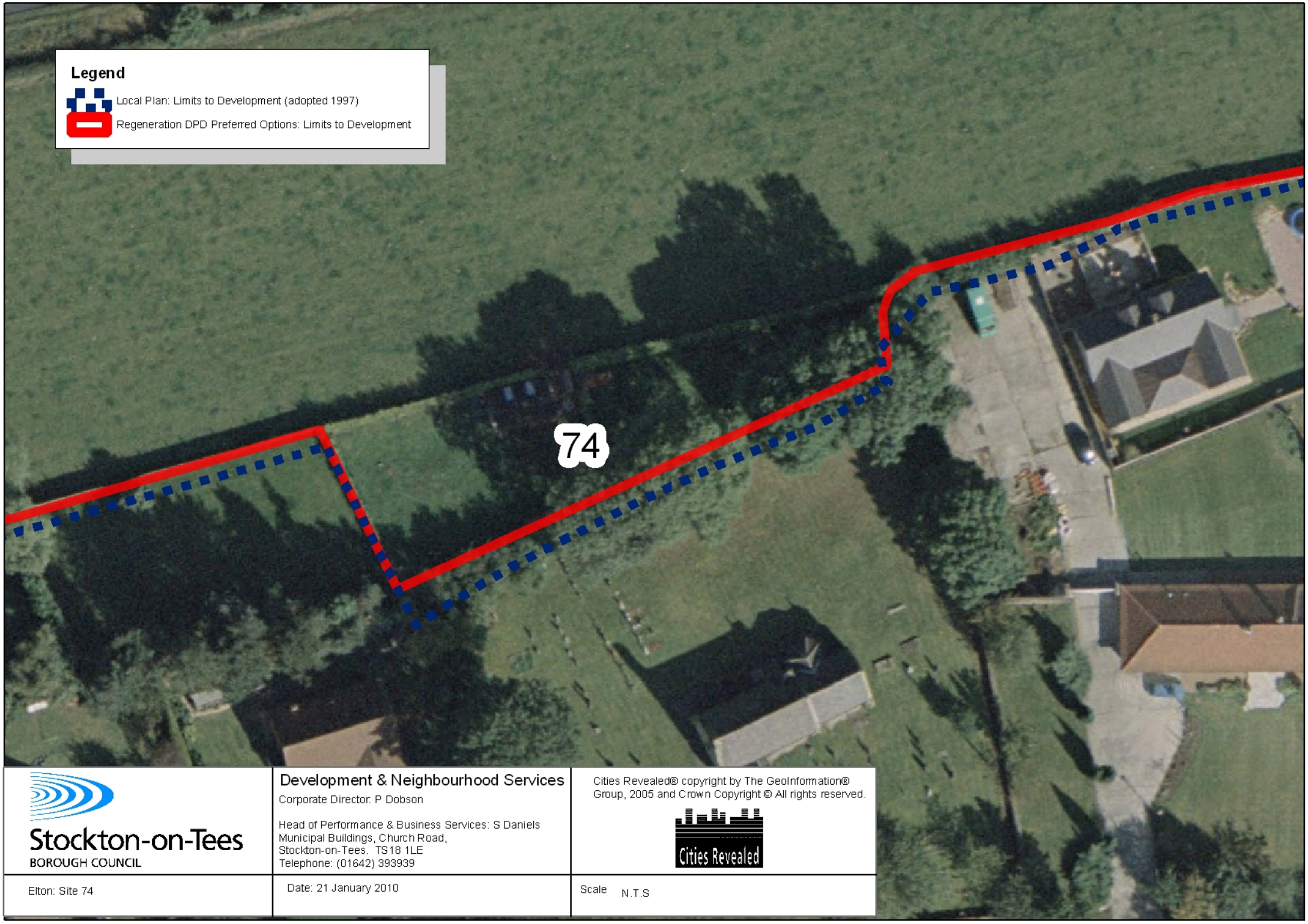

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Elton: Site 74

Date: 21 January 2010

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Hilton

Reference	Address	Discussion
4	11/15 Fir Tree Close and Fir Tree House	Outline planning permission (90/0438/P) and subsequent detailed permissions (91/1884/P and 91/1885/P) have established the residential curtilage at 11 and 15 Fir Tree Close; the preferred options limit to development respects this as the break between the urban and rural areas. The land associated at Fir Tree House was determined during site visit to be manicured lawn with an evident garden use, which was in character with the main property. The site is edged by mature trees, which separate it from the farmland surrounding Hilton. It should be noted that it was decided to leave this site outside of the limits to development during a review as part of the Hilton Village Study in 1989 in order to safeguard the land from development. The preferred option limit to development has been amended to include the land associated with Fir Tree House as it is considered to form the break between the urban and rural areas; as well as relating to the amended boundary at 11 and 15 Fir Tree Close.
91	Ox Hill Farm	04/0515/REV Erection of 2no. detached dwellings with associated garages and storage buildings to the rear. The application for residential development has extended the line of development and the preferred option limit to development reflects this.

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Legend
Local Plan: Limits to Development (adopted 1997)
Regeneration DPD Preferred Options: Limits to Development

Hilton

Date: 8 April 2010

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Hilton: Site 4

Date: 8 April 2010

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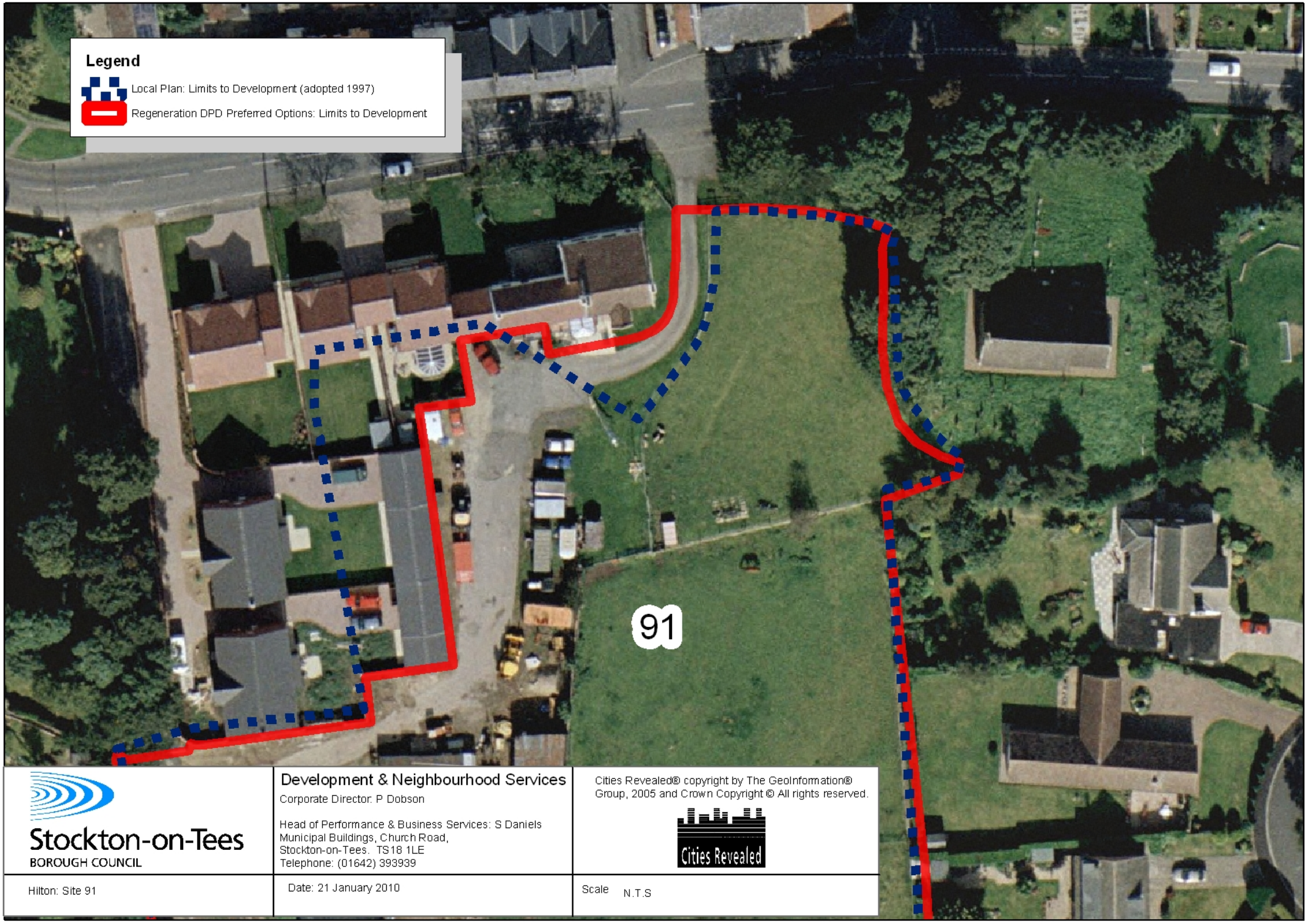

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Hilton: Site 91

Date: 21 January 2010

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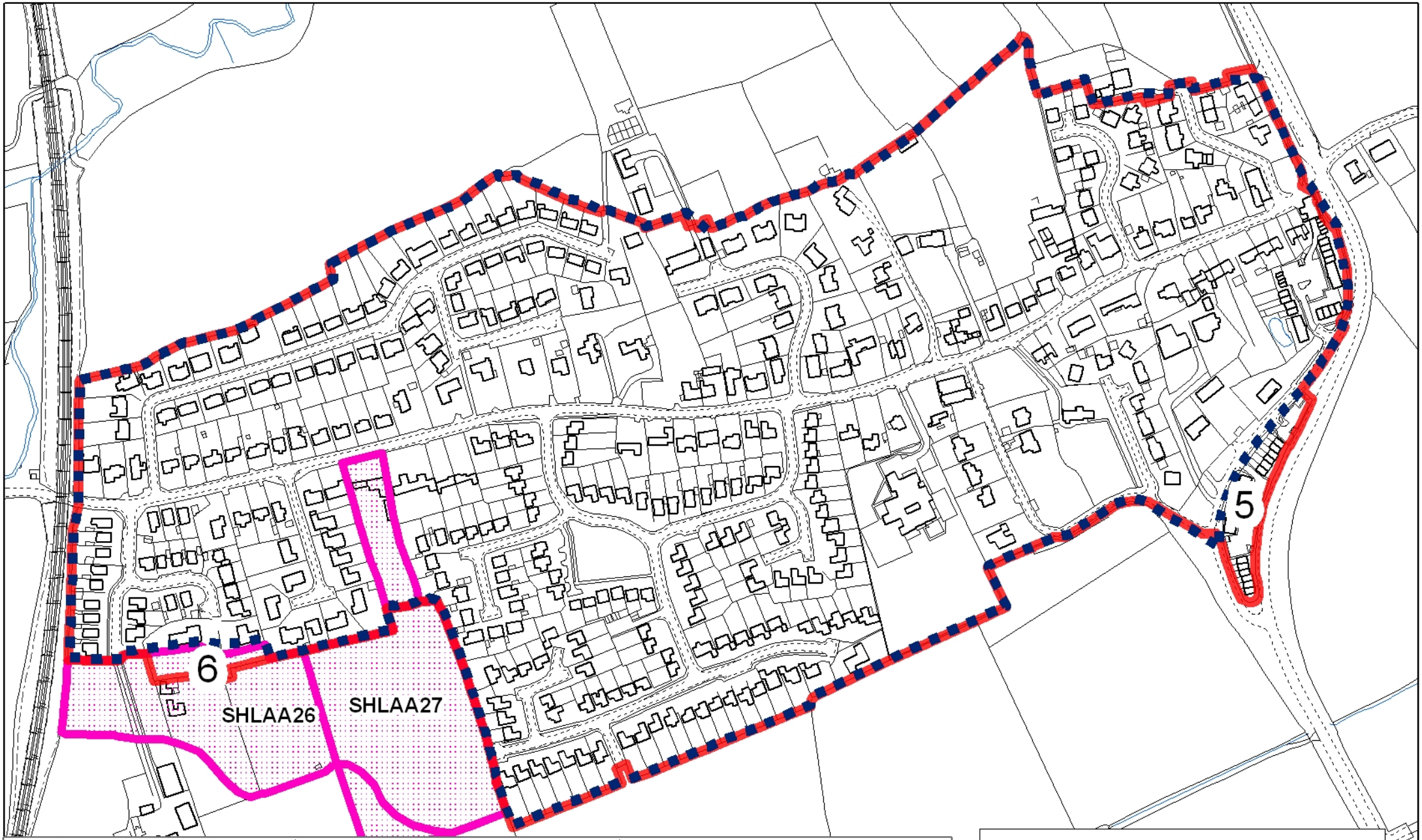
4- Fir Tree House

4- Fir Tree House

Kirklevington

Reference	Address	Discussion
5	Levington Mews, Kirklevington	Planning permission was granted for the development of the site under application 01/1947/FUL. Now fully developed the land has been included within the preferred options limits to development as it is considered to represent the break between the urban and rural areas.
6	6 & 19 Knowles Close, Kirklevington	A Certificate of Lawfulness for use of land to the rear of 19 Knowles Close (09/0027/CPE) has been approved. The current residential curtilage at 6 Knowles Close was identified within application 95/1754/P. As such the residential curtilages have been included within the preferred options limits to development
SHLAA26	Land to the South of Knowles Close, Kirklevington	Whilst the SHLAA 2009 update found the site developable the Core Strategy at CS7 Point 7 makes it clear that there will be no site allocations in the rural parts of the Borough. Owing to this and the fact the site is farmland it has been placed outside of the limits to development.
SHLAA27	Land at St Martin's Way, Kirklevington	The SHLAA 2009 update found this site non developable. The site is farmland and has therefore been placed outside of the limits to development.



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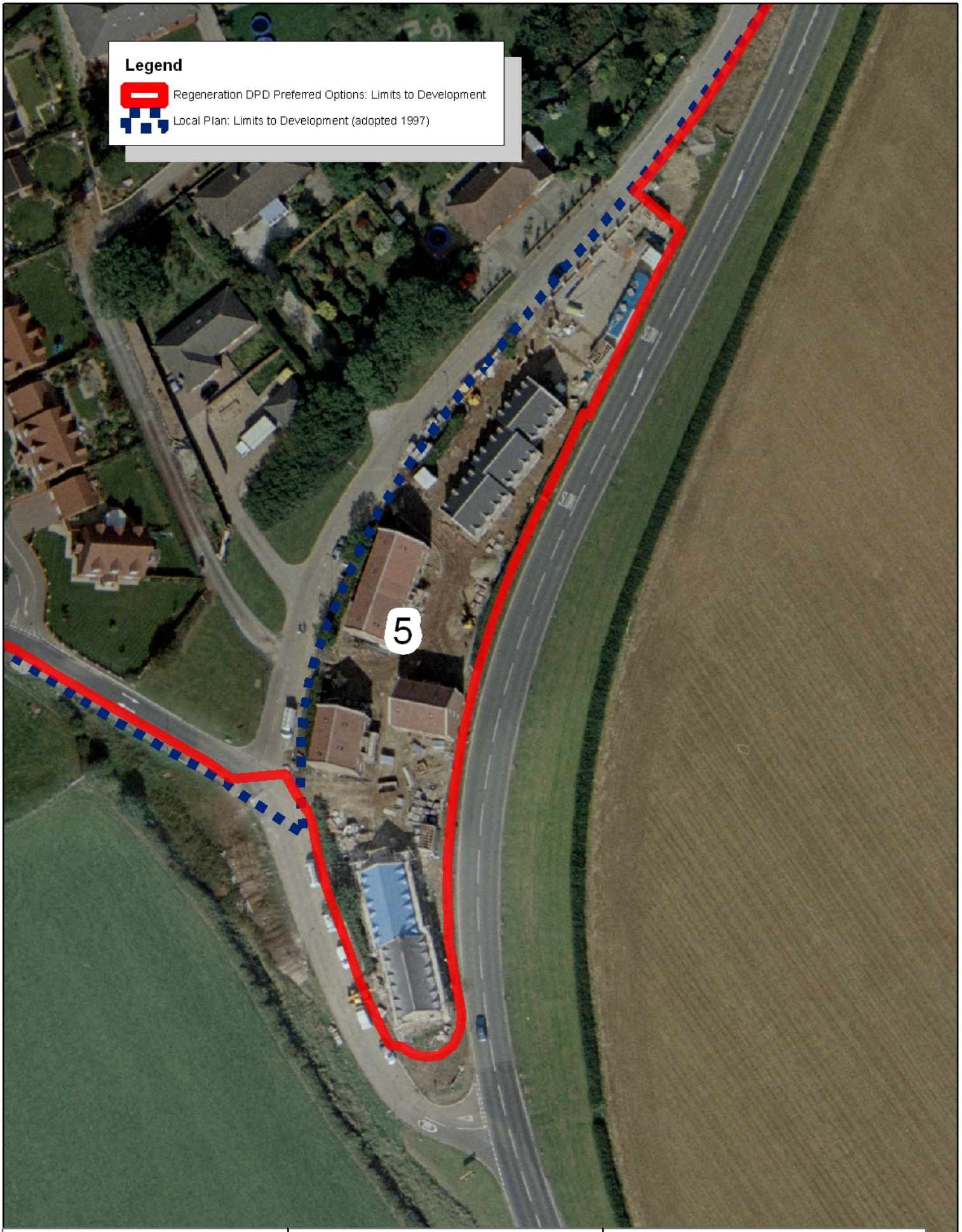
Legend

- Local Plan: Limits to Development (adopted 1997)
- Regeneration DPD Preferred Options: Limits to Development
- SHLAA site

Kirklevington

Date: 21 January 2010

Scale N.T.S



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Kirklevington: Site 5

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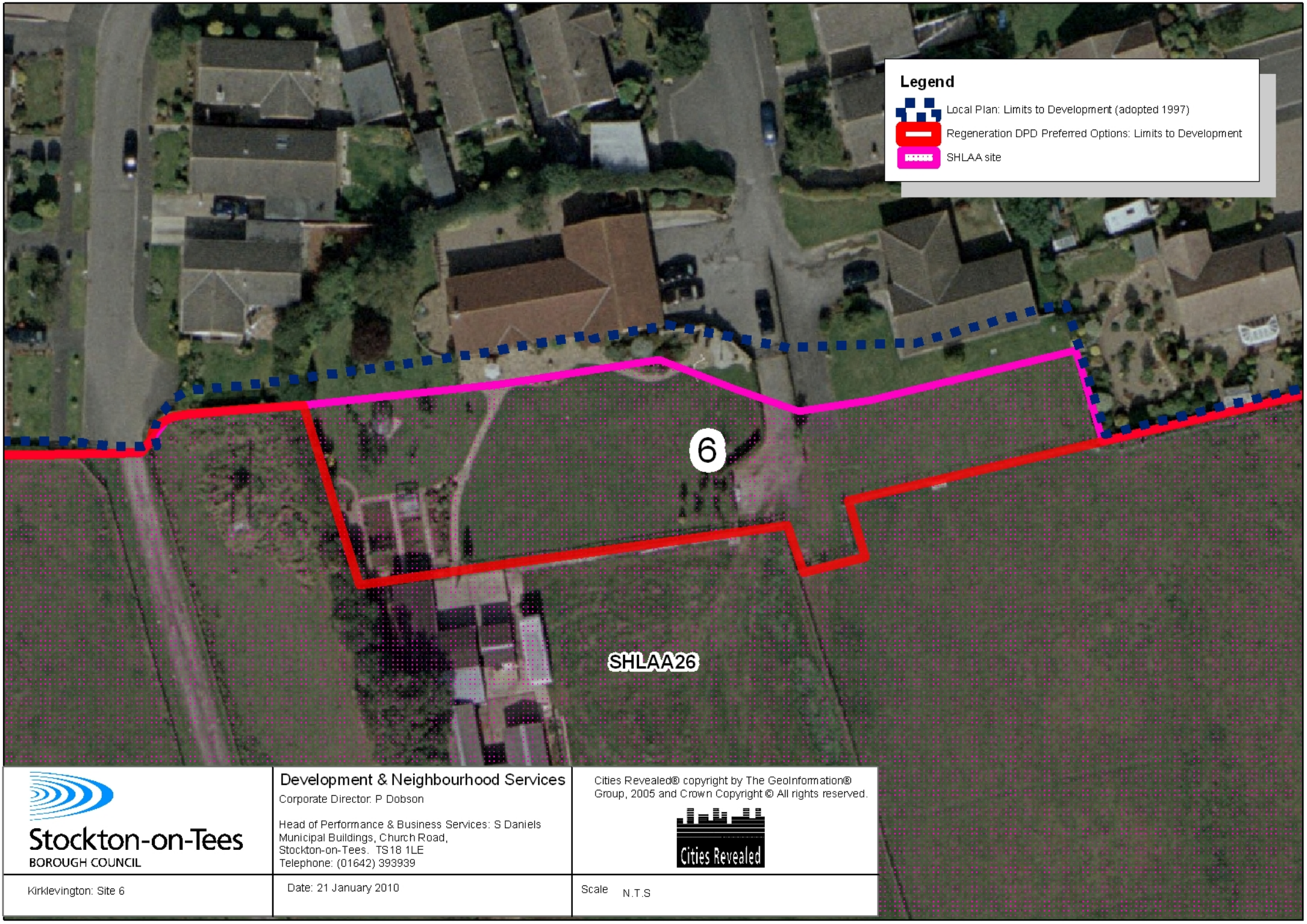

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Kirklevington: Site 6

Date: 21 January 2010

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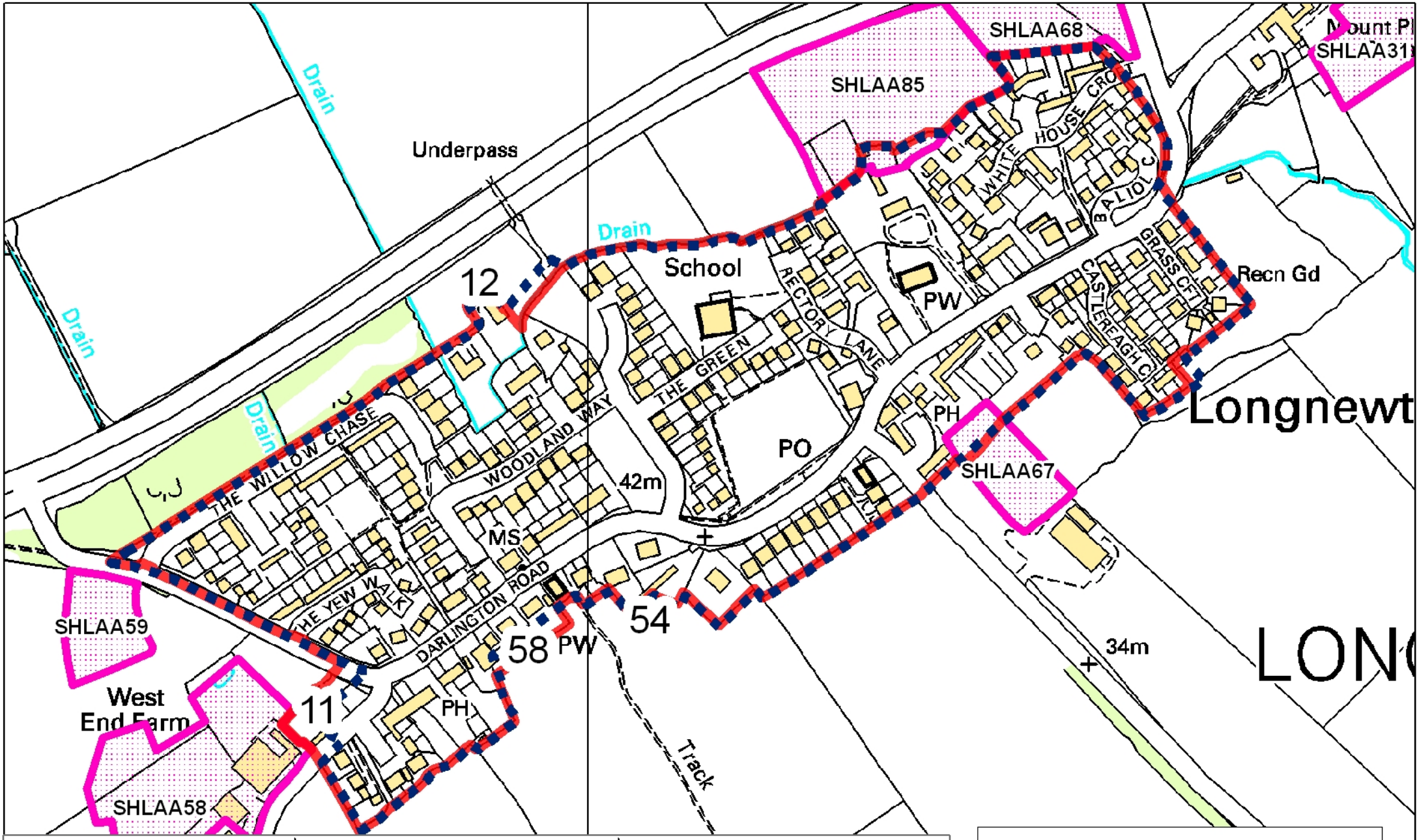
Long Newton

Reference	Address	Discussion
11	Hollytree House/Hollytree Cottage	Planning approvals have been granted and works undertaken to extend Hollytree House. The Local Plan limits to development included Hollytree House prior to extension. It is considered that the preferred options limits to development should include the curtilage of the properties of Hollytree House and Hollytree Cottage as they constitute the break between urban and rural/open areas.
12	23 The Willow Chase	The Local Plan limit to development includes the property at 23 The Willow Chase; however the land surrounding the property to the north is excluded. This is the preferred option limit to development; however, the boundary has been regularised to the east of the property.
54	Woodside	Permission was granted under application 05/0109/FUL for the conversion of an outbuilding to the rear of Woodside into a dwelling. This continues to be included within the limits to development. There is a section of land to the south of the converted outbuilding which is fenced off from the surrounding farmland; however this land has not been included within the preferred options limits to development as it is not within domestic use.
58	Land to Rear of Newton Lodge	A stretch of land to the rear of Newton Lodge, Aros Cottage and Broomhaugh has been approved as residential curtilage associated with Newton Lodge through application 00/1185/P. It is considered that this residential garden land constitutes the break between urban and rural/open areas. In addition it is well related to the rest of the limits to development.
SHLAA58	Land at West End Farm (Parcel 2)	The SHLAA 2009 update found this site non developable. The site constitutes farm buildings and associated land. It is considered that the

		limits to development as revised (at site reference 11) constitute the break between urban and rural/open areas and the site should be excluded from the preferred options limits to development.
SHLAA59	Land at West End Farm (Parcel 1)	The SHLAA 2009 update found this site non developable. The site is farmland and has therefore been placed outside of the limits to development.
SHLAA67	Land to the rear of Londonderry Arms	The SHLAA 2009 update found this site non developable. The entirety of the site appears to be associated with the Public House, as the grounds are maintained for use by patrons. Nevertheless it is considered that the current limits to development should be maintained as they form a consistent boundary.
SHLAA68	Land to the North of White House Farm	The SHLAA 2009 update found this site non developable. The site is not developed as such it is considered that the limits to development in this location should follow those in the Local Plan as this constitutes the break between urban and rural/open areas.
SHLAA85	Land to rear of Rectory	The SHLAA 2009 update found this site non developable. The site is farmland as such it is considered that the limits to development in this location should follow those in the Local Plan as this constitutes the break between urban and rural/open areas.



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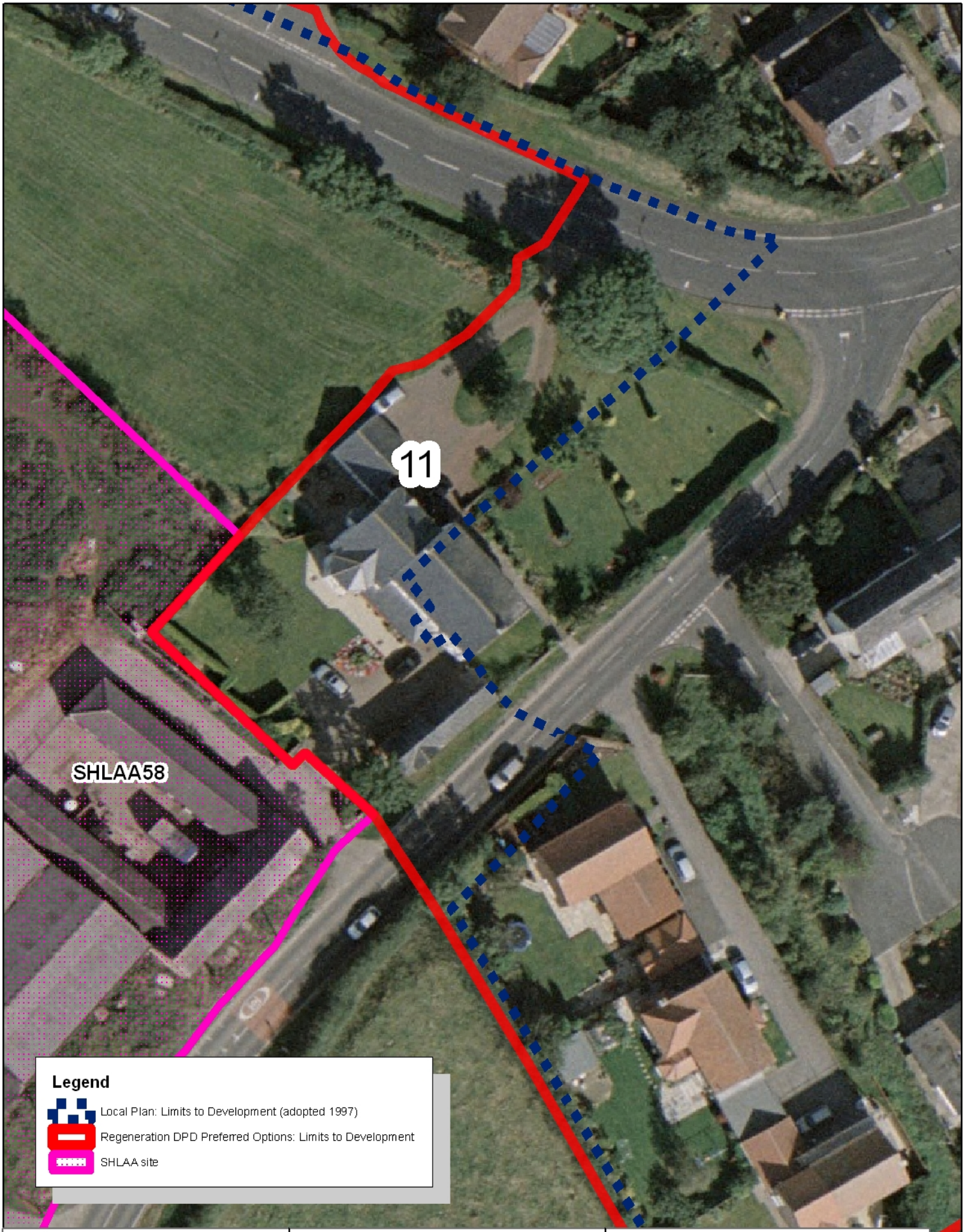
Legend

- Local Plan: Limits to Development (adopted 1997)
- Regeneration DPD Preferred Options: Limits to Development
- SHLAA site

Long Newton

Date: 21 January 2010

Scale N.T.S



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Long Newton: Site 11

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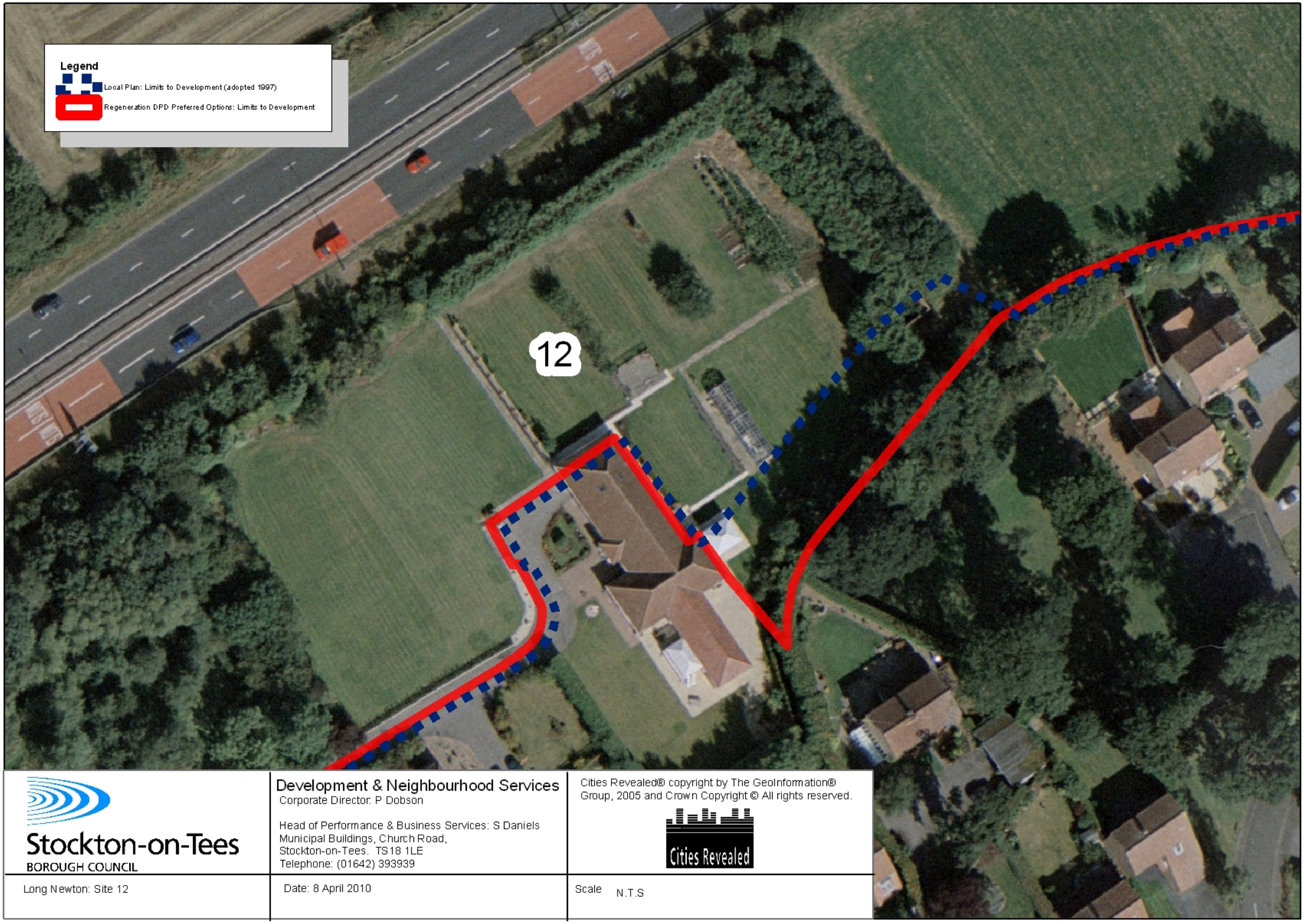

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Long Newton: Site 12

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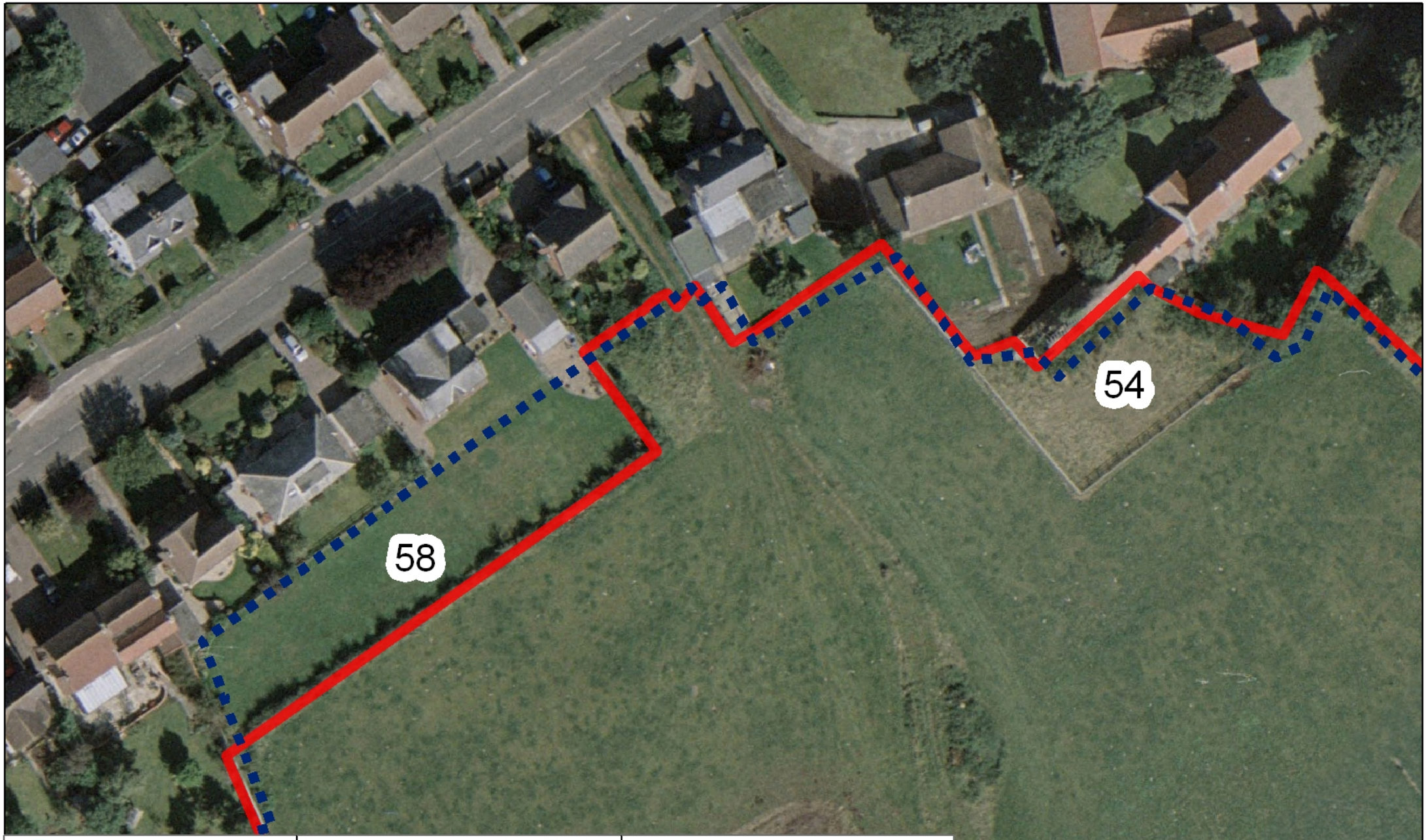

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Legend

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Regeneration DPD Preferred Options: Limits to Development

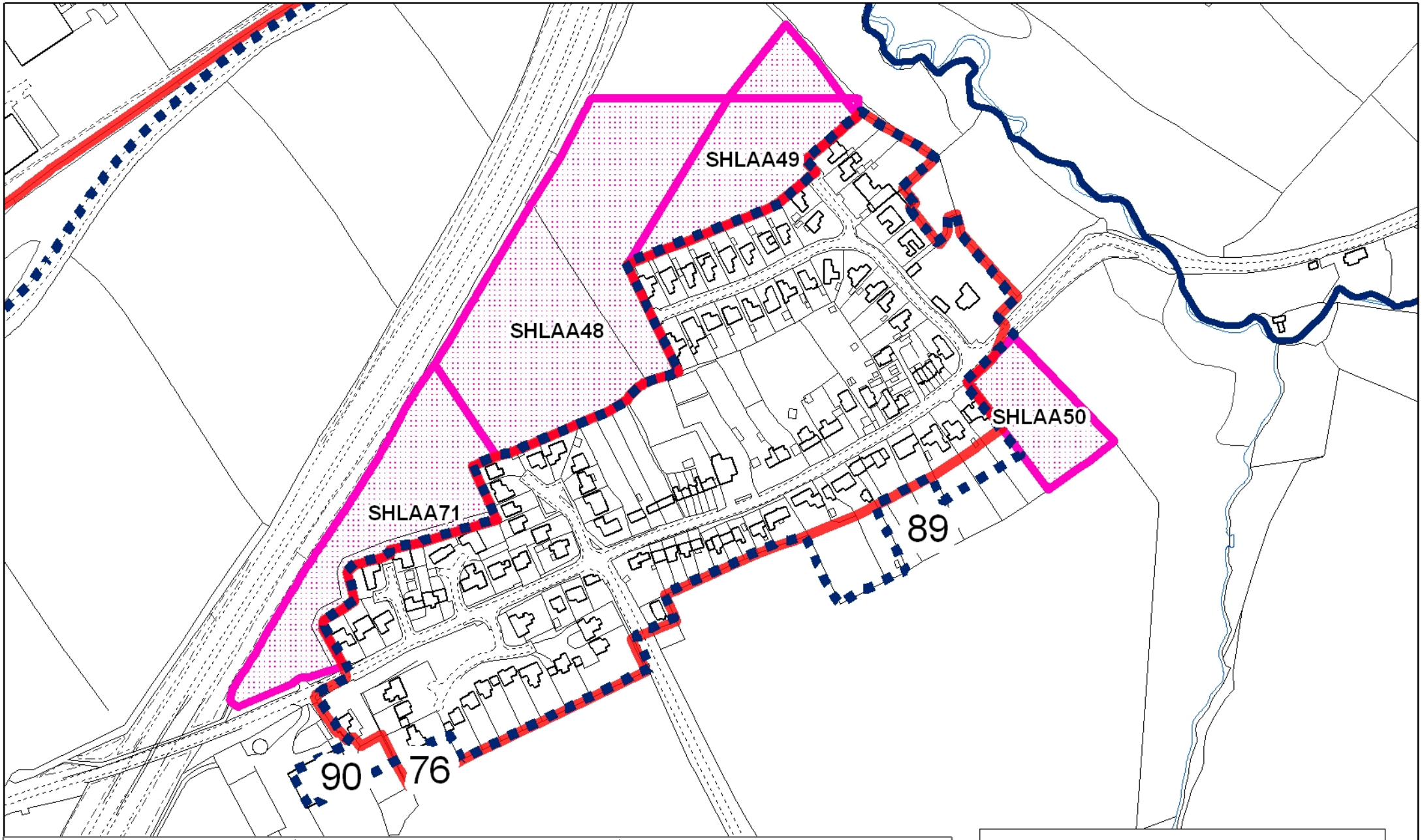
Long Newton: Site 54, 58

Date: 21 January 2010

Scale N.T.S

Maltby

Reference	Address	Discussion
76	10 Pennyman Green, Maltby	The site was included as residential curtilage within the application for residential development. As such it is proposed to include the site within the limits to development.
89	Land south of High Lane, Maltby	The Local Plan limits to development at this location followed the boundaries of gardens at the time. All of the gardens along this part of High Lane stretch some distance to the south of the village. The preferred options limits to development have been continued as a straight line from the west to cut through the gardens. The reason behind this is to form a limit to development which is well related to the surrounding limit and to restrict the potential for piecemeal development.
90	Land at Homefield Farm	The Local Plan limits to development included an agricultural building. The preferred option is to exclude this building from the limit to development.
SHLAA48	Land north of Maltby	The SHLAA 2009 update found this site non developable. The site is farmland and has therefore been placed outside of the limits to development.
SHLAA49	Land north of Maltby (2)	The SHLAA 2009 update found this site non developable. The site is farmland and has therefore been placed outside of the limits to development.
SHLAA50	Land adjacent to Maltby	This site was discounted from the SHLAA 2009 update as the site was unlikely to yield more than 10 dwellings. The site is open land and has therefore been placed outside of the limits to development.
SHLAA71	Land north west of Maltby	This site was discounted from the SHLAA 2009 update as the site was unlikely to yield more than 10 dwellings. The site is open land and has therefore been placed outside of the limits to development.



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Maltby

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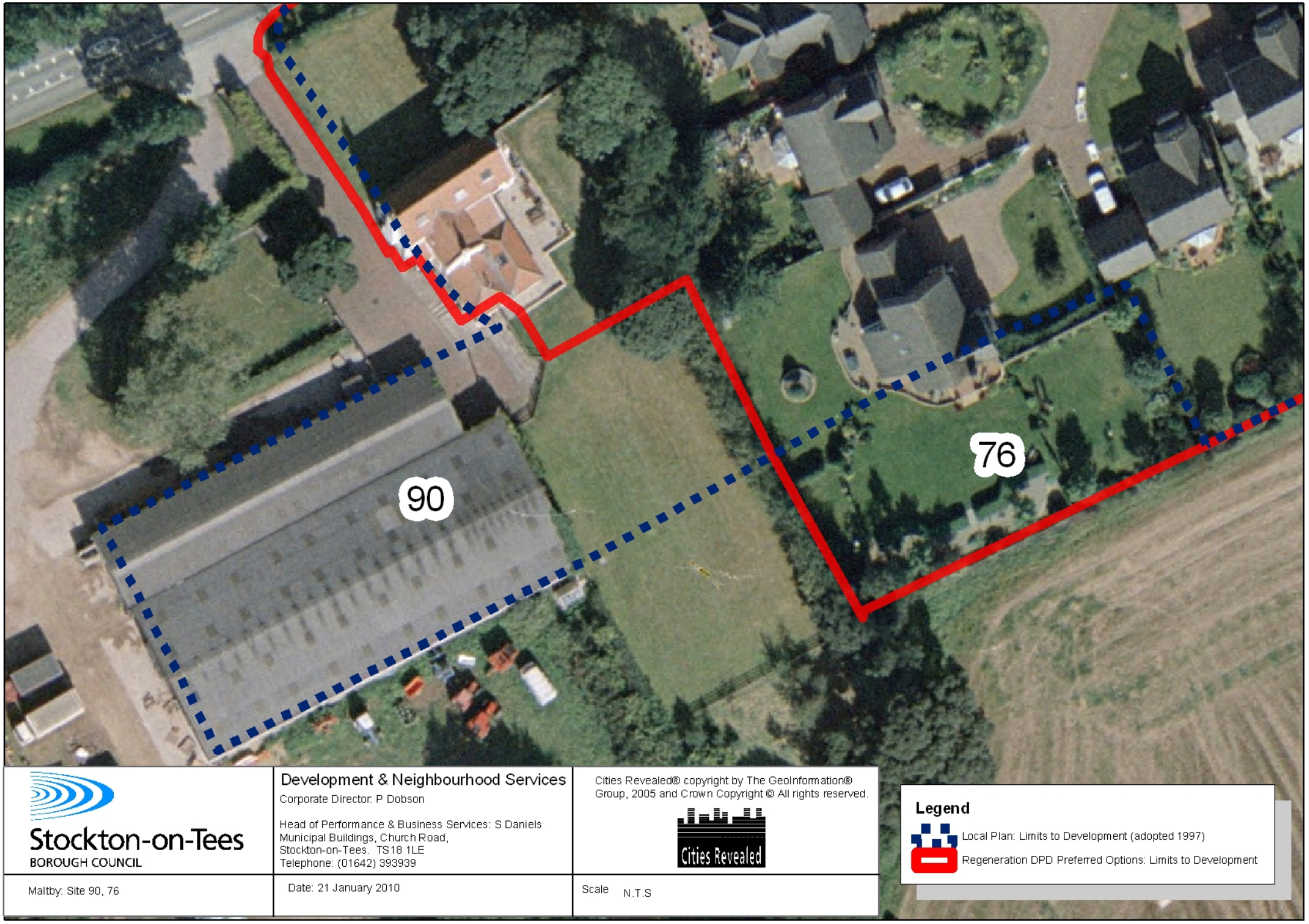
Legend

- Local Plan: Limits to Development (adopted 1997)
- Regeneration DPD Preferred Options: Limits to Development
- SHLAA site



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Legend

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Maltby: Site 90, 76

Date: 21 January 2010

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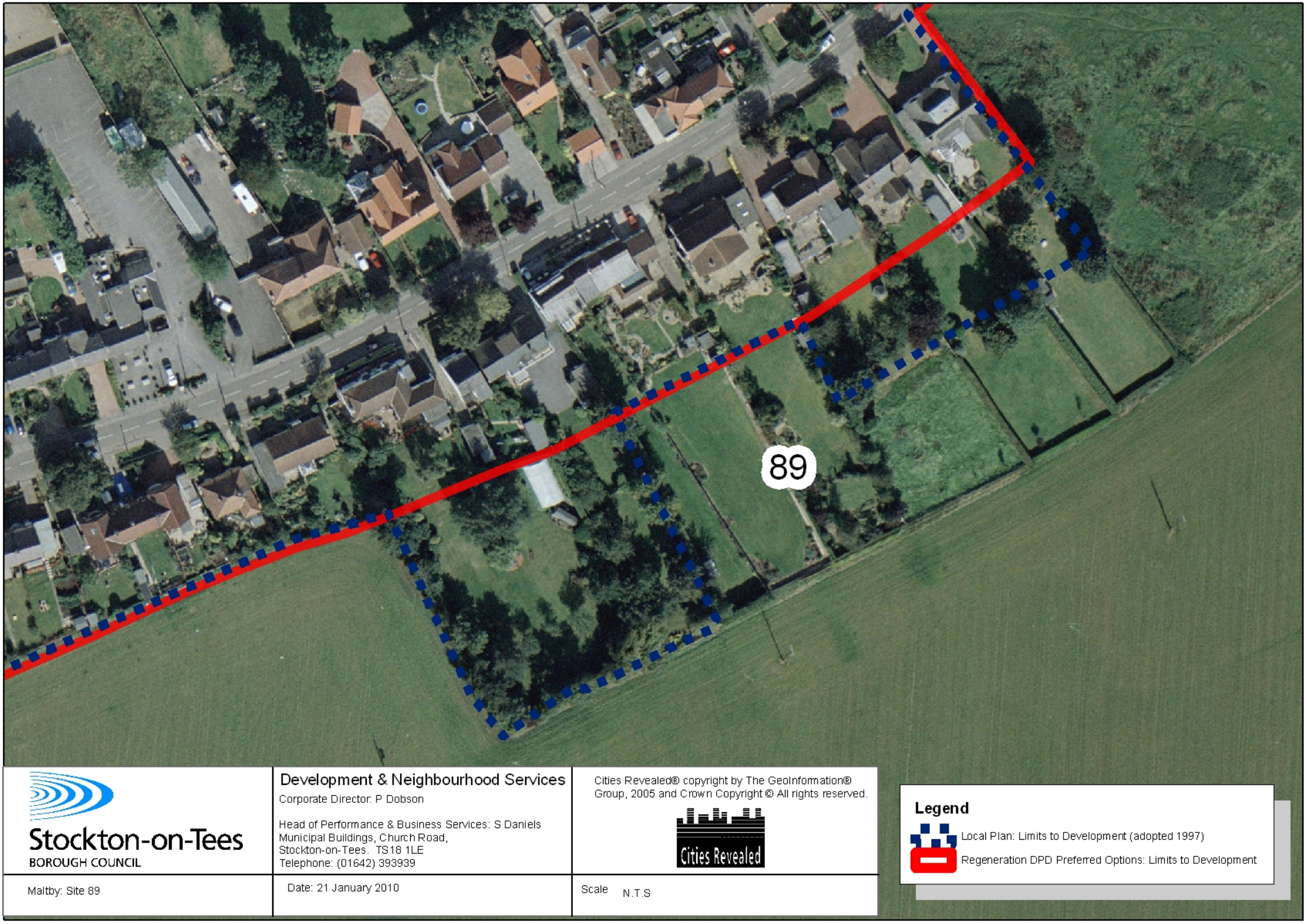

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Legend

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Regeneration DPD Preferred Options: Limits to Development

Maltby: Site 89

Date: 21 January 2010

Scale N.T.S

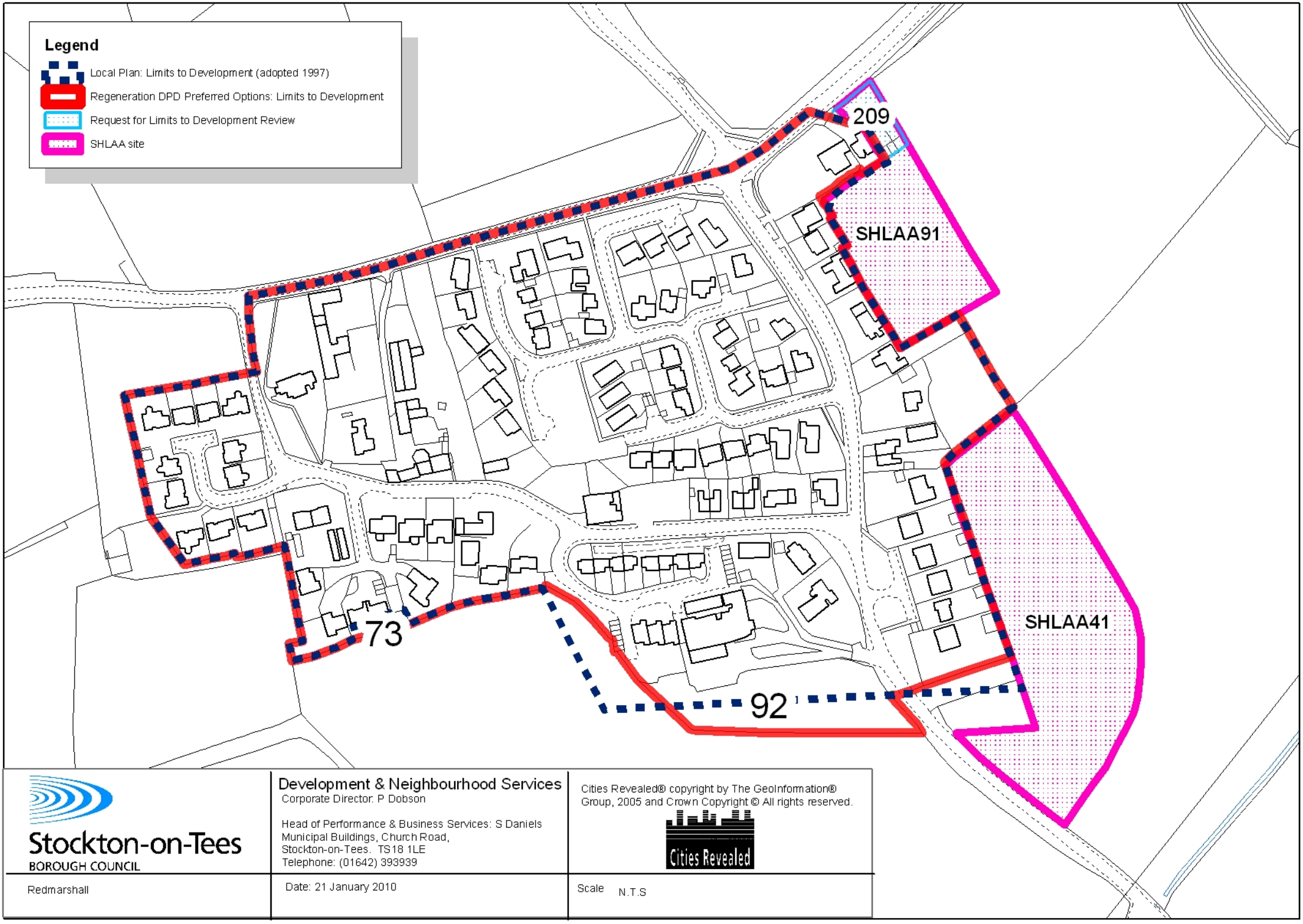
Redmarshall

Reference	Address	Discussion
73	Church Farm Flats	The minor amendment has been made to include garden land associated with Church Farm Flats. The preferred options boundary provides a consistent boundary along the south western expanse of the village and constitutes the break between urban and rural/open areas.
92	The Mains, Drovers Lane	At the Public Inquiry (31 January 1995 – 3 May 1995) to the Stockton-on-Tees Local Plan the inspector recommended that "the plan be modified by drawing on the Proposals Map the limits to development, for the purpose of Policy EN12, south of 'The Mains', Redmarshall along the front curtilage boundary of the property as indicated by a fence." Within the preamble to this recommendation the inspector noted that "…this is a grassed area used as amenity land as part of the property with which it is enclosed by a fence….. In all the circumstances, the site should be included within the limits to development. To do so would marry well with the continuation of the line east of the adjoining road, where development is underway." No reference points or definitive evidence is available to locate the exact position of the fence discussed at the public enquiry. Application 98/1144/P proposed development of 5 houses which encroached into the area of land outside the Local Plan limits to development. The appeal relating to this proposal was dismissed, although, not on grounds of encroachment but instead on sustainability grounds.

		The issue of encroachment outside of the defined limits of development was not raised by the Inspector within the determination of the appeal as being contrary to policy. The current appearance of the land is that of open space within the curtilage of the Nursing Home and not of agricultural land which surrounds. As such, it is considered that the principle of development on this area of land could be acceptable. Outline planning permission was granted at appeal under application 08/2983/OUT for the demolition of the existing nursing home and the erection of a new 50 bed nursing home. The site boundary for this application included all land associated with The Mains up to the fence line evident today. It has been concluded that the preferred options limit to development should be drawn along the current fence line as this constitutes the break between the urban and rural areas.
209	The Stables	Planning permission was granted for the erection of a detached dormer bungalow at The Stables under applications 00/0629 (outline) and 03/2705/REV. The land to the east of the site was the subject to a number of applications. The most recent of which being application 08/2414/FUL 'Change of use from agricultural land to residential to allow two storey extension to side of dwelling and erection of detached triple garage'. The application was refused and subsequently dismissed at appeal with the LPA's appeal statement discussing 'The land at the time of the appeal referenced above was more agricultural in appearance and this has now been improved and maintained to a much higher standard…It now contains an access track (appearance accepted on appeal) to a

		Package Treatment Plant to the rear of the site, which the LPA considered to be too formal for this location. Although the land in question has been maintained to a high standard (for agricultural land) this is not considered to outweigh or undermine the need to prevent expansion of unjustified built form and domestification in this location.' The inspectors report notes that 'the point is not that the enclosed area would be unlikely to be used for agriculture but that it is not authorised for residential use'; the inspector continues to discuss that any discussion about where the logical boundary to the village is a matter of policy and ought to be considered during a review of the limits to development. Whilst it is clear that the land to the east of The Stables has been maintained the preferred options limits to development is drawn along the edge of the residential curtilage at The Stables. This location is considered to represent the break between urban and rural/open areas. In addition to this it is necessary to define the limits to development in this location in order to define the character of the settlement and restrict the coalescence of Redmarshall and Carlton.
SHLAA41	Hill House Farm Redmarshall	The land is within agricultural use. It is considered that this location forms part of the rural/open area and should continue to remain outside the limit to development.
SHLAA91	Land east of Drovers Lane, Redmarshall	A number of applications have been submitted for this parcel of land. SHLAA91 includes site 209 'The Stables' which has already been discussed in detail; as such this commentary deals with the remainder of SHLAA91. The site is within agricultural use and there is no justification to include

		this land within the limits to development. The preferred options limit to development as drawn constitutes the break between urban and rural/open areas. To the North Western boundary of SHLAA 91 the Limits to Development have been re-drawn to follow residential boundaries. The limit in its current state appears unrelated the land included within the looks the same as the agricultural field of SHLAA 91. It appears the Local Plan limit to development followed this path at this location as the land was used by a resident of Drovers Lane to access Stables (now the location of the residential property, The Stables).



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Redmarshall

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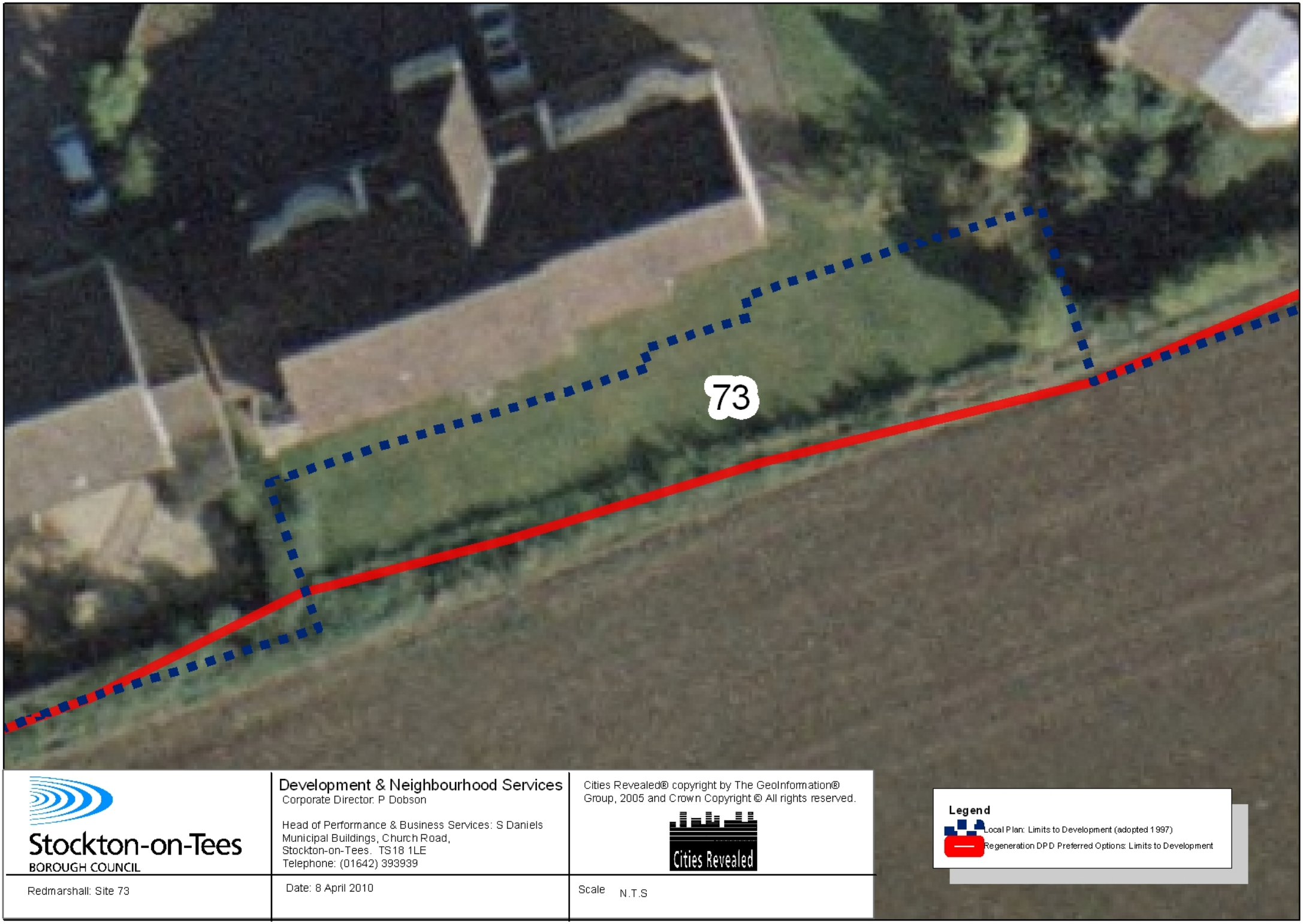

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Legend
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Regeneration DPD Preferred Options: Limits to Development

Redmarshall: Site 73

Date: 8 April 2010

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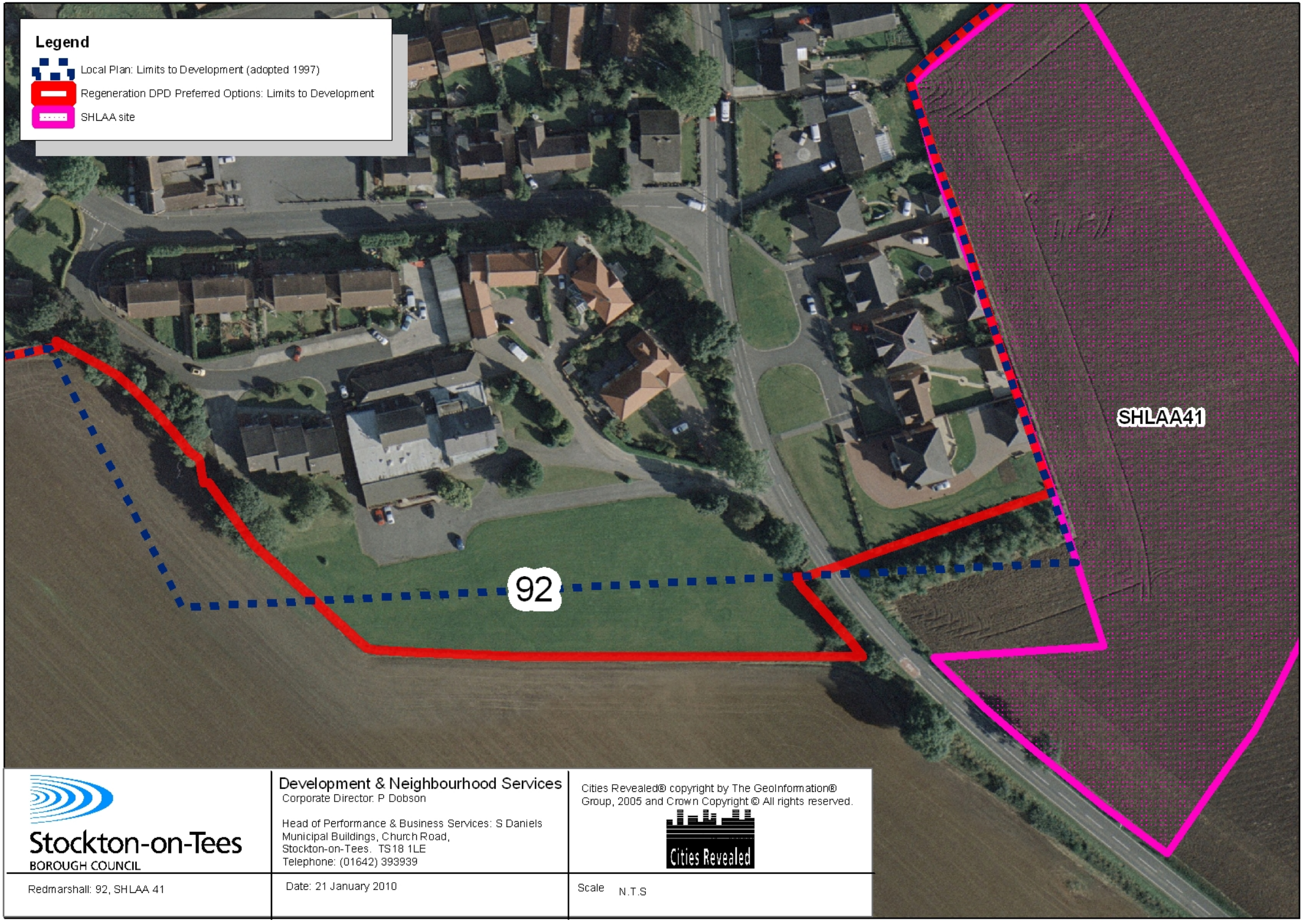

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Redmarshall: 92, SHLAA 41

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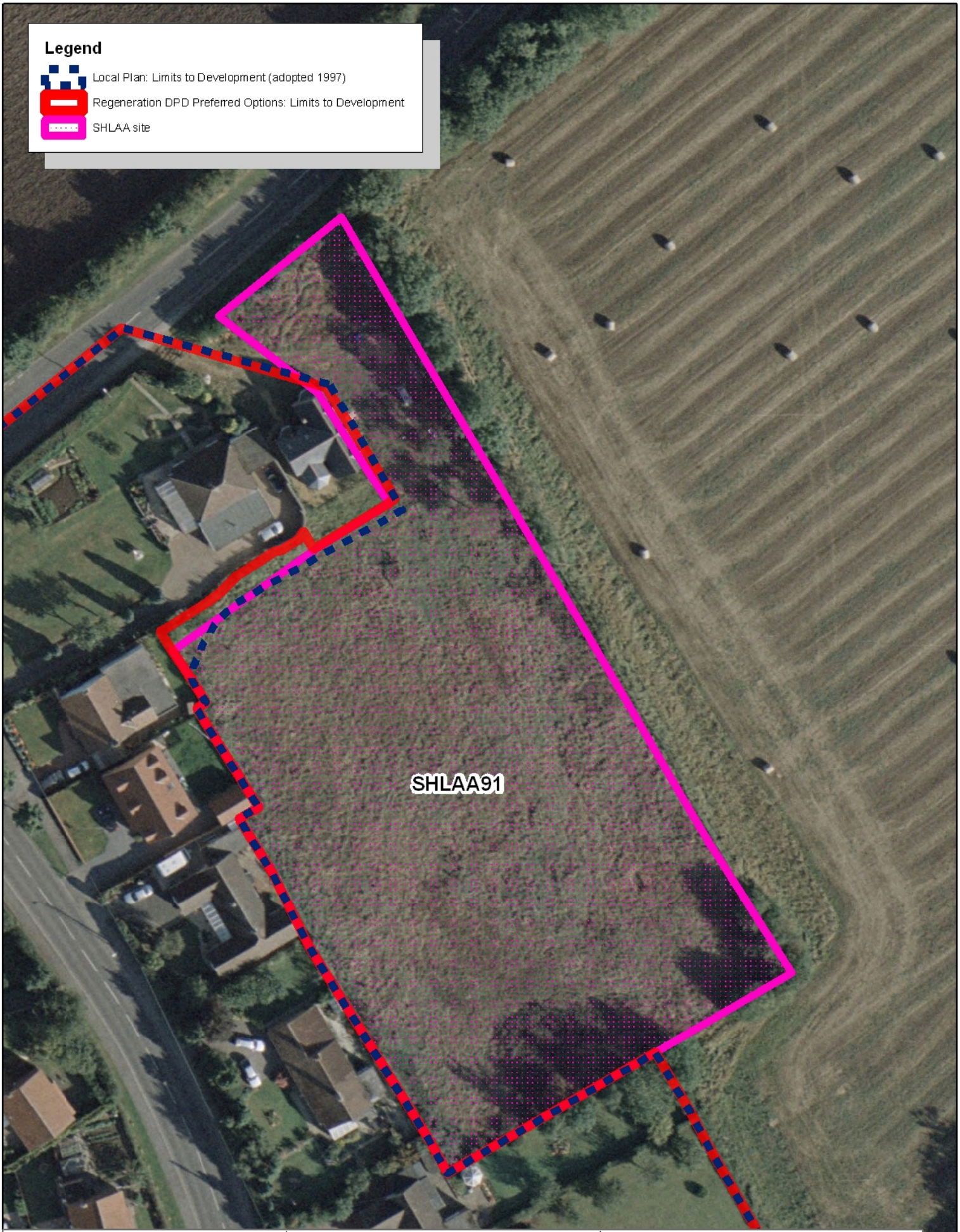

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Redmarshall: Site 209

Date: 21 January 2010

Scale N.T.S

92- The Mains, Drovers Lane

92- The Mains, Drovers Lane

92- The Mains, Drovers Lane

209- The Stables, Redmarshall

209- The Stables, Redmarshall

209- The Stables, Redmarshall

209- The Stables, Redmarshall

SHLAA91- Land east of Drovers Lane, Redmarshall

Stillington

Reference	Address	Discussion
14	Hillcrest, Morrison Street	The preferred options limit to development has been drawn to follow garden fences and the extent of hardstanding. This is considered to constitute the break between urban and rural/open areas.
15	Playing Fields at William Cassidi Church Of England Primary School	It is considered that the preferred limit to development as drawn constitutes the break between urban and rural/open areas. The grass verge to the south of the Morrison Street has been removed from the preferred options limits to development as it is no longer in existence.
93	Stillington Industrial Estate	The limits to development have been revised in this location to reflect site boundary fences of businesses within the industrial estate. It is considered that the preferred options limit to development as drawn constitutes the break between urban and rural/open areas. This limit is also consistent with the industrial estate boundary.
102	St Johns Park	The extent of residential curtilage at this location was accepted within application 04/3629/FUL. The garden boundaries constitute the break between urban and rural/open areas
SHLAA38	Land adjacent to Stillington	The Local Plan limits to development have been considered appropriate as the break between urban and rural areas.
SHLAA37	Allotments adjacent to Stillington	As the site consists of allotments in active use the site was considered as having zero housing potential in the SHLAA 2009 update. Given the nature of the site is not considered appropriate to be included within the limits to development

SHLAA38

93

15

SHLAA37

102

14

Legend

Local Plan: Limits to Development (adopted 1997)

Regeneration DPD Preferred Options: Limits to Development

SHLAA site

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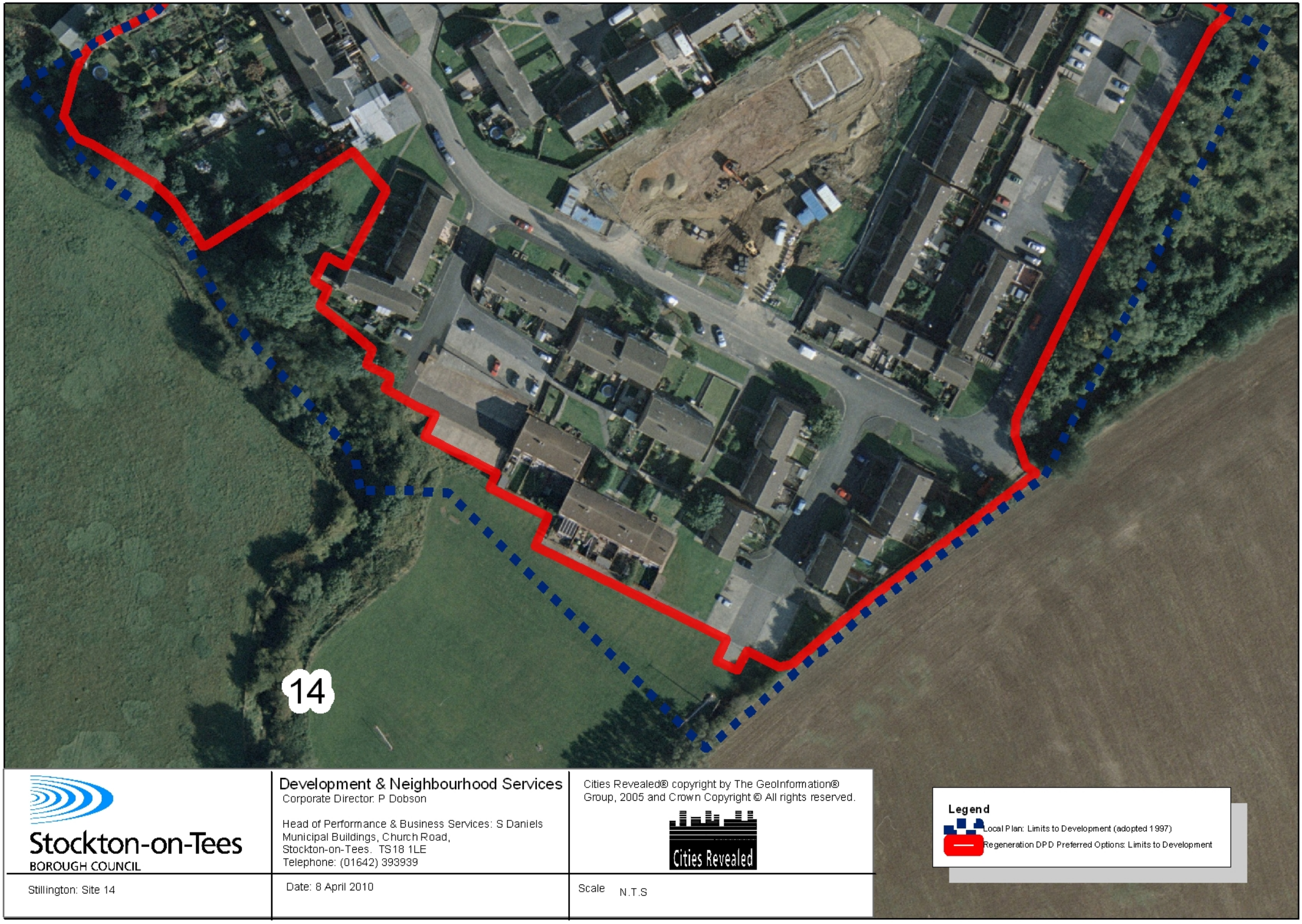
Stillington

Date: 8 April 2010

Scale N.T.S



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Legend

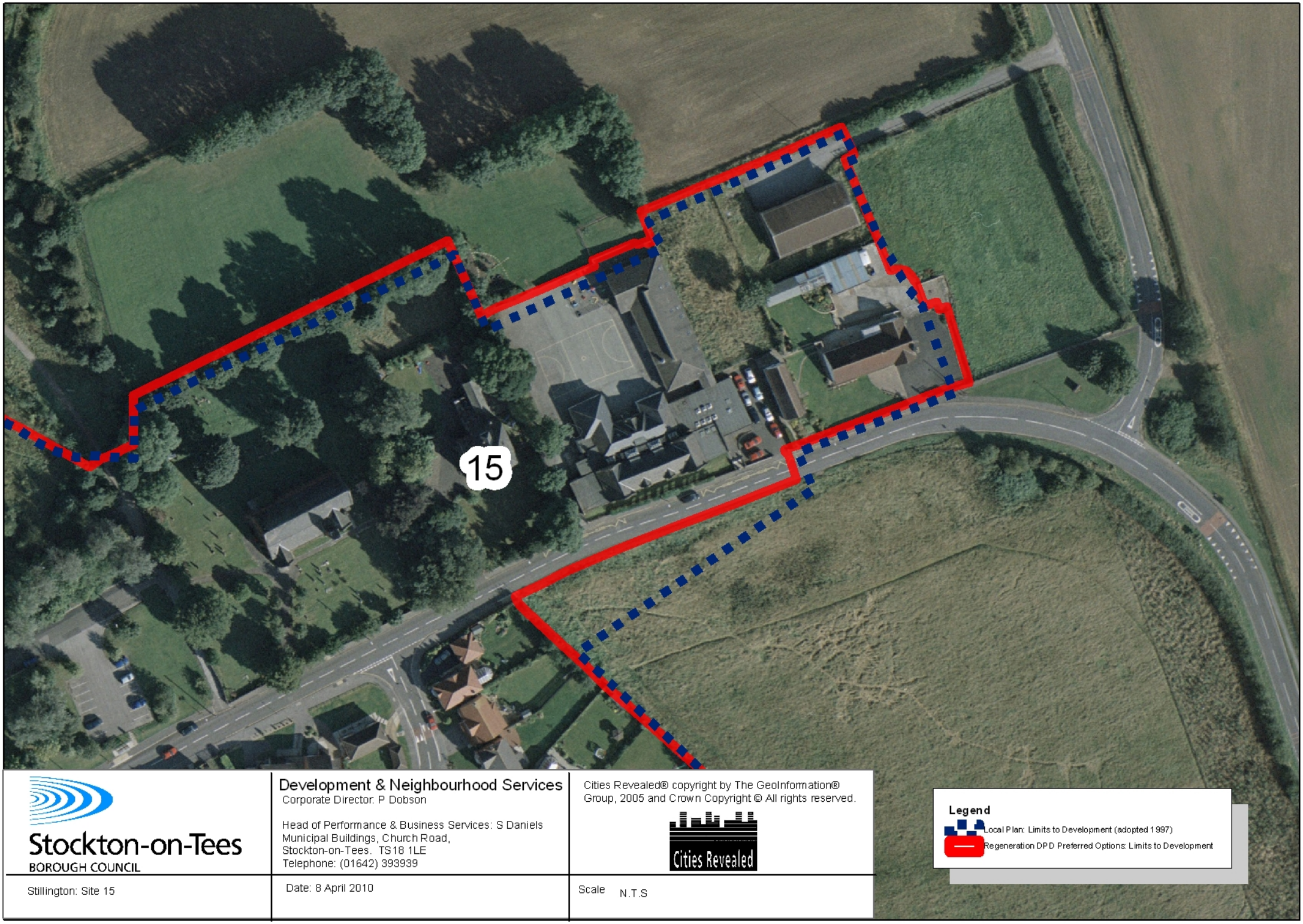
Local Plan: Limits to Development (adopted 1997)

Regeneration DPD Preferred Options: Limits to Development

Stillington: Site 14

Date: 8 April 2010

Scale N.T.S



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Stillington: Site 15

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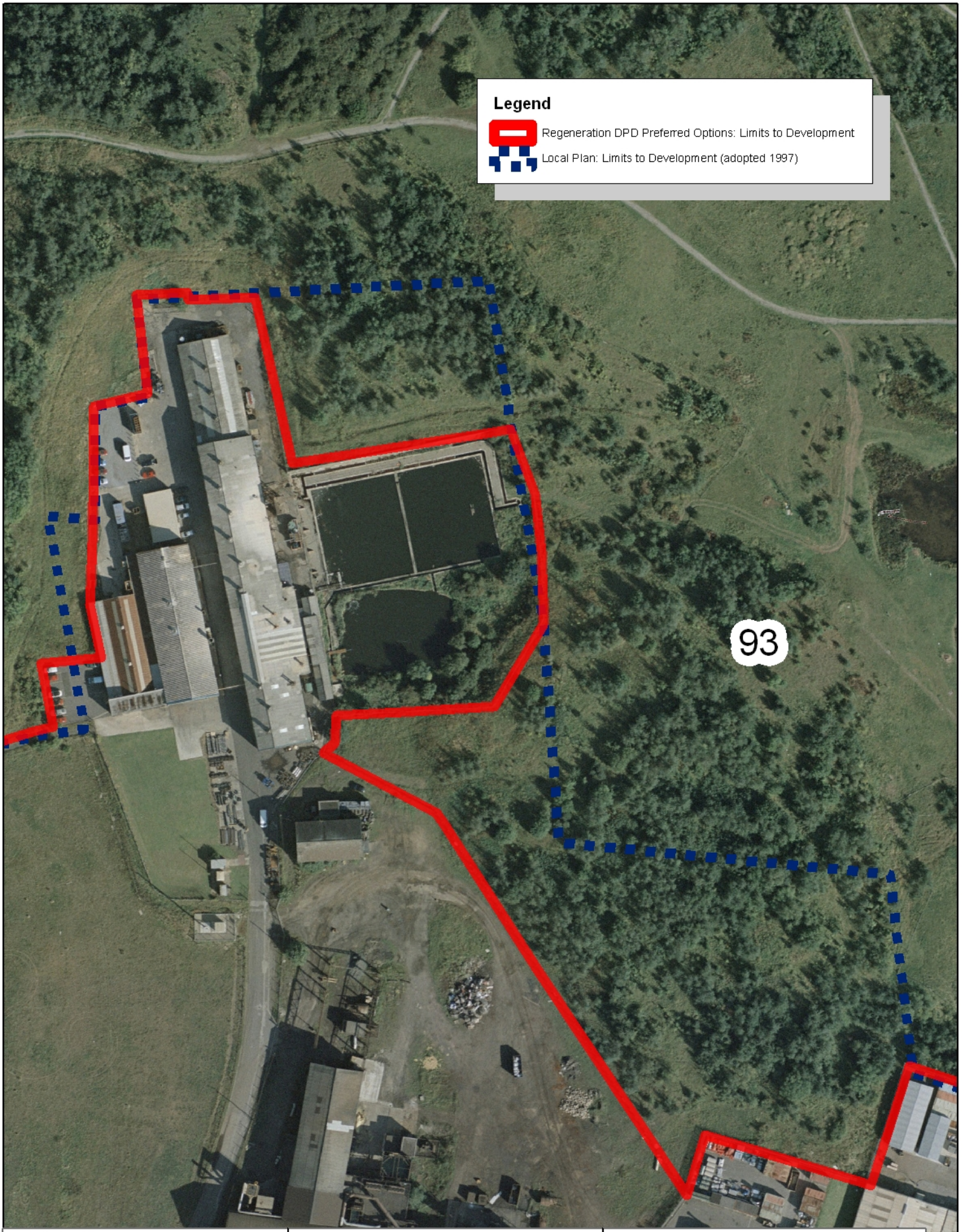

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Stillington: Site 93

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Stillington: Site 102

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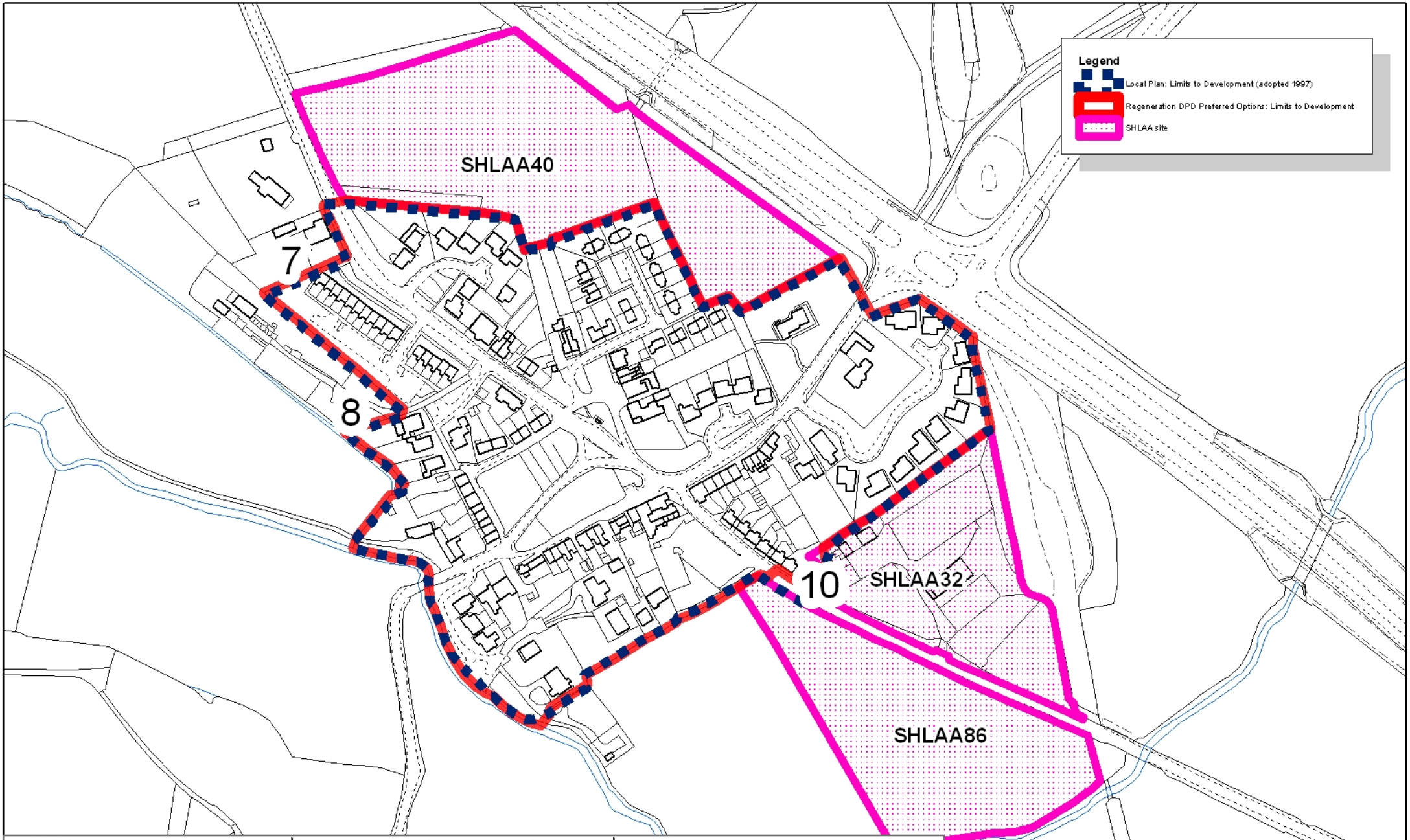
Thorpe Thewles

Reference	Address	Discussion
7	Little Garth/Fairview	Little Garth and Fairview are large detached properties set within large grounds and have a much more rural aesthetic than the properties to the south. The preferred options limits to development are considered to constitute the break between urban and rural/open areas.
8	Willowdene	Willowdene is screened from the properties on Durham Road by a stretch of trees. It is considered that this tree line constitutes the break between urban and rural areas. The topography of the land also aids this distinction between the urban and rural areas.
10	2 Durham Road	Planning approval (04/0575/COU) was granted for the 'retrospective change of use of 75sqm of agricultural holding to residential use, erection of detached double garage and 1 - 2m high boundary fence'. The preferred options limits of development have been drawn to reflect this permission
SHLAA 32	Land at Durham Lane to the South East of Thorpe Thewles	The SHLAA 2009 update found this site non developable. The site contains a number of small buildings (principally stables). Given the use of the land and its open aspect it is considered that the preferred options limit to development as drawn along the back fences of properties on Wynyard Court constitutes the break between urban and rural areas.
SHLAA 40	Land North of St James Close Thorpe Thewles	The SHLAA 2009 update found this site non developable. The site is within agricultural use and there is no justification to include this land within the limits to development.
SHLAA 86	Land at Durham Lane to the south west of Thorpe Thewles	The SHLAA 2009 update found this site non developable. The site is within agricultural use and there is no justification to include this land within the limits to development.



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Thorpe Thewles

Date: 8 April 2010

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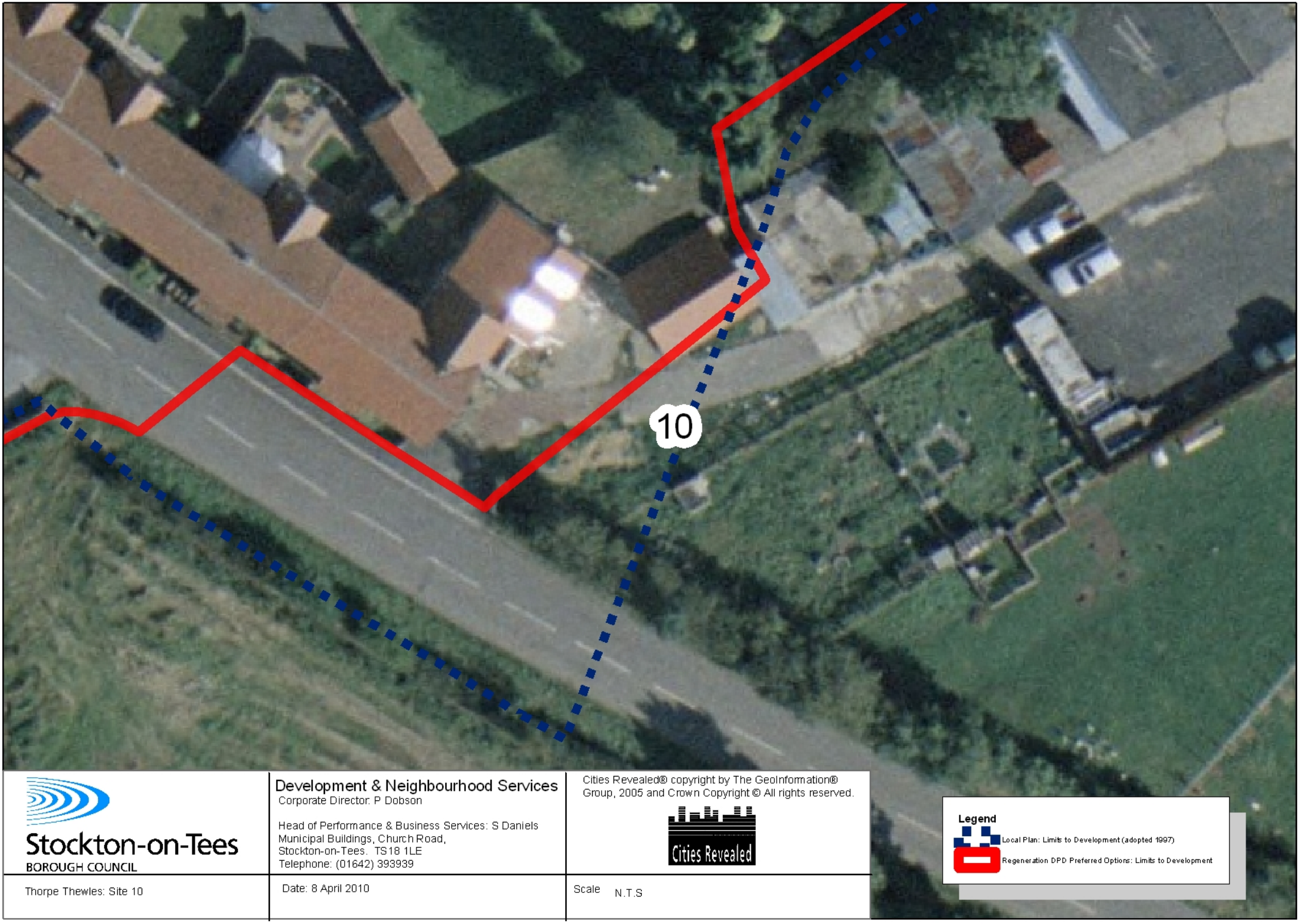

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Thorpe Thewles: Site 10

Date: 8 April 2010

Scale N.T.S

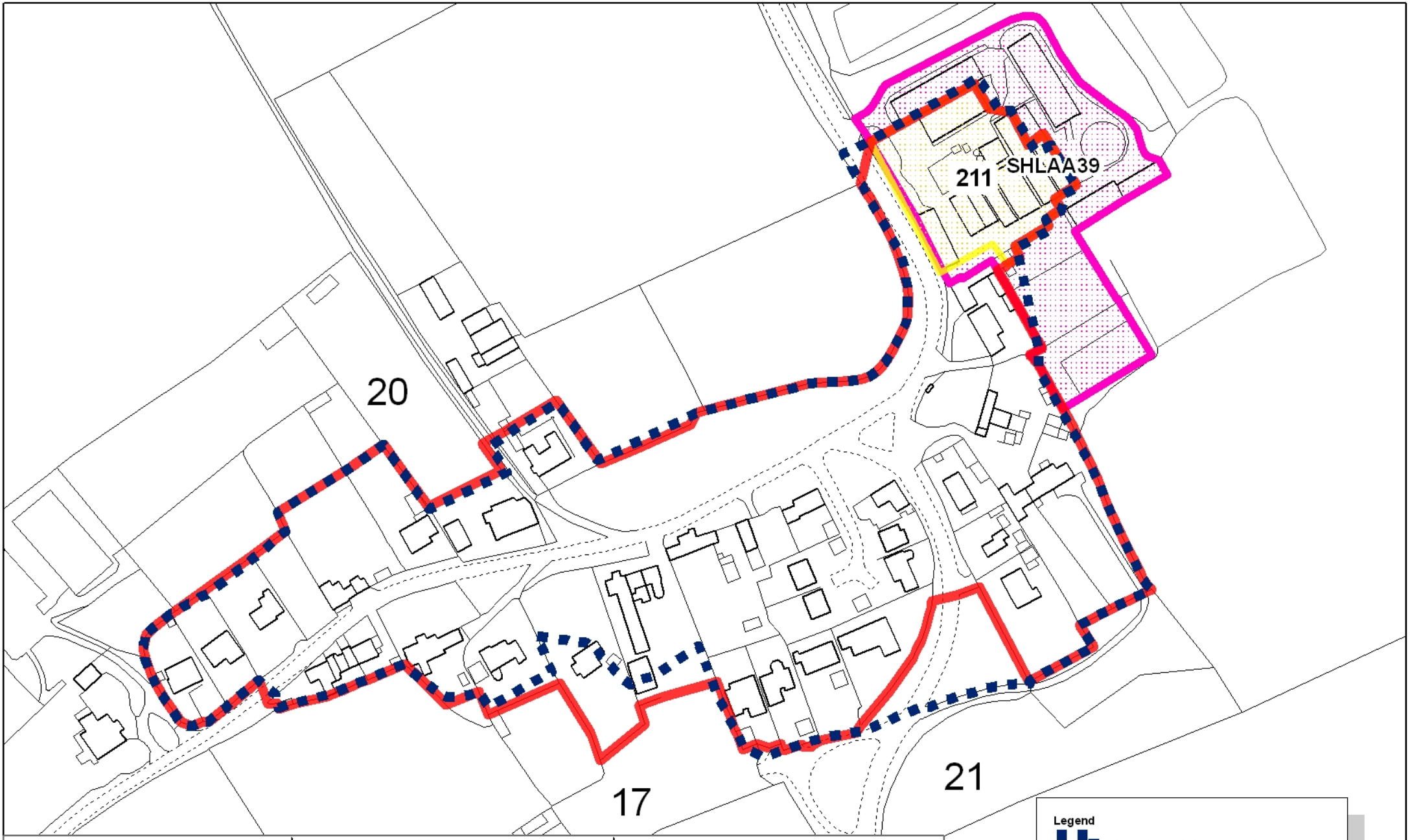
7- Little Garth/Fairview

7- Little Garth/Fairview

Whitton

Reference	Address	Discussion
17	The Ridings, White House Bungalow, White House Farm and Ems Cottage	The preferred options limits to development at The Ridings remain those outlined within the Local Plan. Whilst the land to the south of the limit appears to be within residential garden use, the justification to maintain the limit in its current state is justified and restricts the potential for piecemeal development. The Local Plan limits to development at White House Bungalow were drawn prior the development of the dwelling at this location. The preferred options limit to development follows the residential curtilage at this property and relates well to the limit to the east. The preferred options limit to development at White House Farm and Ems Cottage includes both of these dwellings. The limit to development is drawn to exclude the stable block granted retrospective permission through application 04/0111/FUL
20	Land to the North of Whitton	A number of residential gardens appear to extend beyond the limits to development. The preferred options limit to development has been maintained as that shown in the Local Plan as it is considered is justified and restricts the potential for piecemeal development.
21	Land to the South East of Whitton	The preferred options limits to development have been amended to exclude grassed land on the approach to the village. The preferred options limit is considered to represent the break between the urban and rural areas.
211	Townend Farm	Residential development was granted on the site under application 07/3328/REM. Development has commenced on site and it is

		considered that this boundary will constitute the break between the urban and rural areas.
SHLAA 39	Townend Farm, Whitton	The SHLAA 2009 update found this site non developable. Permission has been granted on site 211 for residential development leaving the remainder of the SHLAA site outside the permission boundary as farmland.



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Whitton

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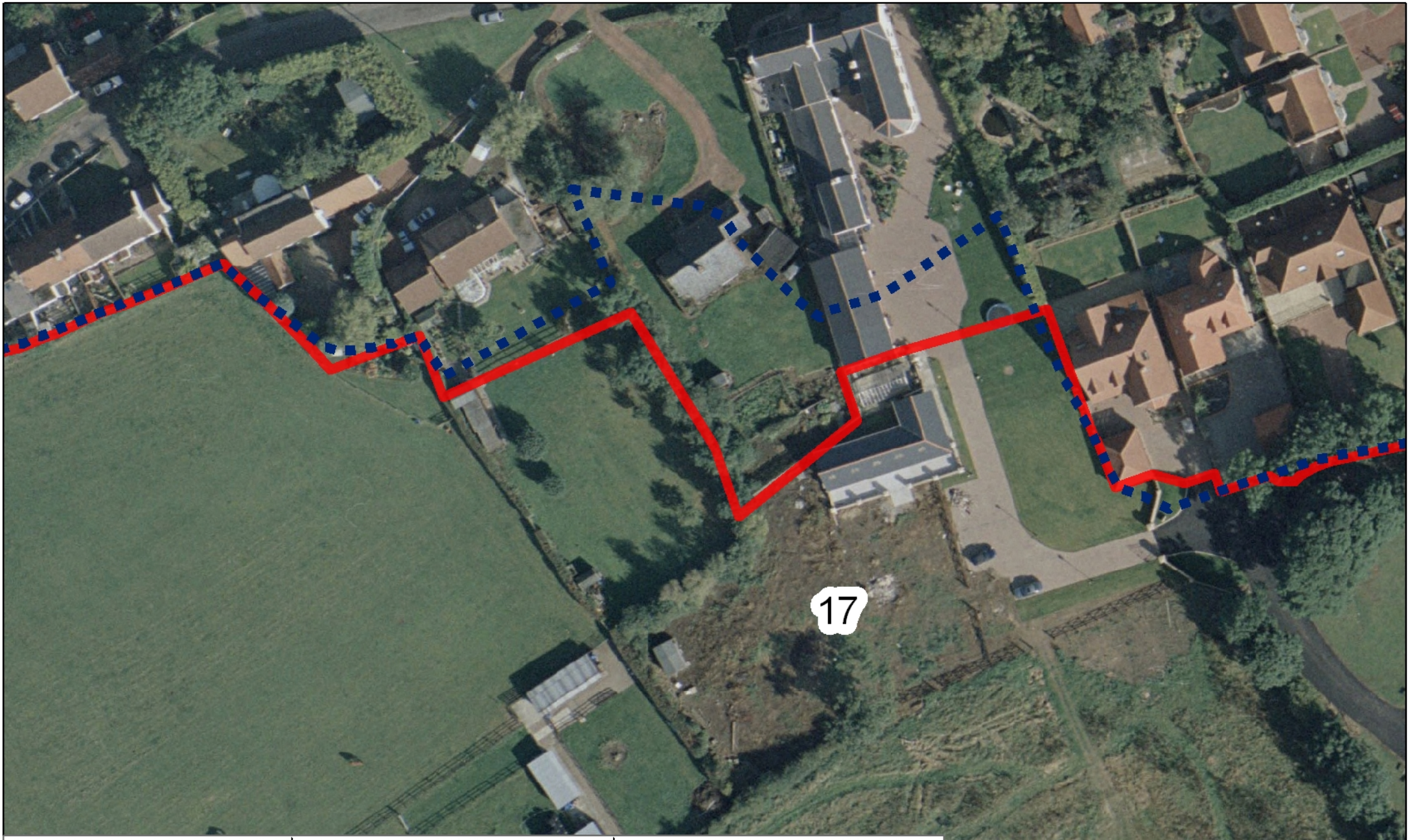

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Legend

Local Plan: Limits to Development (adopted 1997)

Regeneration DPD Preferred Options: Limits to Development

Whitton: Site 17

Date: 8 April 2010

Scale N.T.S

17- White House Farm and Ems Cottage

Wolviston

Reference	Address	Discussion
67	16 Manor Close	Application 98/1940/P and 98/1224/P for the development of a dwelling were approved, with the property and garden land being inside the Local Plan limits to development (garden to the east of the dwelling). However, garden land was fenced off to the rear of the property (outside of the Local Plan limits to development) instead of to the east. The preferred options limits to development tightens the boundary to the east of the dwelling which remains in agricultural use and excludes the garden land established outside of the Local Plan limit to development to the south of the dwelling as permission has not been granted for the current use of this land
68	Land to the rear of 29 Wynyard Road	Whilst it is not disputed that this site forms garden land associated with 29A Wynyard Road the preferred options limit to development follows the same line as that in the Local Plan as this is well related to the surrounding limit, restricts piecemeal development and constitutes the break between urban and rural areas.
86	Land east of 11 Mill Lane	The preferred options limits to development have been drawn to reflect the current site circumstances following the residential development to the north of the site approved through application 03/2850/FUL. The land excluded from the limits to development forms part of the open field to the south. The preferred options limit to development is considered to constitute the break between urban and rural areas.
210	Land north of Wynyard Road	The site is within agricultural use and there is no justification to include this land within the limits to development.
SHLAA 19	Land at the edge of Wolviston	As the site consists of allotments in active use the site was considered

	Village	as having zero housing potential in the SHLAA 2009 update. Given the nature of the site it is not considered appropriate to be included within the limits to development
SHLAA 20	Land at Wolviston	The SHLAA 2009 update found this site non developable. The site is within agricultural use and there is no justification to include this land within the limits to development.
SHLAA 74	Land east of Wolviston Road	The SHLAA 2009 update found this site non developable. The site is within agricultural use and there is no justification to include this land within the limits to development.

Legend

- Local Plan: Limits to Development (adopted 1997)
- Regeneration DPD Preferred Options: Limits to Development
- Request for Limits to Development Review
- SHLAA site

SHLAA98

SHLAA99

SHLAA20

SHLAA19

SHLAA74

SHLAA56

210

86

68

67

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Wolviston

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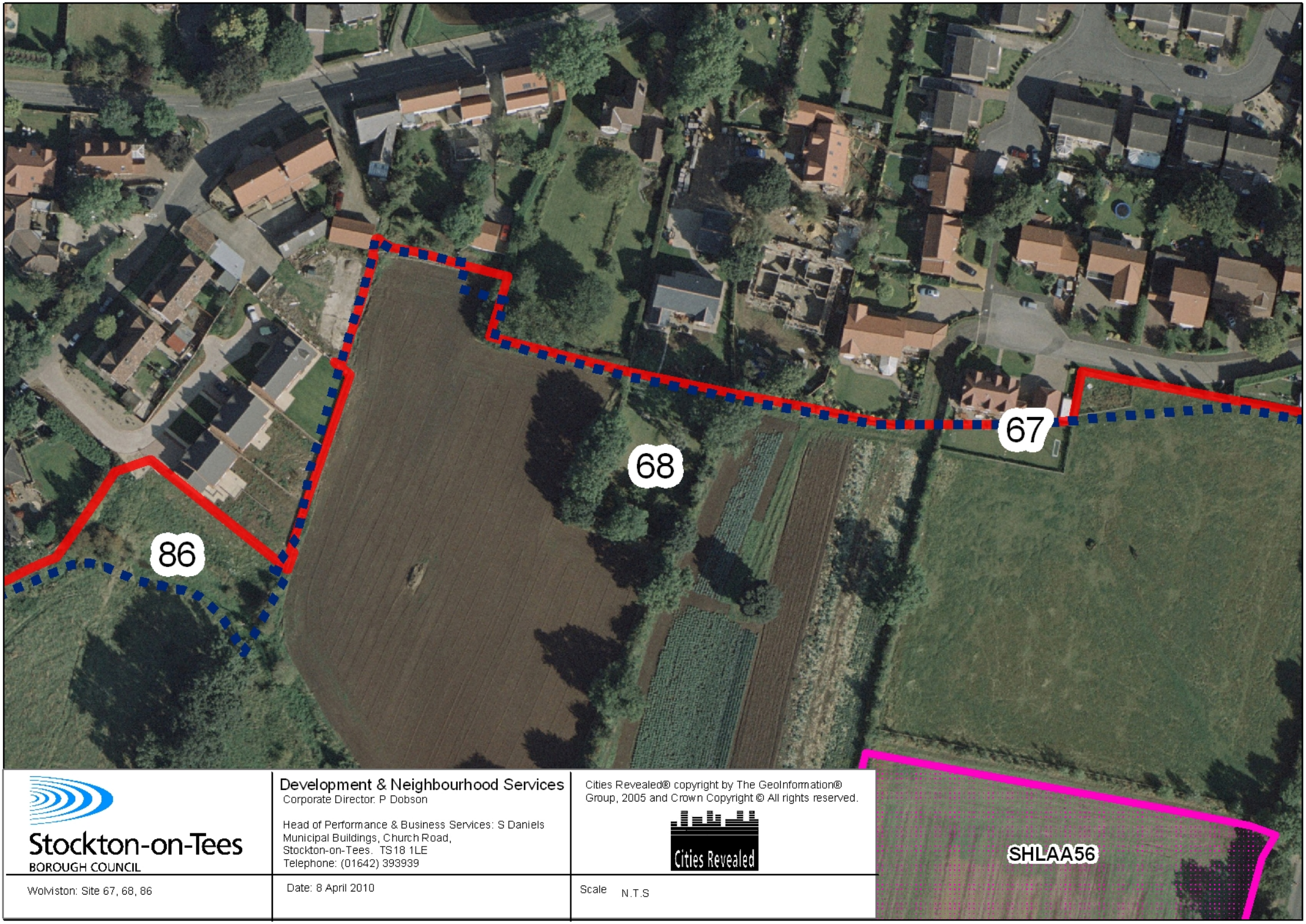

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Wolviston: Site 67, 68, 86

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Scale N.T.S

67- 16 Manor Close

67- 16 Manor Close

86- Land east of 11 Mill Lane

Wynyard Village

The report Planning the Future of Rural Villages in Stockton-on-Tees Borough (October 2008) recommends that a limit to development is placed around Wynyard in order to define the boundary of the village and create a policy stance in accordance with Hartlepool Borough Council (which has a limits of development in place around the section of Wynyard which lies within the Borough).

Development at Wynyard is largely complete with the exception of Wynyard Woods where a small amount of housing has extant permission. The preferred options limit to development has been drawn to follow the boundary of built development and is considered to represent the break between the urban and open/rural areas.

Wynyard Hall and the Golf Clubhouse have been omitted from the preferred options limit to development. Wynyard Hall is not considered to link to other built development and is considered part of the wider open area. The Golf Club House is considered an appropriate use to be located outside of the limits to development as identified at Eaglescliffe and Billingham. It is acknowledged that extant permission exists for the development of a hotel at this location. However, at the time of writing no development has commenced on site.

Legend

- Regeneration DPD Preferred Options: Limits to Development
- Borough Boundry

Brierley Drive
Black Squares Drive
Black Squares
Nursery Drive Track
Seaham New Plantation
The Racecourse (Track)
Brierley Drive.
Brierley Wood
Spring Bank Cottages
Spring Bank Wood
Brierley Beck
Maynard's Well
Weir
Fanny's Glen
FB
62m
The Paddocks
Path
Track
Issues
Drain
Newton Hanzard Short Drive (Track)
High Newton Hanzard
Forester's Lodge
West Lodge
East Lodge
Rose Cottage
Salter House Wood
Wynyard Village
PH
Salter House Drive (Track)
Boro Const. UA & CP Boy
Black Corner Plantation
Horse Shoe Plantation
Horse Shoe Pond
Wynyard Hall
CG
Lion Bridge
Pavilion
The Kennels
Club House
Golf Course
Swart Hole Plantation
Woodside
Wynyard Business Park
Kenrel Hill Plantation
Path
Track
Drain
Issues

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Wynyard Village

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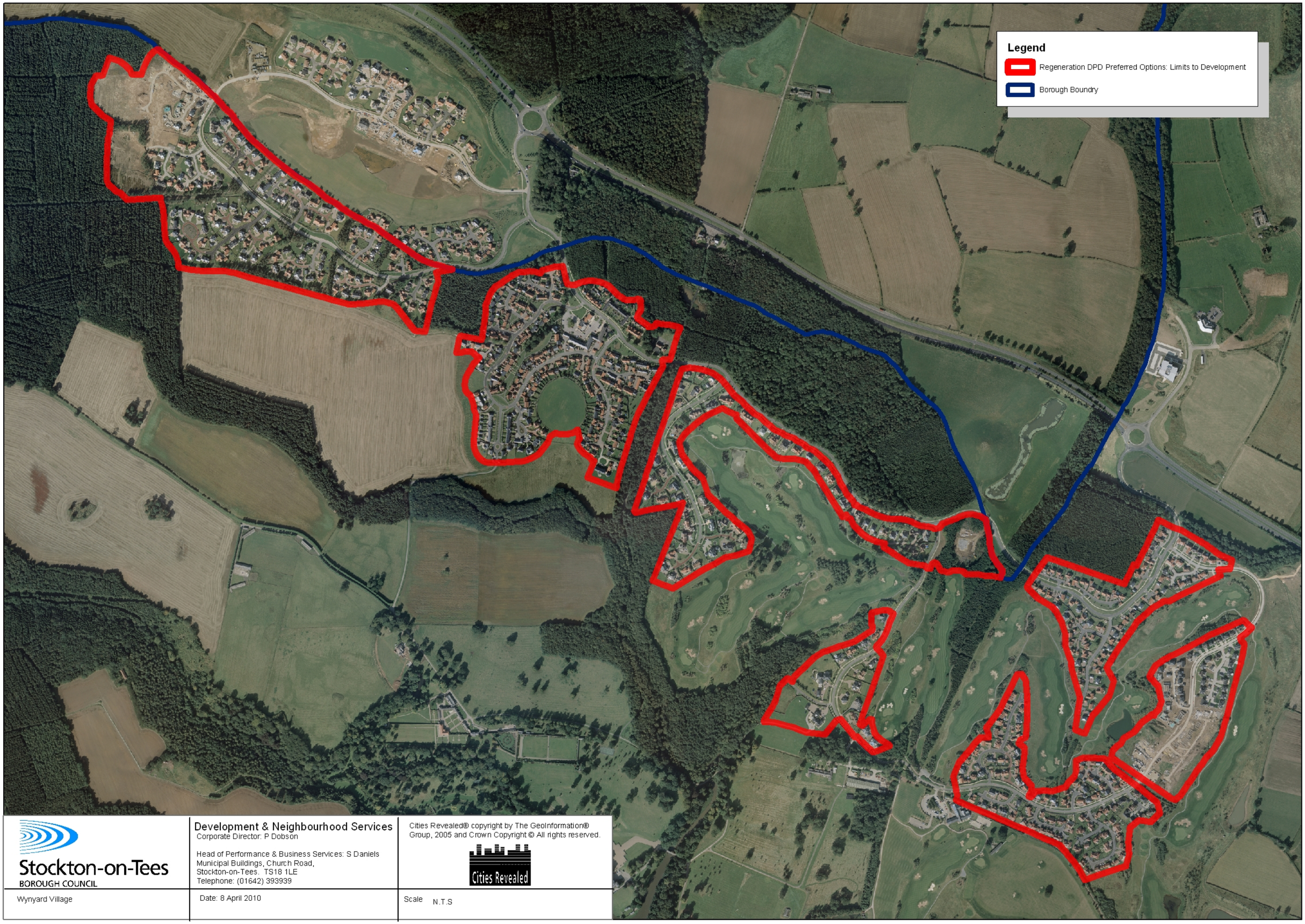

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Wynyard Village

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