



Stockton-on-Tees
BOROUGH COUNCIL

Review of Green Wedges

Local Plan Evidence Base

December 2014



Stockton-on-Tees
BOROUGH COUNCIL

Economic Regeneration and Transport

Big plans for an outstanding Borough

Contents

1. Introduction	1
2. Extant and Emerging Planning Policy	2
National Planning Policy Framework	2
Local Plan (saved policy)	3
Core Strategy	4
Regeneration and Environment LDD (emerging policy)	4
Stockton on Tees Green Infrastructure Strategy	4
3. Aims and scope of the review	5
The purpose of green wedge	5
Aims of the Review	5
The Scope of the Review	5
4. Methodology	6
The Landscape Character and Capacity Studies	6
How the Landscape Character and Capacity Studies will inform the review of the green wedges and limits to development	7
Format of the report	8
Technical/Peer Review	8
5. Assessment of Green Wedges and Limits to Development	9
Bassleton Beck Valley between Ingleby Barwick and Thornaby	9
Stainsby Beck Valley, Thornaby	35
River Tees Valley from Surtees Bridge, Stockton to Yarm	58
Leven Valley between Yarm and Ingleby Barwick	104
Billingham Beck Valley	118
Between North Billingham and Cowpen Lane Industrial estate	136
Appendix A- Strategic Green Infrastructure Network	143
Appendix B- Site Assessment Form	144
Appendix C- Oblique Images	147
Appendix D- Site Visit Photos	158

1. Introduction

- 1.1. The purpose of the study is to review the extent of the green wedge to inform the Regeneration & Environment Local Plan publication draft. As the council are proposing to place green wedges outside the limits to development this review also consider this designation as the extent of the green wedge will also form the limit to development.
- 1.2. The Council are seeking to amend the housing element of the Core Strategy and provide a new Housing Spatial Strategy within the Regeneration & Environment Local Plan. This process was begun when it became apparent that focusing development in the Core Area and wider conurbation was unlikely to deliver the requirement for housing. The Preferred Options of the Local Plan did not propose to allocate any housing development on land designated as green wedge.
- 1.3. This acknowledged the view that because of the proximity of the settlements and the density of development comprising the borough of Stockton-on-Tees the green wedges perform a critical role in preventing the coalescence of communities as well as providing opportunities for the development and enhancement of green infrastructure and recreational opportunities near to where people live.
- 1.4. However, there is continuing development pressure and the Secretary of State agreed with the recommendation of the Inspector for the Low Lane Inquiry that a higher value should be accorded to the potential of the appeal site (currently designated as green wedge) to assist in meeting housing need and demand. It would therefore enhance the Local Plan evidence base to consider whether land within the green wedge continues to meet this function and ensure that the designation can be sustained over the plan period.
- 1.5. Green wedges are a local designation that is not recognised in the National Planning Policy Framework (NPPF). However, the Secretary of State has issued decision letters in relation to land designated as green wedge. This brief has been informed by the tests applied in a Secretary of State decision for a proposed residential development at Coalville, Leicestershire. The review will seek to demonstrate that land to be included within the green wedge designation should be retained due to their purposes, identity and character. The following factors will be considered when assessing the potential harm of development. Whether it:
 - undermines the purposes of the green wedge,
 - harms the identity of the green wedge,
 - completely changes the character of the green wedge,
 - erodes the green wedge to such an extent as to be tantamount to the undesirable coalescence of existing built up areas.

2. Extant and Emerging Planning Policy

National Planning Policy Framework

- 2.1. Green wedges and limits to development are not designations which are recognised in the NPPF. They are local policies which assist in delivering sustainable development within the Borough in accordance with the 'core planning principles' and policies contained within the NPPF.
- 2.2. Limits to Development seek to direct and support development in locations appropriate to their intended use. They are drawn around each settlement and by directing development help to provide a high quality natural environment close to residential communities, thereby enhancing the quality of life in the Borough.
- 2.3. Paragraph 28 of The NPPF identifies that 'planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development'. In the countryside, beyond the Limits to Development, development will be supported where it requires a rural setting or meets other criteria set out within emerging policy. Local Plan policy will seek to control the number of isolated homes within the countryside beyond the limits in accordance with paragraph 55 of the NPPF.
- 2.4. Section 3 of this report outlines the 'purpose of the green wedge', highlighting that it is about more than just the separation between communities and concerns protecting and enhancing openness and amenity value. Green wedges assist in delivering the following policies from the NPPF:
 - Section 4 'Delivering sustainable transport'
 - The transport system needs to be balanced in favour of sustainable modes (Para 29)
 - LPA's should support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport (Para 30)
 - Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people (Para 35)
 - Section 7 'Requiring good design'
 - Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area (Para 58)
 - Section 8 'Promoting Healthy Communities'
 - Access to high quality open spaces for sport and recreation can make an important contribution to the health and well-being of communities (Para 73)

- Section 10 ‘Meeting the challenge of climate change, flooding and coastal change’
 - LPA’s should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply and demand considerations (Para 94)
 - Local Plans should take account of climate change over the longer term, including factors such as flood risk, coastal change, water supply and changes to biodiversity and landscape (Para 99)
- Section 11 ‘Conserving and enhancing the natural environment’
 - Protecting and enhancing valued landscapes, geological conservation interests and soils (Para 109)
 - Recognising the wider benefits of ecosystem services (Para 109)
 - Minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government’s commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures (Para 109)
 - Plans should allocate land with the least environmental or amenity value, where consistent with other policies in this Framework (Para 110)
 - LPAs should set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure (Para 114)
 - Identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason (Para 123)

Local Plan (saved policy)

2.5. 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)

2.6. Saved Local Plan policy EN13 seeks to control development within the countryside to ‘activities necessary for the continuation of farming or forestry, contribute to rural diversification, or cater for tourism, sport or recreation’.

Core Strategy

- 2.7. 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...green wedges within the conurbation...'

Regeneration and Environment LDD (emerging policy)

- 2.8. Within the Regeneration DPD Issues and Options Report it was asked 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.
- 2.9. The Regeneration and Environment LDD will provide policies for the green wedge and limits to development.

Stockton on Tees Green Infrastructure Strategy

- 2.10. Stockton-on-Tees Green Infrastructure Strategy was adopted in 2011 identifying ten broad themes or 'Strategic Objectives' which will be addressed through the future development and on-going management of the Borough's green infrastructure. The strategy highlights the existing green infrastructure components and assets which are significant at the Tees Valley or Borough-scale. These major green infrastructure components form the basis for the Borough's existing strategic green infrastructure network which incorporates:
- Primary Green Infrastructure Corridors: nine corridors identified within the Tees Valley Green Infrastructure Strategy. These corridors extend beyond the Borough boundary.
 - Secondary Green Infrastructure Corridors: thirteen corridors identified as part of the Stockton-on-Tees Green Infrastructure Strategy
- 2.11. The Borough's green wedges form an intrinsic part of the Borough's green infrastructure network. The strategic green infrastructure network can be viewed within Appendix A.

3. Aims and scope of the review

The purpose of green wedge

- 3.1. 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...green wedges within the conurbation...'

- 3.2. From this it can be viewed that the green wedge has a number of purposes. The principle aim is to prevent the coalescence of settlements with this being achieved through the protection and enhancement of openness and amenity value. Therefore, it is clear that openness and amenity value are purposes of green wedge that need to form part of the assessment criteria.
- 3.3. The Borough's green wedges form an intrinsic part of the Borough's green infrastructure network; fulfilling a dual role by providing numerous other benefits including the provision of networks of biodiversity and green infrastructure, flood alleviation and protection of landscape quality.

Aims of the Review

- 3.4. The overall aims of the review are to:
- Recommend the extent of the green wedge and boundary for the limits to development
 - Recommend the designation of new green wedges, if considered necessary

The Scope of the Review

- 3.5. Paragraphs 4.7 to 4.11 of the methodology outline how the Landscape Character and Capacity studies will inform the process of reviewing the green wedge boundaries. All land within the green wedge will be assessed to consider whether it fulfils this purpose.

4. Methodology

The Landscape Character and Capacity Studies

- 4.1. The Landscape Character Assessment (July 2011) identified a total of 'seven broad' 'Landscape Character Areas' through survey work and analysis.
- 4.2. A Landscape Capacity Study (July 2011) accompanied the Landscape Character Assessment, and this study considered the capacity of the landscape to accommodate built development, without the development having an adverse impact on the land unit. The Landscape Capacity Study divided the study area into 197 smaller 'Landscape Units'.
- 4.3. The two studies are presented as separate but interrelated studies and should be read in combination. The Landscape Character Assessment and the Landscape Capacity Study will form a key part of the evidence base for the review of the green wedge and limits to development.
- 4.4. The Landscape Character Assessment identifies the varied landscape that exists, assesses the character and qualities of the landscape, and where appropriate indicates how it has been influenced in the past to create the varied landscape we see today. The study also provides guidelines for the future management of the landscape and potential landscape conservation measures. The Character Areas are:
 - East Billingham and Teesmouth,
 - Stainsby Beck
 - Wynyard, Thorpe Beck Valley,
 - West Stockton Rural Fringe,
 - River Tees Corridor,
 - Yarm Rural Fringe
- 4.5. The report details the landform and drainage pattern, land use, field boundaries and trees, settlements, landscape characteristics as well as the landscape change and condition of these areas.
- 4.6. The land use areas within the Landscape Capacity Study have been assessed by grading the landscape on aspects of sensitivity of individual elements, and aesthetic and visual sensitivity. The resulting landscape capacity rating (of very high, high, medium, low and very low) for each land use area has been mapped.

How the Landscape Character and Capacity Studies will inform the review of the green wedges and limits to development

- 4.7. It is intended that the assessment of green wedges will be structured to allow an overview of the general characteristics of each green wedge including its scale (width), land use and green infrastructure benefits. This will be followed by an assessment of each landscape unit within that green wedge. The following provides further detail regarding how the assessment of each landscape unit will be undertaken.
- 4.8. Information contained within the Landscape Capacity Study will be of the most relevance as it provides a technical appraisal of landscape capacity. The main difference between the landscape capacity assessment and this review of green wedge and limits to development is the need to review the boundary of the designations and the function of land within at a finer grain to ascertain whether:
- A clear and defensible boundary which relates to the existing wider boundary has been drawn
 - Land functions as green wedge
- 4.9. Whilst it is acknowledged that the Landscape Capacity Study separates the study area into individual units there are variations in terms of land use and topography within these areas which will ultimately impact upon whether or not the land functions as green wedge.
- 4.10. For this reason it is suggested that each landscape unit (given the extent of the landscape units it may, in instances, be appropriate to combine or split them) within the Landscape Capacity Study is considered individually and as part of the assessment the component parts of that unit are considered to ascertain whether they function as green wedge. This would begin within an overview of the findings within the Landscape Capacity Study followed by a detailed assessment (following site visits) which would seek to come to a conclusion regarding the points identified in paragraph 4.8. This will be achieved through the completion of the site assessment form in Appendix B, which contains a number of questions under the following headings:
- Boundary
 - Separation and Openness
 - Amenity Value
 - Landscape Quality
 - Natural Environment
 - Historic Environment
 - Flood Risk and Flood Alleviation
- 4.11. This will allow for conclusions to be made and the identification of any parcels of land within the landscape unit which do not serve a green wedge function.

Format of the report

4.12. The review has been undertaken in the following order:

- Bassleton Beck Valley between Ingleby Barwick and Thornaby
- Stainsby Beck Valley, Thornaby
- River Tees Valley from Surtees Bridge, Stockton to Yarm
- Leven Valley between Yarm and Ingleby Barwick
- Billingham Beck Valley
- Between North Billingham and Cowpen Lane Industrial estate
- Identification of additional green wedges

Technical/Peer Review

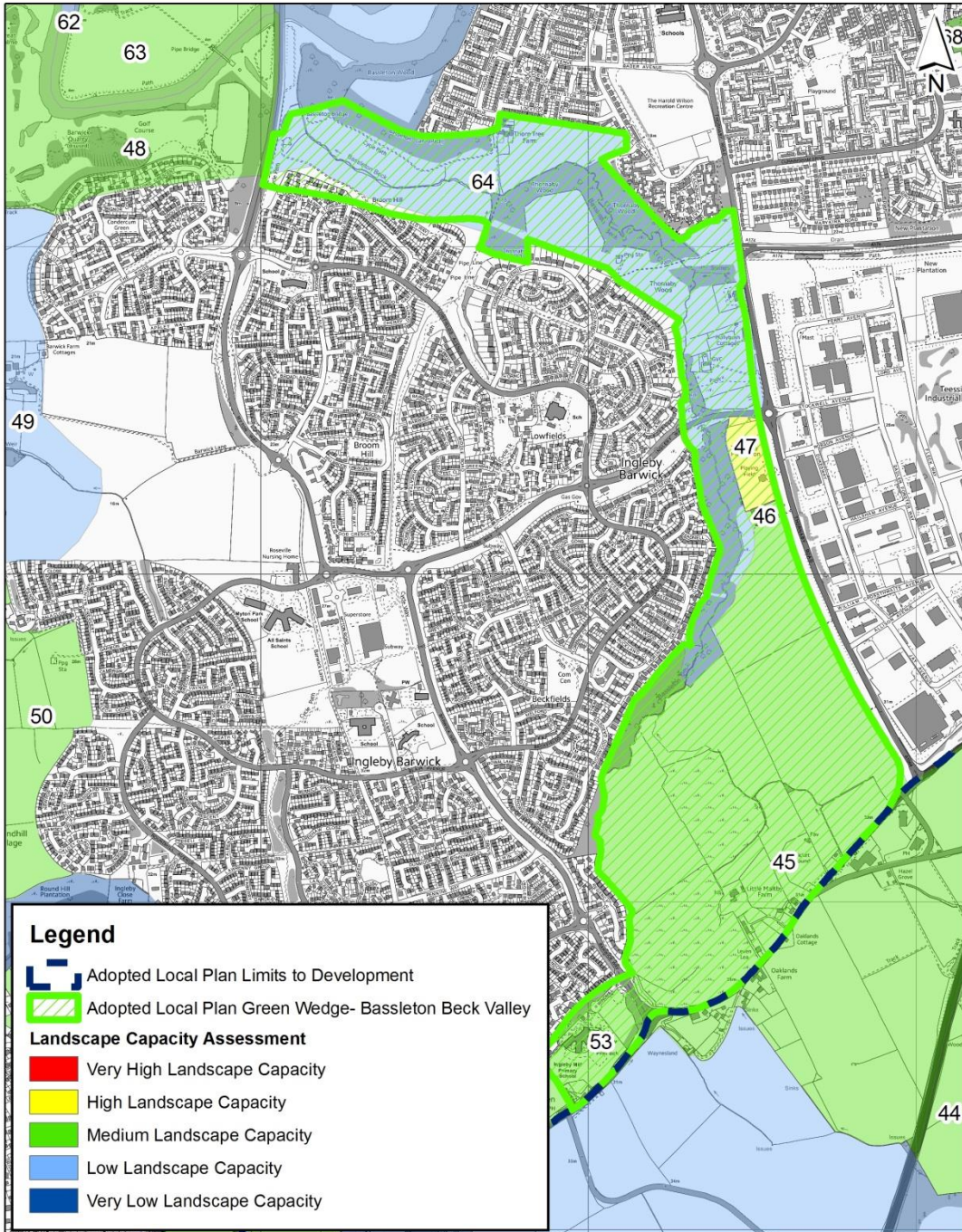
4.13. Following the assessment of each green wedge the assessment was forwarded to the Council's Technical Services section to review the assessment from a landscape perspective with a view to agreeing findings and where necessary suggesting amendments.

5. Assessment of Green Wedges and Limits to Development

- 5.1. The following assessments of each green wedge have been undertaken in accordance with the methodology outlined within this report. Oblique images of each green wedge are available within Appendix C and site visit photos within Appendix D.

Bassleton Beck Valley between Ingleby Barwick and Thornaby

- 5.2. The Bassleton Beck Valley green wedge follows Bassleton Beck which circles the eastern extent of Ingleby Barwick and provides for the separation between settlements of Ingleby Barwick and Thornaby. The green wedge is relatively narrow along much of its length but does widen to the south of Ingleby Barwick to incorporate a large area of farmland. The Landscape Capacity Study identifies five landscape units within this green wedge. For the purposes of this assessment they have been split and grouped as identified below as this provides a logical split between areas of different character:
- Landscape units 64 has been split into three areas:
 - Area 1- Broom Hill, Ingleby Barwick to Thornaby
 - Area 2- Lowfields, Ingleby Barwick to Thornaby
 - Area 3- Ingleby Barwick to Teesside Industrial Estate (this incorporates landscape units 46 and 47)
 - Landscape units 45 and 53
 - Area 4- Little Maltby Farm and Ingleby Mill Primary School
- 5.3. Overleaf is a map showing the existing Local Plan green wedge and limits to development alongside the landscape units contained within the Landscape Capacity Study. A map is included at the end of each assessment detailing the existing Local Plan green wedge and limits to development and the proposed Regeneration and Environment LDD limits to development and green wedge.



 <p>Stockton-on-Tees BOROUGH COUNCIL</p>	<p>Development & Neighbourhood Services Corporate Director: P Dobson</p> <p>Head of Planning: C Straughan Municipal Buildings Church Road, Stockton on Tees. TS18 1LD Telephone: (01642) 393939</p>	<p>Title</p> <p>Bassleton Beck Valley Green Wedge</p>
<p>© Crown Copyright and database right 2013 Ordnance Survey 100023297</p>	<p>Date 14 January 2014</p>	<p>Scale Not To Scale</p>

Assessment of Landscape Units 64 (incorporating 46 and 47)

The following provides information from the Landscape Capacity Assessment

Landscape unit	64	46	47
Landscape Character Sensitivity	Medium	Low	Low
Sensitivity of Individual Elements	Medium	Low	Low
Sensitivity of Aesthetic Aspects	Medium	Low	Low
Visual Sensitivity	High	Low	Low
Landscape Sensitivity	Medium	Low	Low
Value of Landscape	Medium	Low	Low
Landscape Capacity	Low	Medium	High

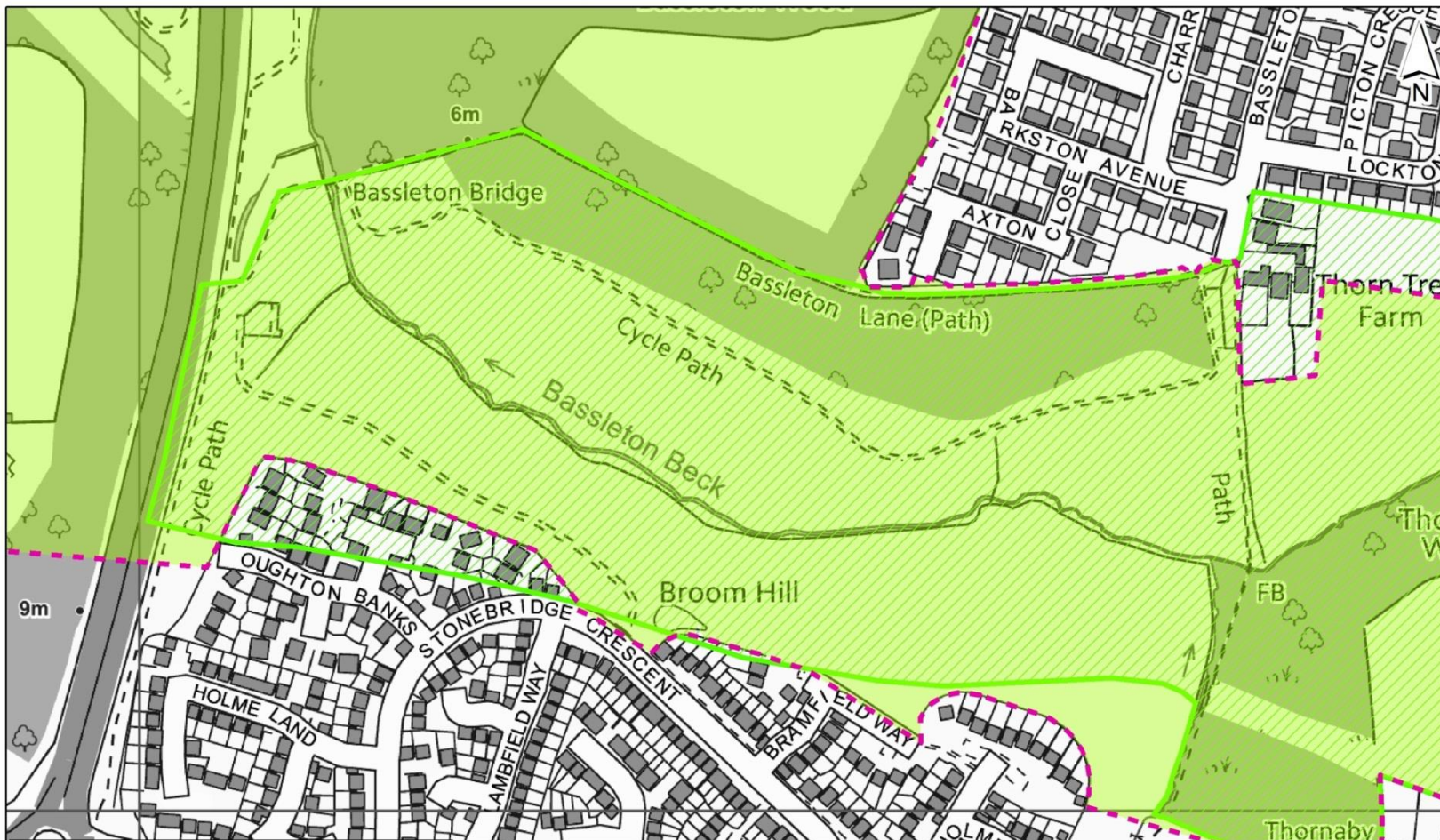
Area 1- Broom Hill, Ingleby Barwick to Thornaby

Overview	
Landscape Unit	Western part of 64
Land uses	The land is semi-natural green space with a recreational route crossing the site east to west. The northern boundary is typified by establishing mixed woodland and the remaining area is rough grassland with sporadic tree cover.
Adjacent land uses	The western extent of the green wedge is defined by Queen Elizabeth Way with residential development to the north and south
Landscape features	The landscape is typified by the broad valley and beck within.
Topography	Broad Valley which becomes steeper towards the east.
Boundary	
Has the principle of development been accepted (or is there an emerging allocation) which would necessitate a review of the boundary?	No
Details	n/a
Does the current boundary provide a strong defensible boundary?	Yes
Details	Both the northern and southern boundaries are defined by the extent of residential development.
Do alternative defensible boundaries exist which would better relate to the wider boundary?	No
Details	n/a
Would this create a potential piecemeal development site out of character/proportion with the surrounding area?	n/a
Details	n/a
Separation and Openness	
Extent of built development	No built development within the green wedge.

within the green wedge	
Can the settlements be seen from the edge and within the site?	Residential development within Thornaby cannot be viewed from within the green wedge owing to established mixed woodland planting to the northern boundary. Broom Hill, Ingleby Barwick can be viewed within the green wedge.
Perception of distance to neighbouring settlement? Consider physical separation.	Whilst Ingleby Barwick can be viewed from within the green wedge there is a clear sense of separation and rurality. Physical separation is uniform along the length of this element of green wedge.
Would development undermine the openness of the green wedge?	Yes
Details	Development within the valley would be highly visible and would serve to undermine openness by diluting the sense of separation between the two settlements.
Would development harm the identity of the green wedge?	Yes
Details	The identity of the green wedge is defined by the openness of the broad valley any development within this area would negatively impact upon the identity.
Would development completely change the character of the green wedge?	Yes
Details	As above, the broad valley is completely without development. Any development would completely alter the character of the area.
Would development erode the green wedge to such an extent as to be tantamount to the undesirable coalescence of existing built up areas?	Yes
Details	The area has an open aspect and a feel real sense of separation is experienced with development only being visible at the southern boundary. Allowing further development within the valley would lead to a loss of this sense of separation and would lead to an overbearing form of development on the remaining green wedge.
Amenity Value	
Is any of the land identified within the open space audit?	Yes
Is the land accessible to the public?	Yes
Detail	The land is identified within the open space audit as natural/semi-natural greenspace and is publically accessible with much of the site being within council ownership.
Does the land have any other recreational/leisure uses (including footpaths, cyclepaths or bridleways both formal and informal)?	Yes
Detail	The land is crossed by a formal/cycleway running east to west. There are numerous informal pedestrian routes

	throughout the green wedge.
Could the integrity/quality of recreational/leisure uses be maintained if the green wedge boundary was amended?	Potentially. However, it is suggested that the existing boundary remains appropriate.
The value of the green wedge to the local community by usage or function	The green wedge is well used by residents of both Ingleby Barwick and Thornaby. Uses are largely associated with walking and cycling. Residents of Ingleby Barwick have limited access to open space within the settlement; as such the surrounding green wedge is highly valued.
Landscape Quality	
Landscape quality	Medium
Detail	The area is of medium landscape quality providing visual relief between the two areas of settlement with mixed woodland and rough grassland along the valley, accessed by several paths. There is a perceived sense of remoteness from the adjacent settlements. The landscape is highly valued for recreational activity.
Natural Environment	
Does the site contain wildlife sites?	No
Detail	n/a
Does the site link wildlife sites and habitats or could it be maintained to do so?	Yes
Does the site fall within a strategic green infrastructure corridor	Yes
Detail	The site has a biodiversity value with the northern boundary being establishing mixed woodland and the remaining area being rough grassland with sporadic tree cover. The site links the Local Wildlife Sites of Bassleton Wood to the west and Thornaby Wood to the east. Further woodland planting is proposed within the Green Infrastructure Delivery Plan. Secondary Corridor I 'Bassleton Beck, Thornaby Wood to A174'
Historic Environment	
Are there any heritage assets located within the site?	No
Detail	n/a
Flood Risk and Flood Alleviation	
Is the land identified as being within flood risk zones	Yes
Detail	Land surrounding Bassleton Beck is identified as being at risk of flooding. This is focused on the central area of the green wedge.
Does the land have a flood alleviation role?	Yes
Detail	Any areas within the flood zone could function as a flood attenuation area holding water during a period of flooding and thereby alleviating potential flooding

	downstream.
Does the site experience surface water flooding?	Potentially
Detail	Any land within a flood risk zone has the potential to flood.
Conclusion	
It has been identified that the green wedge forms an important role in separating the communities of Ingleby Barwick and Thornaby having high landscape quality and amenity value. It is concluded that no amendments are required to the green wedge boundary and the limits to development should follow the boundary of the green wedge as this represents the most logical and defensible boundary.	



<p>Legend</p> <ul style="list-style-type: none"> Proposed Limits to Development Proposed GreenWedge Adopted Local Plan Limits to Development Adopted Local Plan Green Wedge- Bassleton Beck Valley 	 <p>Stockton-on-Tees BOROUGH COUNCIL</p> <p><small>© Crown Copyright and database right 2014 Ordnance Survey 100023297</small></p>	<p>Development & Neighbourhood Services Corporate Director: P Dobson</p> <p>Head of Planning: C Straughan Municipal Buildings Church Road, Stockton on Tees. TS18 1LD Telephone: (01642) 393939</p> <p>Date 05/02/2014</p>	<p>Title</p> <p style="text-align: center;">Area 1 Broom Hill, Ingleby Barwick to Thornaby</p> <p>Scale Not to scale</p>
--	--	--	--

Area 2- Lowfields, Ingleby Barwick to Thornaby

Overview	
Landscape Unit	Eastern part of 64
Land uses	Includes Thornaby Wood which is mixed woodland, predominantly Ancient Semi-natural, along the banks of Bassleton Beck. The remaining area is rough grassland with sporadic tree cover. An area of amenity grassland exists to the eastern extent adjacent to Thornaby Wood.
Adjacent land uses	Forms a continuation of the Bassleton Beck green wedge with residential development to the north and south. The west of the site is Thornaby Road and Teesside Industrial Estate.
Landscape features	The landscape is typified by the broad valley which is densely planted.
Topography	Broad Valley which levels to the eastern extent.
Boundary	
Has the principle of development been accepted (or is there an emerging allocation) which would necessitate a review of the boundary?	No
Details	n/a
Does the current boundary provide a strong defensible boundary?	Yes (in majority)
Details	The existing boundary provides a strong defensible boundary as it follows the existing built form. However, residential development has taken place around Thorntree Farm and a review of this area is required.
Do alternative defensible boundaries exist which would better relate to the wider boundary?	Yes
Details	A number of areas on the periphery of the site are identified where a new boundary could be drawn which could be equally defensible and potentially relate better to the wider boundary. These are: <ul style="list-style-type: none"> • Thorntree Farm • Land south of Liverton Crescent • Land off Thornaby Road (area of amenity green space adjacent to Thornaby Wood)
Would this create a potential piecemeal development site out of character/proportion with the surrounding area?	No
Details	Piecemeal development could result through the amendment of boundaries. However, it is considered that existing policies are sufficient in these instances to ensure that development would not be out of character/proportion.
Separation and Openness	
Extent of built development	No built development is identified within the existing

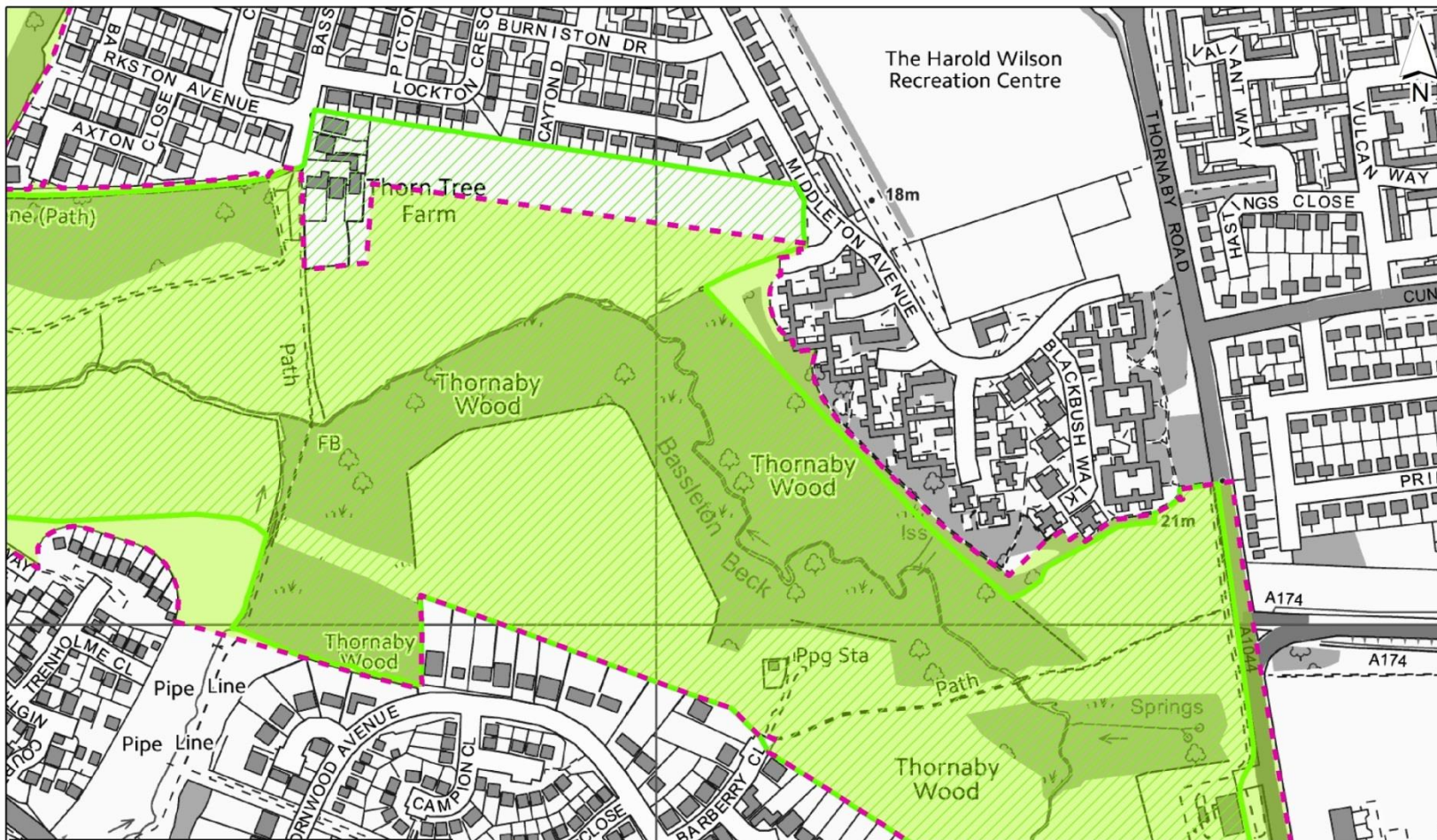
within the green wedge	green wedge with the exception of residential development at Thorntree Farm. A substantial brick wall has also been erected at Thorntree Farm with the land within being granted a certificate of lawfulness as residential garden associated with 93 Bassleton Lane.
Can the settlements be seen from the edge and within the site?	Views from within the green wedge of residential development to the north and south are limited and fleeting owing to the woodland planting. Views of Ingleby are evident towards the western part of this section of green wedge as planting subsides. The only clear views of built development on the Thornaby edge of the green wedge are of Thorntree House and the western boundary of the walled garden.
Perception of distance to neighbouring settlement? Consider physical separation.	Owing to the level of tree cover this section of the green wedge feels relatively enclosed and views of settlements within from within the Valley are rare.
Would development undermine the openness of the green wedge?	No
Details	Development of the following three areas would not fundamentally undermine the openness of the green wedge: <ul style="list-style-type: none"> • Thorntree Farm • Land South of Liverton Crescent • Land off Thornaby Road (area of amenity green space adjacent to Thornaby Wood) <p>It is acknowledged that development at Thorntree Farm would be viewed from within the green wedge as the western boundary of Thorntree Farm is visible. However, the potential for development is small and could be sympathetically designed.</p>
Would development harm the identity of the green wedge?	No
Details	To a large extent this area of green wedge is heavily wooded and the development of the areas identified would not harm the identity of the green wedge. However, this is subject to the sensitive design of development.
Would development completely change the character of the green wedge?	No
Details	Development of the areas identified would not completely change the character of the green wedge. However, this is subject to the sensitive design of development.
Would development erode the green wedge to such an extent as to be tantamount to the undesirable coalescence of existing built up areas?	No
Details	The development areas identified would not lead to undesirable coalescence.
Amenity Value	

Is any of the land identified within the open space audit?	Yes
Is the land accessible to the public?	Yes/No
Detail	The majority of the green wedge is identified within the open space audit as natural/semi-natural greenspace and green corridor and is publically accessible. As previously discussed garden land associated with 93 Bassleton Lane is enclosed by a substantial brick wall and is not accessible. There are two areas of amenity green space within the green wedge, these are Land South of Liverton Crescent and Land off Thornaby Road. The former is private land and is not publically accessible.
Does the land have any other recreational/leisure uses (including footpaths, cyclepaths or bridleways both formal and informal)?	Yes
Detail	Formal footpaths exist within the site as well as numerous informal footpaths. The most notable footpath within the site is that Right of Way which runs north to south across the green wedge from Thorntree Farm to Ingleby Barwick; this route continues into the heart of Ingleby Barwick following the steep sided valley separating Broom Hill and Lowfields
Could the integrity/quality of recreational/leisure uses be maintained if the green wedge boundary was amended?	Should the boundary of the green wedge be amended to exclude the areas identified the recreational and leisure use could be maintained and potentially improved at Land South of Liverton Crescent if links into the green wedge at this location were created.
The value of the green wedge to the local community by usage or function	The green wedge is well used by residents of both Ingleby Barwick and Thornaby. Uses are largely associated with walking. Residents of Ingleby Barwick have limited access to open space within the settlement; as such the surrounding green wedge is highly valued.
Landscape Quality	
Landscape quality	High
Detail	The area is of high landscape quality being an area of dense Ancient Semi-natural woodland in the northern section which gives way to sparser woodland to the south within a rough grassland setting. Ancient semi natural woodland is a rare and highly valued element in the landscape of the borough and in places has been managed to improve its landscape quality. There is a sense of enclosure with very limited views of adjacent settlements. The landscape is highly valued for recreational activity.
Natural Environment	
Does the site contain wildlife sites?	Yes
Detail	Thornaby Wood local wildlife site is located within the green wedge along Bassleton Beck. Thornaby wood is mixed woodland being predominantly ancient semi-


	natural.
Does the site link wildlife sites and habitats or could it be maintained to do so?	Yes
Does the site fall within a strategic green infrastructure corridor	Yes
Detail	The site contains a local wildlife site and forms part of the wider Bassleton Beck corridor which contains other wildlife sites and natural/semi-natural areas. Secondary Corridor I 'Bassleton Beck, Thornaby Wood to A174'
Historic Environment	
Are there any heritage assets located within the site?	No
Detail	n/a
Flood Risk and Flood Alleviation	
Is the land identified as being within flood risk zones	Yes
Detail	Land surrounding Bassleton Beck is identified as being at risk of flooding. This is focused on the central area of the green wedge.
Does the land have a flood alleviation role?	Yes
Detail	Any areas within the flood zone could function as a flood attenuation area holding water during a period of flooding and thereby alleviating potential flooding downstream.
Does the site experience surface water flooding?	Potentially
Detail	Any land within a flood risk zone has the potential to flood.
Conclusion	
<p>It has been identified that the green wedge forms an important role in separating the communities of Ingleby Barwick and Thornaby having high landscape quality and amenity value. However, there were three areas identified which could potentially be removed from the green wedge. These are discussed below:</p> <ul style="list-style-type: none"> • Thorntree Farm- it is necessary to amend the boundary to remove residential development which has taken place. In addition a brick wall has been erected around garden land associated with 93 Bassleton Lane. It is suggested that this garden land be removed from the green wedge. It is acknowledge that piecemeal within this location could impact negatively on the green wedge as the area is visible within the green wedge, particularly when viewed from the west and south west. However, it is considered sensitive development could be acceptable with extant policy (point 8 of Core Strategy Policy CS3 'Sustainable living and climate change') ensuring that inappropriate development can be resisted. • Land South of Liverton Crescent- the site is a plateau on the edge of the green wedge prior to the valley side sloping down to Bassleton Beck. It is inaccessible and cannot easily be viewed from within the green wedge owing to mixed woodland on the valley sides. Development within this area would not undermine separation or the feeling of openness as long as development is sensibly designed and set back from the valley edge. 	

- Land off Thornaby Road- is an area of amenity green space adjacent to Thornaby Wood. An argument could be made for rounding the green wedge at this location to remove this area as it would not reduce physical separation in comparison to the wider green wedge and the sense of separation is largely provided by Thornaby Wood which restricts views from one settlement to another. However, the land is identified as amenity open space and will be safeguarded as such; in addition the open aspect of this area allows a welcomed opening to the green wedge representing the extent of built development. For these reasons it is suggested that the land remain within the green wedge.

Amendments to the green wedge should be made in accordance with the above conclusions and the limits to development should follow the boundary of the green wedge as this represents the most logical and defensible boundary.



Legend	
	Proposed Limits to Development
	Proposed GreenWedge
	Adopted Local Plan Limits to Development
	Adopted Local Plan Green Wedge- Bassleien Beck Valley



Stockton-on-Tees
BOROUGH COUNCIL

© Crown Copyright and database right 2014
Ordnance Survey 100023297

Development & Neighbourhood Services
Corporate Director: P Dobson

Head of Planning: C Straughan
Municipal Buildings Church Road,
Stockton on Tees. TS18 1LD
Telephone: (01642) 393939

Date 05/02/2014

Title
Area 2
Lowfields, Ingleby Barwick to Thornaby

Scale
Not to scale

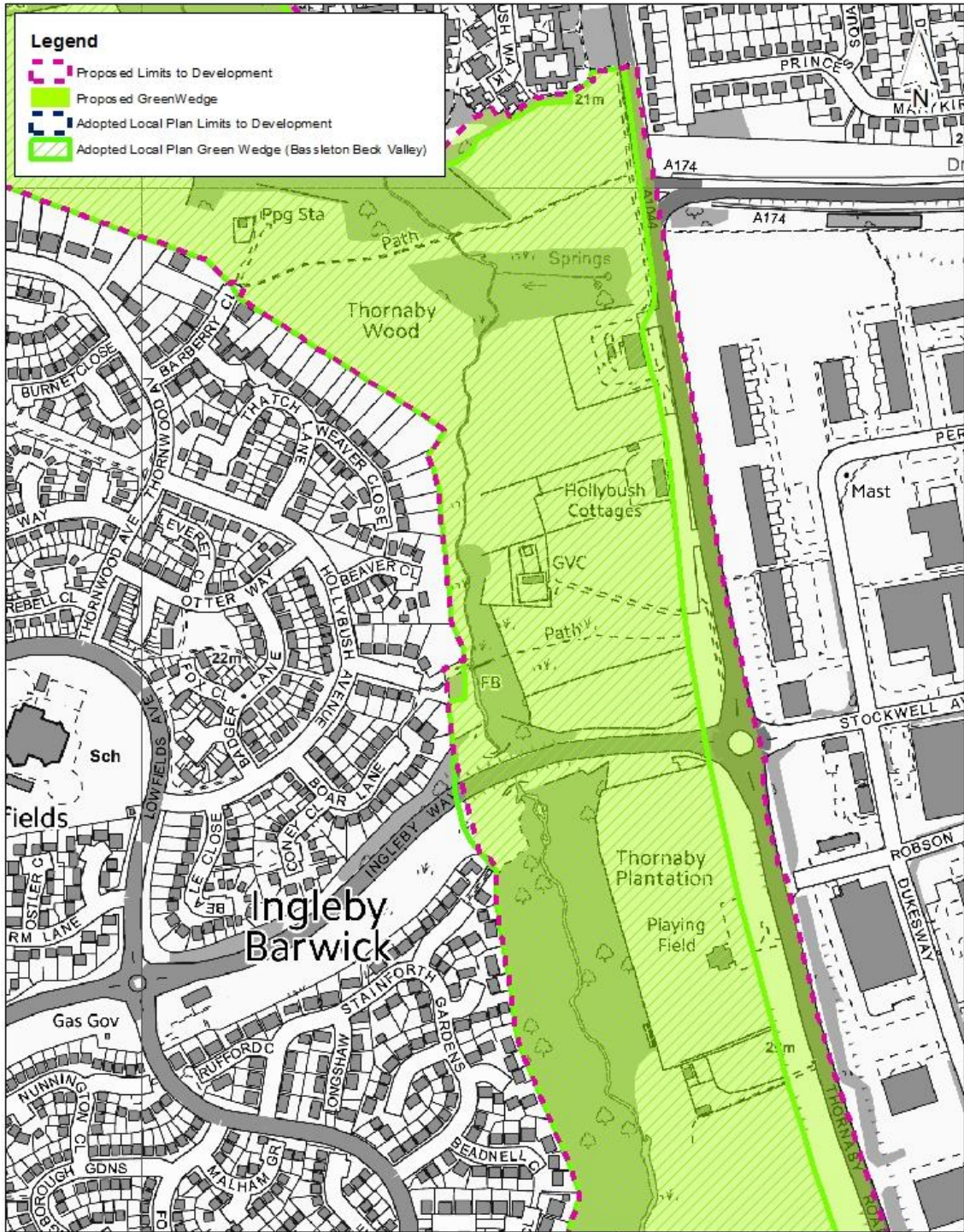
Area 3- Ingleby Barwick to Teesside Industrial Estate

Overview	
Landscape Unit	Southern part of 46 (incorporates 46 and 47)
Land uses	Mixed woodland along Bassleton Back with a variety of land uses to the east including formal recreation, grazing, scrub and built development.
Adjacent land uses	Forms a continuation of the Bassleton Beck green wedge with residential development at Ingleby Barwick to the west and Teesside Industrial Estate to the east.
Landscape features	Bassleton Beck Valley to the west and open land to the east which contains a varied land use.
Topography	The land is largely flat to the western part of the green wedge. Bassleton Beck Valley is in the western part of the green wedge, but the topography of the valley cannot be viewed from much of the green wedge owing to the dense woodland on the banks of the valley.
Boundary	
Has the principle of development been accepted (or is there an emerging allocation) which would necessitate a review of the boundary?	No
Details	Planning permission has been granted within the green wedge for a market garden (with associated structures) and a bungalow. Development has not commenced. The green wedge has not been fundamentally eroded and a review of the boundary is not considered necessary.
Does the current boundary provide a strong defensible boundary?	Yes
Details	The western boundary follows the extent of residential development at Lowfields and Beckfields, Ingleby Barwick. The eastern boundary is Thornaby Road.
Do alternative defensible boundaries exist which would better relate to the wider boundary?	No
Details	The existing boundary is considered to be the most logical and defensible boundary. No alternative boundaries exist.
Would this create a potential piecemeal development site out of character/proportion with the surrounding area?	n/a
Details	n/a
Separation and Openness	
Extent of built development within the green wedge	Built development is evident within the green wedge. This is focused alongside Thornaby Road and within the open land to the east of the green wedge. Built development comprises the following (listed north to south): <ul style="list-style-type: none"> • Petrol Filling Station adjacent to Thornaby Road

	<ul style="list-style-type: none"> • Planning permission has been granted for a market garden (with associated structures) and a bungalow. Development has not commenced. • Hollybush cottages • Thornaby Community Football Complex • Thornbrook Stud
Can the settlements be seen from the edge and within the site?	Glimpses of development within Ingleby Barwick can be viewed from Thornaby Road to the northern element where tree cover along Bassleton Beck is less dense. As you travel south along Thornaby Road tree cover becomes dense and Ingleby Barwick cannot be viewed.
Perception of distance to neighbouring settlement? Consider physical separation.	A clear sense of separation is provided from Thornaby Road being predominantly experienced by those travelling along the road by car. This separation is interrupted through built development, specifically that which is adjacent to Thornaby Road. Physical separation is uniform along the length of this section of green wedge.
Would development undermine the openness of the green wedge?	No
Details	Development is present along Thornaby Road. Further development along this frontage would serve to undermine the function of the green wedge at this location which separates Ingleby Barwick and Thornaby (in this location the built development of Thornaby is Teesside industrial estate)
Would development harm the identity of the green wedge?	Yes
Details	As above
Would development completely change the character of the green wedge?	Yes
Details	As above
Would development erode the green wedge to such an extent as to be tantamount to the undesirable coalescence of existing built up areas?	Yes
Details	Whilst development to the west of Thornaby Road would not lead to the complete coalescence of the two communities it would extend the conurbation of Thornaby to the west of Thornaby Road which would undermine the natural barrier which exists and recognised by those travelling along Thornaby Road as the extent of the settlement. It is therefore concluded that development would lead to undesirable coalescence.
Amenity Value	
Is any of the land identified within the open space audit?	Yes
Is the land accessible to the	Yes/No

public?	
Detail	A variety of open space typologies exist within the green wedge; the open space audit identifies green corridor, natural/semi-natural greenspace and the outdoor sports facility at Thornaby Community Football Complex. Whilst much of the green wedge is within private ownership varying levels of public access are evident; with informal paths and a public right of way evident.
Does the land have any other recreational/leisure uses (including footpaths, cyclepaths or bridleways both formal and informal)?	Yes
Detail	Thornaby Community Football Complex is an area of formal recreation within the green wedge. A public right of way crosses the green wedge to the north of Ingleby Way and continues through the settlement. In addition the green infrastructure development plan is seeking to improve accessibility to the rear of Stainforth Gardens and Hollybush Avenue along Bassleton Beck as part of a wider circular trail around Ingleby Barwick.
Could the integrity/quality of recreational/leisure uses be maintained if the green wedge boundary was amended?	Recreation and leisure uses could be maintained dependent upon the design and level of development.
The value of the green wedge to the local community by usage or function	The green wedge at this location serves a variety of roles. Separation is a key role of the green wedge at this location and this visual relief is of value. Accessible parts of the green wedge provide leisure routes and there is a desire to further improve this. Residents of Ingleby Barwick have limited access to open space within the settlement; as such the surrounding green wedge is highly valued.
Landscape Quality	
Landscape quality	Medium
Detail	The area is of medium landscape quality. Whilst the area provides visual separation between the settlements of Ingleby and Thornaby built developments has served to detract from this to some extent.
Natural Environment	
Does the site contain wildlife sites?	No
Detail	n/a
Does the site link wildlife sites and habitats or could it be maintained to do so?	Yes
Does the site fall within a strategic green infrastructure corridor	Yes
Detail	Bassleton Beck Valley is densely planted and forms a continuation of the habitats. Secondary Corridor I 'Bassleton Beck, Thornaby Wood to A174'

Historic Environment	
Are there any heritage assets located within the site?	No
Detail	n/a
Flood Risk and Flood Alleviation	
Is the land identified as being within flood risk zones	Yes
Detail	Land surrounding Bassleton Beck is identified as being at risk of flooding. This is focused on the central area of the green wedge.
Does the land have a flood alleviation role?	Yes
Detail	Any areas within the flood zone could function as a flood attenuation area holding water during a period of flooding and thereby alleviating potential flooding downstream.
Does the site experience surface water flooding?	Potentially
Detail	Any land within a flood risk zone has the potential to flood.
Conclusion	
<p>It has been identified that the green wedge forms an important role in separating the communities of Ingleby Barwick and Thornaby (Teesside Industrial Estate) having medium landscape quality and amenity value. It is concluded that no amendments are required to the green wedge boundary and the limits to development should follow the boundary of the green wedge as this represents the most logical and defensible boundary. Whilst development exists within the green wedge it has not fundamentally eroded the function of the area. However, unsympathetic development could serve to undermine the function of the green wedge; particularly development along Thornaby Road.</p>	



 <p>Stockton-on-Tees BOROUGH COUNCIL</p>	<p>Development & Neighbourhood Services Corporate Director: P Dobson</p> <p>Head of Planning: C Straughan Municipal Buildings Church Road, Stockton on Tees, TS18 1LD Telephone: (01642) 393939</p>	<p>Title</p> <p>Area 3 Ingleby Barwick to Teesside Industrial Estate</p>
<p>© Crown Copyright and database right 2014 Ordnance Survey 100023297</p>	<p>Date</p> <p>04/12/2014</p>	<p>Scale</p> <p>Not to scale</p>

Assessment of Landscape Units 45 and 53

Landscape unit	45	53
Landscape Character Sensitivity	Low	Low
Sensitivity of Individual Elements	Medium	Low
Sensitivity of Aesthetic Aspects	Low	Low
Visual Sensitivity	Medium	Low
Landscape Sensitivity	Medium	Low
Value of Landscape	Medium	Low
Landscape Capacity	Medium	Medium

Area 4 – Little Maltby Farm

Overview	
Landscape Unit	The majority of 53 and the northern part of 45
Land uses	<p>At the extreme western and north-western extent of the site is Bassleton Beck itself. This forms a natural buffer between the existing Ingleby Barwick residential development and the site.</p> <p>The majority of the western part of the site is a level area of rough grassland divided by several overgrown hedges being former farmland currently grazed by horses. Some of the land is dotted with hawthorn scrub. Another beck divides the site towards its north west extent.</p> <p>There is a sharp change in character towards the eastern extent of the site with the majority of the eastern part being a large fenced agricultural field. At the extreme eastern extent, a grassed highway verge area separates the agricultural field from Thornaby Road.</p> <p>Towards the southern extent of the site is Maltby Cricket Club and other development of a relatively open nature.</p> <p>The extreme south western extent of the green wedge comprises Ingleby Mill Primary School and associated playing field.</p>
Adjacent land uses	Low Lane runs to the south of the site and a small collection of residential and commercial properties lie on the opposite side of the road. The eastern boundary is defined by Thornaby Road beyond which is Teesside Industrial Estate. There is residential development to the north and north west.
Landscape features	There are no significant landscape features other than Bassleton Beck.
Topography	The topography of the site, whilst gently undulating presents a generally level appearance with the exception of the two beck corridors. There is also a small embankment at the extreme eastern extent which means that the site is at a lower level than Thornaby Road.

Boundary	
Has the principle of development been accepted (or is there an emerging allocation) which would necessitate a review of the boundary?	Yes
Details	<p>The principle of development has been accepted for a Free School and 350 dwellings at Little Maltby Farm; this is land to the western extent of the green wedge.</p> <p>Residential development has also been proposed within the remaining green wedge. The principle of development has not been accepted as both of the planning applications that have been submitted have been refused planning permission. The applicants have submitted appeals against planning refusal to the Planning Inspectorate. These appeals can be summarised as proposals for:</p> <ul style="list-style-type: none"> • 550 dwellings on the remaining area of rough grassland immediately east of the approved application. • 550 dwellings on the agricultural land eastern extent of the green wedge.
Does the current boundary provide a strong defensible boundary?	Yes
Details	The western and north western boundaries are defined by the extent of residential development. The southern and eastern boundaries are defined by Low Lane and Thornaby Road respectively.
Do alternative defensible boundaries exist which would better relate to the wider boundary?	Yes
Details	<p>Numerous defensible boundaries exist. The width of the green wedge Area 3 (Ingleby Barwick to Teesside Industrial Estate) to the immediate north is not as great but is the minimum needed to maintain the purpose of preventing coalescence in this location. An alternative defensible boundary would be to extend the boundary of this green wedge southwards thereby achieving both continuity and maintaining a minimum width necessary to prevent the coalescence of Ingleby Barwick and Thornaby.</p> <p>Other alternative boundaries include:</p> <ul style="list-style-type: none"> • the defined hedgerow delineating the boundary between agricultural land and rough grassland. • the beck running though the site (identified change in topography) • the field boundary running northwards from Little Maltby Farm (it is acknowledged that the principle of development has been accepted on land immediately north of Little Maltby Farm)

Would this create a potential piecemeal development site out of character/proportion with the surrounding area?	No
Details	<p>These alternative boundaries would not lead to development which is out of character/proportion with the surrounding area.</p> <p>Extending the boundary identified to the north southwards would be a consistent approach and maintain the character of the green wedge. However, it should be noted that this boundary should begin to open out to the south to ensure that views from Thornaby Road south westwards can be achieved to the wider countryside and maintain character.</p>
Separation and Openness	
Extent of built development within the green wedge	<p>There is a small group of former farm buildings, known as 'Little Maltby Farm', a residential property 'Leven Lea' and Maltby Cricket Club at the southern extent of the site. This development is of a relatively open nature.</p> <p>The south west part of the site has planning permission for 350 houses and a school.</p> <p>Ingleby Mill Primary School and associated playing field are at the extreme south western extent of the site. This development is of a relatively open nature.</p>
Can the settlements be seen from the edge and within the site?	<p>From the northern section of the green wedge development at Ingleby Barwick is closer and can be seen from Thornaby Road although it is screened by trees. As you move southwards along Thornaby Road views become clearer owing to changes in topography but these views are more distant as development is a further away.</p>
Perception of distance to neighbouring settlement? Consider physical separation.	<p>The distance between Thornaby and Ingleby Barwick appears very great giving more of an impression of the separation being a more of a strategic gap than a green wedge.</p>
Would development undermine the openness of the green wedge?	Yes
Details	<p>Development would undermine the openness of the green wedge but the degree of harm would be relatively limited unless it breached the alternative boundary which extends the boundary identified at area 3 southwards.</p>
Would development harm the identity of the green wedge?	Yes
Details	<p>The identity of the green wedge is currently mixed. Part of the green wedge is currently rough grassland with horses grazing. Whilst the landscape quality is not high it does provide a pleasant visual contrast to the built up area and its identity would be irrevocably changed by development.</p>

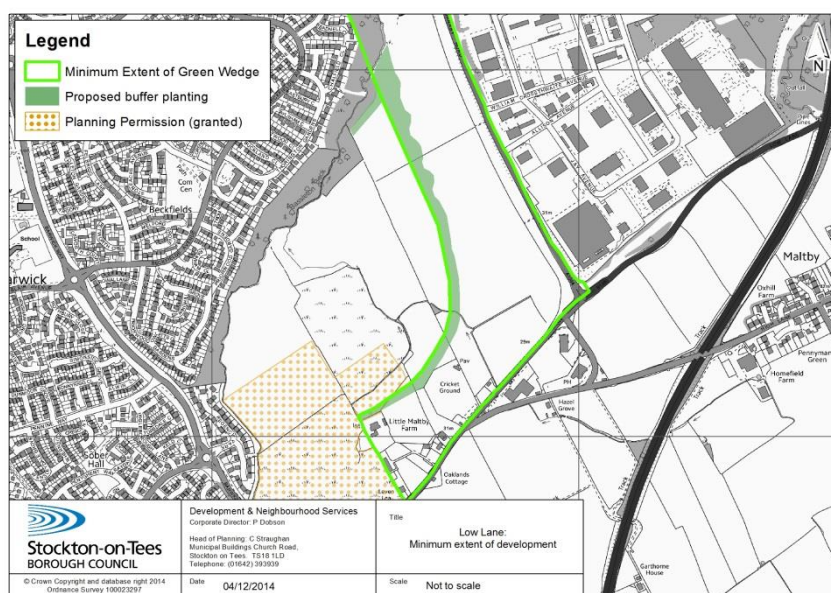
Would development completely change the character of the green wedge?	No
Details	This would largely depend on the extent of the development. Within the extent of any development, the existing open character of the green wedge designation would be irrevocably changed by development from one of open fields to built development. However, it would still be possible to retain a green wedge sufficient to prevent coalescence.
Would development erode the green wedge to such an extent as to be tantamount to the undesirable coalescence of existing built up areas?	No
Details	This would largely depend on the extent of the development. Development would not erode the green wedge to such an extent as to be tantamount to the undesirable coalescence of the existing built up areas if a significant green wedge is retained as per the alternative suggested boundary.
Amenity Value	
Is any of the land identified within the open space audit?	Yes
Is the land accessible to the public?	Yes but limited
Detail	Maltby Cricket Club is an outdoor sports facility. Bassleton Beck corridor is natural/semi-natural greenspace. There is limited official public access through a public right of way (PROW) within the approved scheme at Low Lane. There is wider informal access utilised by dog walkers to the rough grassland. However, this is on private land. There is no access to the agricultural land.
Does the land have any other recreational/leisure uses (including footpaths, cyclepaths or bridleways both formal and informal)?	Yes
Detail	There is a bridleway (the PROW) through part of the site (leading from the Ingleby Barwick residential area). The area of rough grassland is informally used by dog walkers but it is not public land. Maltby Cricket Club is a recreational resource.
Could the integrity/quality of recreational/leisure uses be maintained if the green wedge boundary was amended?	The footpath has been incorporated into the outline planning permission for 350 houses and a school (although this is outline permission so it is indicative). Maltby Cricket Club could be retained.
The value of the green wedge to the local community by usage or function	The value of the rough grassland designated as green wedge to the local community usage probably centres on dog walking but this can be expected to be limited by the restricted access. There is no access to the agricultural field. Maltby Cricket Club has a high recreational value.

Landscape Quality	
Landscape quality	Medium
Detail	The green wedge provides visual relief for residents of Ingleby Barwick. However, the rough grassland area contains few significant features of visual interest (interspersed by only a few fragmented hedges and trees) and the agricultural field to the east is largely flat and featureless. New tree planting on the western edge of the wedge does provide developing landscape interest, supplementing the existing trees along Bassleton Beck. The site has limited recreational value.
Natural Environment	
Does the site contain wildlife sites?	No
Detail	Bassleton Beck corridor may have significant biodiversity value. Overall the green wedge is unlikely to have high biodiversity value, particular the area that is currently agricultural land.
Does the site link wildlife sites and habitats or could it be maintained to do so?	Yes
Does the site fall within a strategic green infrastructure corridor	Yes
Detail	Bassleton Beck corridor may function, or have the potential to function, as a wildlife corridor. Secondary green infrastructure corridor I 'Bassleton Beck, Thornaby Wood to A174' follows Bassleton Beck and separates the existing built development at Ingleby Barwick from the approved scheme at Low Lane. It also separates the existing built development from the sites for which appeals against planning refusal have been submitted to the Planning Inspectorate. It is important to protect and improve this green corridor.
Historic Environment	
Are there any heritage assets located within the site?	Yes
Detail	The buildings associated with Little Maltby Farm are Grade II listed.
Flood Risk and Flood Alleviation	
Is the land identified as being within flood risk zones	Yes
Detail	Land surrounding Bassleton Beck is identified as being at risk of flooding.
Does the land have a flood alleviation role?	Yes
Detail	Any areas within the flood zone could function as a flood attenuation area holding water during a period of flooding and thereby alleviating potential flooding downstream.
Does the site experience surface water flooding?	Potentially
Detail	Any land within a flood risk zone has the potential to

flood.

Conclusion

It was confirmed through the planning appeal for the approved scheme that the remaining area of the green wedge following development would be sufficient width for Ingleby Barwick and Teesside Industrial Estate to remain as separate entities. This review identifies that the minimum area of green wedge required to achieve a separation of settlements could be defined by the existing green wedge boundary to the north before opening out to the south (as shown below). To maintain the character of the green wedge it is suggested that should development extend this far buffer planting of varying widths with scalloped edges should be provided to ensure that housing would not be prominent in the landscape. This planting would form an extension to the planting along Bassleton Beck and provide continuity within the green wedge.

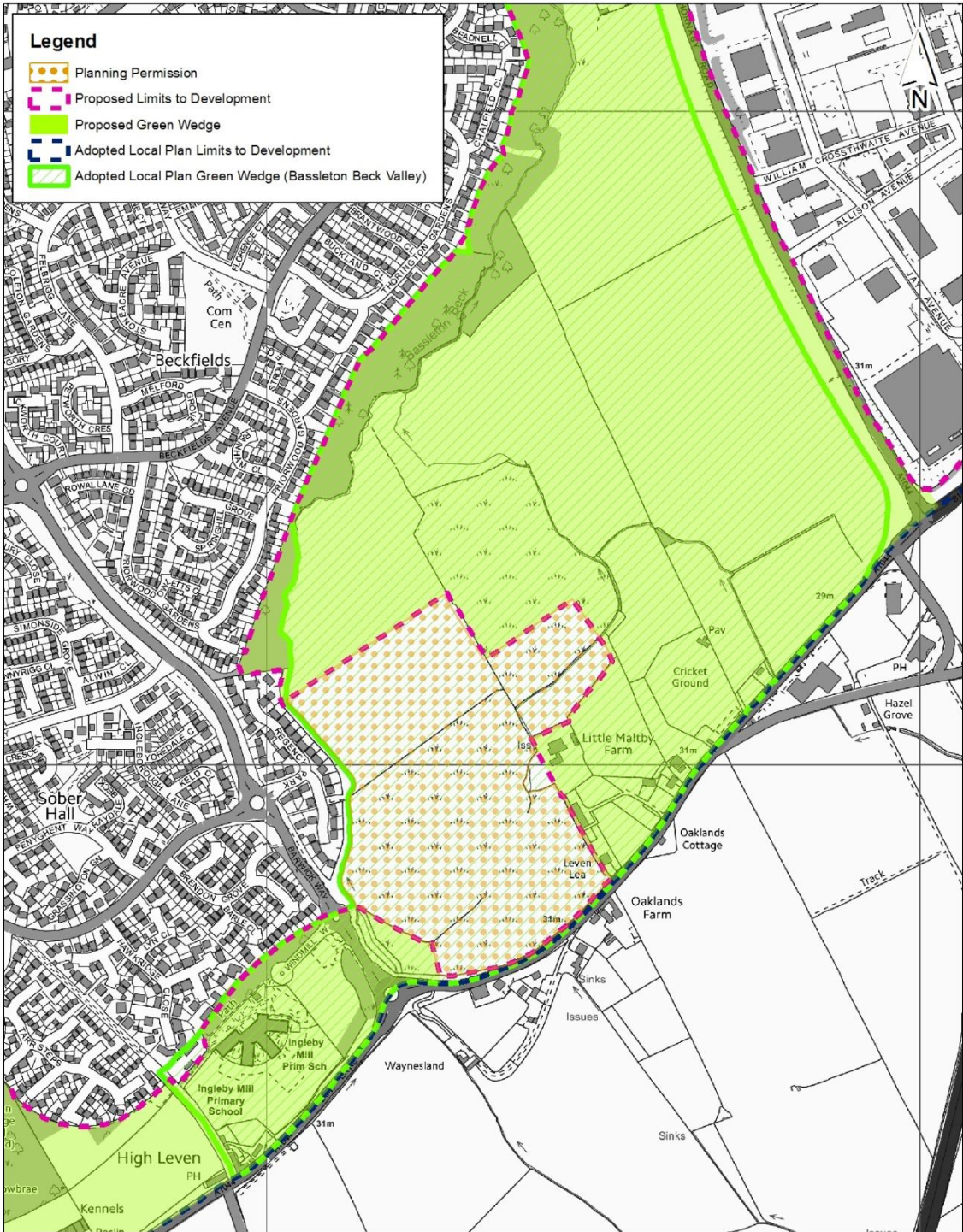


Whilst this is the minimum extent of green wedge required to maintain separation the Council are not intending to amend the green wedge to this extent. It is proposed that the green wedge be amended to reflect the approved scheme only. For the life of the Local Plan it is considered that the remaining land could make a useful contribution to the green wedge, whether in its present state, or through additional public access/recreational uses which would be conducive with the green wedge function.

It is suggested that land along Low Lane (southern extent of the existing green wedge) remain a part of the green wedge even if development up to the minimum extent of the green wedge did happen at some stage. Whilst this land has a significant degree of built development it is of a relatively open character with no over-massing. The aim in maintaining green wedge along Low Lane is to maintain the relatively open character of this area including the existing 'country road' character of Low Lane and the open views available to drivers approaching driving south down Thornaby Road. This area also provides a relatively attractive setting if development should come forward up to the minimum extent of the green wedge. The land at the extreme south western extent of the green wedge (Ingleby Mill School) does not perform a separation role and contains built development but is also of a relatively open character and provides a relatively attractive setting for the existing residential development to the north. It is recommended therefore that the existing green wedge in this area is maintained.

The southern extent of the approved scheme is identified as a landscape buffer zone within

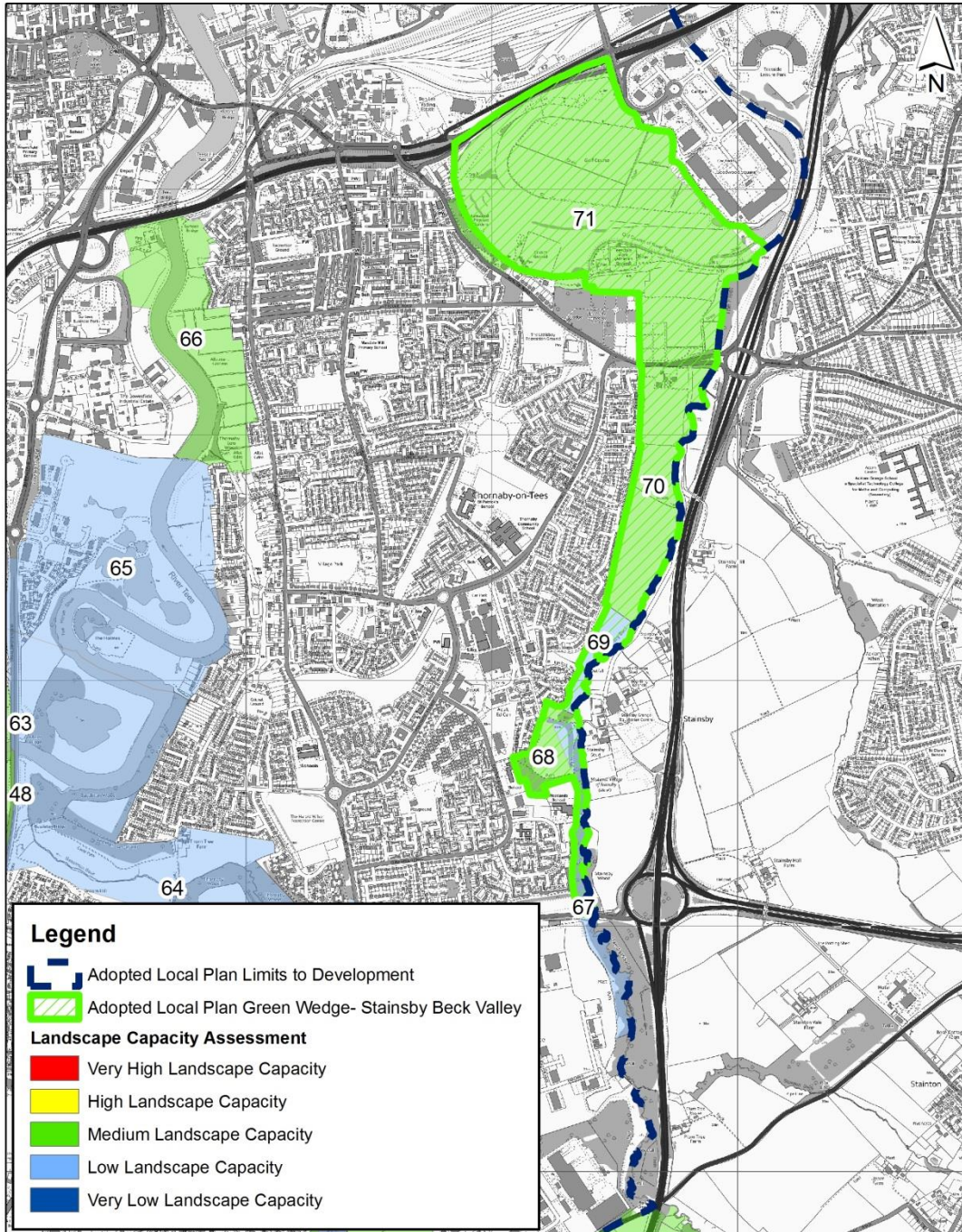
indicative landscape plans submitted as part of the outline application. This is supported as it is conducive with wider green wedge review to maintain the 'country road' character along Low Lane; the full details of any landscape buffer at this location will be determined through reserved matters applications. It is intended that the green wedge will be revised to align with these reserved matters once approved.



 <p>Stockton-on-Tees BOROUGH COUNCIL</p>	<p>Development & Neighbourhood Services Corporate Director: P Dobson</p> <p>Head of Planning: C Straughan Municipal Buildings Church Road, Stockton on Tees, TS18 1LD Telephone: (01642) 393939</p>	<p>Title</p> <p style="text-align: center;">Area 4 Little Maltby Farm</p>
<p>© Crown Copyright and database right 2014 Ordnance Survey 100023297</p>	<p>Date 04/12/2014</p>	<p>Scale Not to scale</p>

Stainsby Beck Valley, Thornaby

- 5.4. The Landscape Capacity Study identifies five landscape units within this green wedge. Given the elongated nature of the green wedge it is considered appropriate to assess each landscape unit individually (this is with the exception of landscape units 67 and 68 for which the assessment has been combined). The following areas have been assessed:
- Area 1- Landscape Unit 71
 - Area 2- Landscape Unit 70
 - Area 3- Landscape Unit 69
 - Area 4- Landscape Unit 67 and 68
- 5.5. Overleaf is a map showing the existing Local Plan green wedge and limits to development alongside the landscape units contained within the Landscape Capacity Study. A map is included at the end of each assessment detailing the existing Local Plan green wedge and limits to development and the proposed Regeneration and Environment LDD limits to development and green wedge.



Legend

- Adopted Local Plan Limits to Development
- Adopted Local Plan Green Wedge- Stainsby Beck Valley

Landscape Capacity Assessment

- Very High Landscape Capacity
- High Landscape Capacity
- Medium Landscape Capacity
- Low Landscape Capacity
- Very Low Landscape Capacity

 Stockton-on-Tees BOROUGH COUNCIL	Development & Neighbourhood Services Corporate Director: P Dobson Head of Planning: C Straughan Municipal Buildings Church Road, Stockton on Tees. TS18 1LD Telephone: (01642) 393939	Title Stainsby Beck Valley Green Wedge
© Crown Copyright and database right 2013 Ordnance Survey 100023297	Date 14 January 2014	Scale Not To Scale

Area 1- Assessment of Landscape Unit 71

The following provides information from the Landscape Capacity Assessment

Landscape unit	71
Landscape Character Sensitivity	Medium
Sensitivity of Individual Elements	Medium
Sensitivity of Aesthetic Aspects	Medium
Visual Sensitivity	Medium
Landscape Sensitivity	Medium
Value of Landscape	Medium
Landscape Capacity	Medium

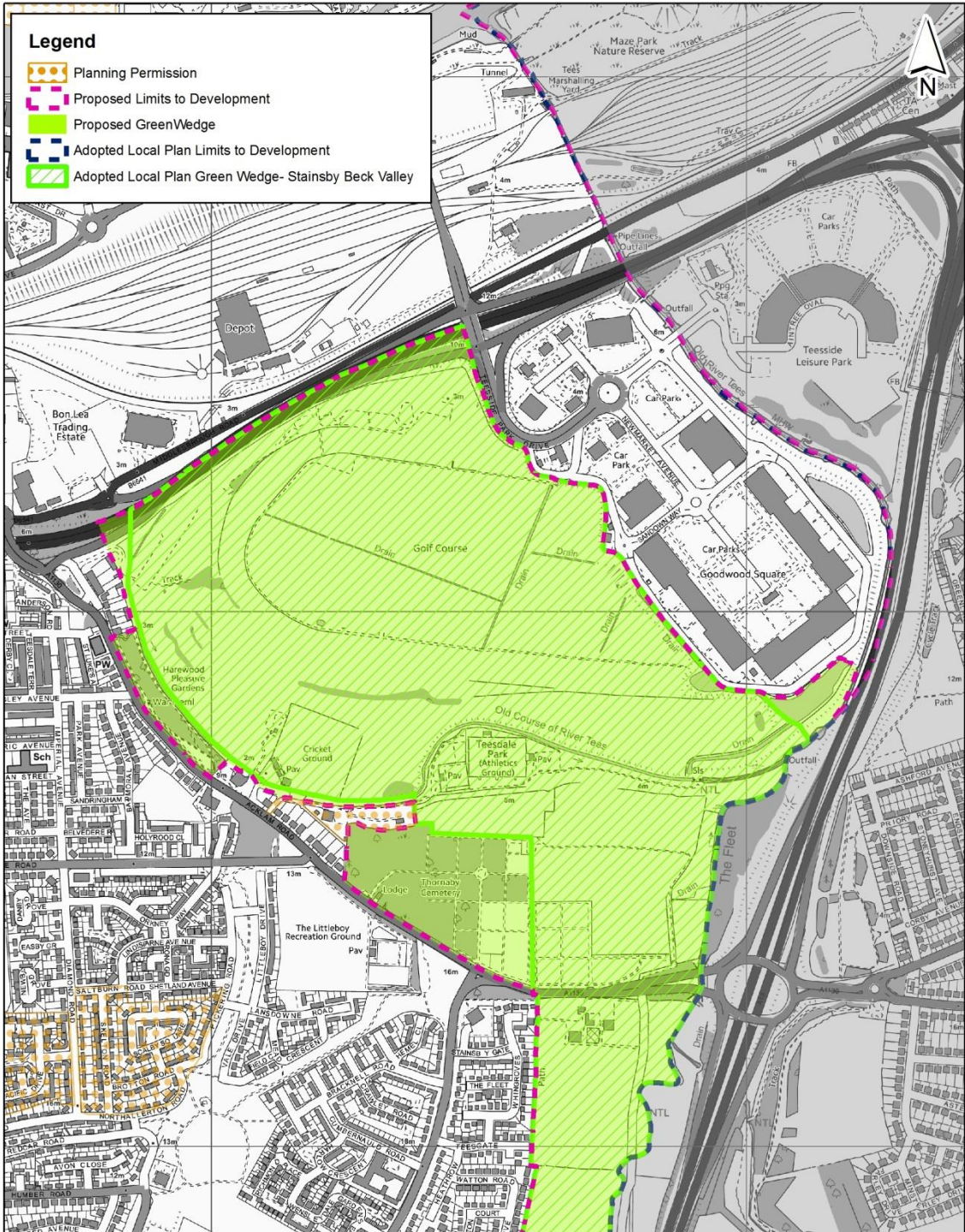
Overview	
Landscape Unit	71
Land uses	<p>There are numerous land uses within this part of the green wedge. The largest land area is the golf course with associated built development being located along the western extent of the green wedge. Further built development associated with Thornaby Football Club and Thornaby Cricket Club is situated to the south of the golf course. To the west of these uses is a semi-natural green area.</p> <p>To the southern element of this section of green wedge are football pitches to the east and semi-natural green space to the west. Work has been undertaken to extend the adjacent Thornaby cemetery into this semi-natural green space.</p>
Adjacent land uses	Residential development is located to the west of the green wedge and Teesside Park Shopping Centre is located to the east. The green wedge ceases at Stainsby Beck which is also the Borough boundary, beyond this is the A19 and a wider area of open land which forms a continuation of the green wedge within Middlesbrough.
Landscape features	The scale of the area and varying land uses mean there are numerous landscape features. Most notable are the areas of mature trees and younger planting associated with the golf course, Thornaby Football and Cricket Club and the Teesside Retail park. and the well maintained greens of the golf course. Another main landscape feature is the steep partly wooded bank associated with the old course of the River Tees.
Topography	<p>The northern element of the green wedge sits within a bowl with the golf course forming a wide low-lying area within. This area has steep sides to the edges which are bound by built development at Thornaby to the west, the A66 to the north, Teesside Park Shopping Centre to the east and Thornaby Football Club to the south.</p> <p>The most southern element of the green wedge (east of the cemetery) is relatively flat forming a continuation of the landform of Thornaby to the west. The land begins to</p>

	slop towards Stainsby Beck to the east.
Boundary	
Has the principle of development been accepted (or is there an emerging allocation) which would necessitate a review of the boundary?	No
Details	A residential development has been approved on land to the south west of Thornaby Football Club. However, this was on land identified as outside the green wedge.
Does the current boundary provide a strong defensible boundary?	Yes
Details	The boundary follows existing landscape features and is considered to be a strong and defensible boundary.
Do alternative defensible boundaries exist which would better relate to the wider boundary?	Yes
Details	<p>There are a number of alternative boundaries:</p> <ul style="list-style-type: none"> • Thornaby Cemetery - inclusion within the green wedge would create a uniform defensible boundary along Acklam Road. • Harewood Pleasure Gardens - inclusion within the green wedge as this land provides views across the wider green wedge forming a key part of the openness within this area. <p>Planning permission has been granted for residential development on land to the south west of Thornaby Football Club. There is development pressure to further extend development into the area west of this which currently comprises football pitches. However it is not considered that this would be a defensible boundary especially considering the inclusion of Thornaby Cemetery within the green wedge.</p>
Would this create a potential piecemeal development site out of character/proportion with the surrounding area?	Yes
Details	<p>It is considered that development of the football pitches would lead to development which is out of character with the wider green wedge. Whilst it is acknowledged that the site is enclosed to some extent by boundary walls development would most likely be visible from a number of vantage points. Should development include upper floors these would be viewed from the cemetery above the cemetery wall. Development would also be unsympathetic when viewed from the north as it would be visible from lower lying land within the green wedge. Development in this area would introduce built form protruding into an otherwise open area.</p> <p>It is concluded that the football pitches shall remain</p>

	within the green wedge and that the designation be extended to include Thornaby Cemetery and Harewood Pleasure Gardens.
Separation and Openness	
Extent of built development within the green wedge	Built development within the green wedge is focused to the western boundary. This includes buildings and structures associated with Thornaby Golf Club, Thornaby Cricket Club and Thornaby Football Club.
Can the settlements be seen from the edge and within the site?	Views of Teesside Park Shopping Centre and Middlesbrough area limited from Thornaby. It is only possible to see tall structures and buildings which are further away than the closest built development which cannot be viewed. Minimal views of Thornaby can be seen from within the green wedge. Limited views existing from within Thornaby Cemetery owing to mature tree cover.
Perception of distance to neighbouring settlement? Consider physical separation.	Perceived as a large separation between settlements. This is aided by the fact that the closest forms of development cannot be seen.
Would development undermine the openness of the green wedge?	Yes
Details	In general, development within much of the green wedge would be highly visible and would undermine openness. Whilst it is acknowledged that the existing football pitches are enclosed to some extent by boundary walls development would most likely be visible from a number of vantage points. Should development include upper floors these would be viewed from the cemetery above the cemetery wall. Development would also be unsympathetic when viewed from the north as it would be visible from lower lying land within the green wedge. Development in this area would introduce built form protruding into an otherwise open area. Therefore it can be concluded that development would impact of the openness to this part of the green wedge.
Would development harm the identity of the green wedge?	Yes
Details	In general, development would harm the identity of the green wedge by introducing built form within an open area. It is considered that development of the football pitches would lead to development which would harm the identity and character of the green wedge. Whilst it is acknowledged that the site is enclosed to some extent by boundary walls development would most likely be visible from a number of vantage points. Should development include upper floors these would be viewed from the cemetery above the cemetery wall. Development would also be unsympathetic when viewed from the north as it would be visible from lower lying land within the green wedge. Development in this area would

	introduce built form protruding into an otherwise open area.
Would development completely change the character of the green wedge?	Yes
Details	In general, development would harm the character of the green wedge by introducing built form within an open area.
Would development erode the green wedge to such an extent as to be tantamount to the undesirable coalescence of existing built up areas?	No
Details	Development of the football pitches would not lead to the undesirable coalescence of Thornaby and Middlesbrough. Development west of this area would lead to undesirable coalescence.
Amenity Value	
Is any of the land identified within the open space audit?	Yes
Is the land accessible to the public?	Yes
Detail	The site is predominantly identified as outdoor sports facilities within the open space audit and is accessible to the public (access is predominantly limited to users of the sports facilities).
Does the land have any other recreational/leisure uses (including footpaths, cyclepaths or bridleways both formal and informal)?	Yes
Detail	Beyond the outdoor sports facilities identified. The Green Infrastructure Delivery Plan identifies a wider circular trail along Stainaby Beck to the east of the green wedge.
Could the integrity/quality of recreational/leisure uses be maintained if the green wedge boundary was amended?	Development of the football pitches would lead to the loss of an outdoor sports facility. It is unclear whether these uses could be successfully relocated.
The value of the green wedge to the local community by usage or function	The green wedge is highly valued by the local community as it provides for numerous recreational uses and contains a cemetery.
Landscape Quality	
Landscape quality	High/Medium
Detail	Landscape quality varies across the site as there are various uses and levels of maintenance. The northern section of the green wedge comprising the golf course has high landscape quality with highly maintained land providing a pleasant outlook across this low lying area. The southern part of the green wedge has a medium landscape quality with valuable woodland and wetland habitats associated with the old course of the River Tees, but also some areas of limited maintenance and enclosure. The site has recreational value providing for sports uses as well cemetery land.

Natural Environment	
Does the site contain wildlife sites?	Yes
Detail	Old River Tees Local Wildlife Site is located to the west of the green wedge. The site contains remnant saltmarsh and reedbeds along the old course of the River Tees to the east of Teesside Retail Park and the west of the A19. The site supports Water Vole.
Does the site link wildlife sites and habitats or could it be maintained to do so?	Yes
Does the site fall within a strategic green infrastructure corridor	Yes
Detail	There are opportunities to extend habitat networks along Stainsby Beck. The green wedge falls within Primary Corridor 8 'Stainsby Beck Valley'
Historic Environment	
Are there any heritage assets located within the site?	Yes
Detail	War memorial located within Harewood Pleasure Gardens is grade II listed
Flood Risk and Flood Alleviation	
Is the land identified as being within flood risk zones	Yes
Detail	Thornaby Golf Course is predominantly within Flood Zone 3 as is land adjacent to Stainsby Beck.
Does the land have a flood alleviation role?	Yes
Detail	Any areas within the flood zone could function as a flood attenuation area holding water during a period of flooding and thereby alleviating potential flooding downstream.
Does the site experience surface water flooding?	Potentially
Detail	Any land within a flood risk zone has the potential to flood.
Conclusion	
It is concluded that the green wedge has high amenity value containing numerous recreational uses and cemetery land. Whilst development within this site may not lead to the undesirable coalescence of Thornaby and Middlesbrough there are concerns over the impact this would have on the openness, identity and character of the green wedge. The green wedge boundary is to be extended to include Thornaby Cemetery and Harewood Pleasure Gardens; these land uses will remain within their current use over the plan period.	



 <p>Stockton-on-Tees BOROUGH COUNCIL</p>	<p>Development & Neighbourhood Services Corporate Director: P Dobson</p> <p>Head of Planning: C Straughan Municipal Buildings Church Road, Stockton on Tees, TS18 1LD Telephone: (01642) 393939</p>	<p>Title</p> <p style="text-align: center;">Area 1 Landscape Unit 71</p>
<p>© Crown Copyright and database right 2014 Ordnance Survey 100023297</p>	<p>Date 05/02/2014</p>	<p>Scale Not to scale</p>

Area 2- Assessment of Landscape Unit 70

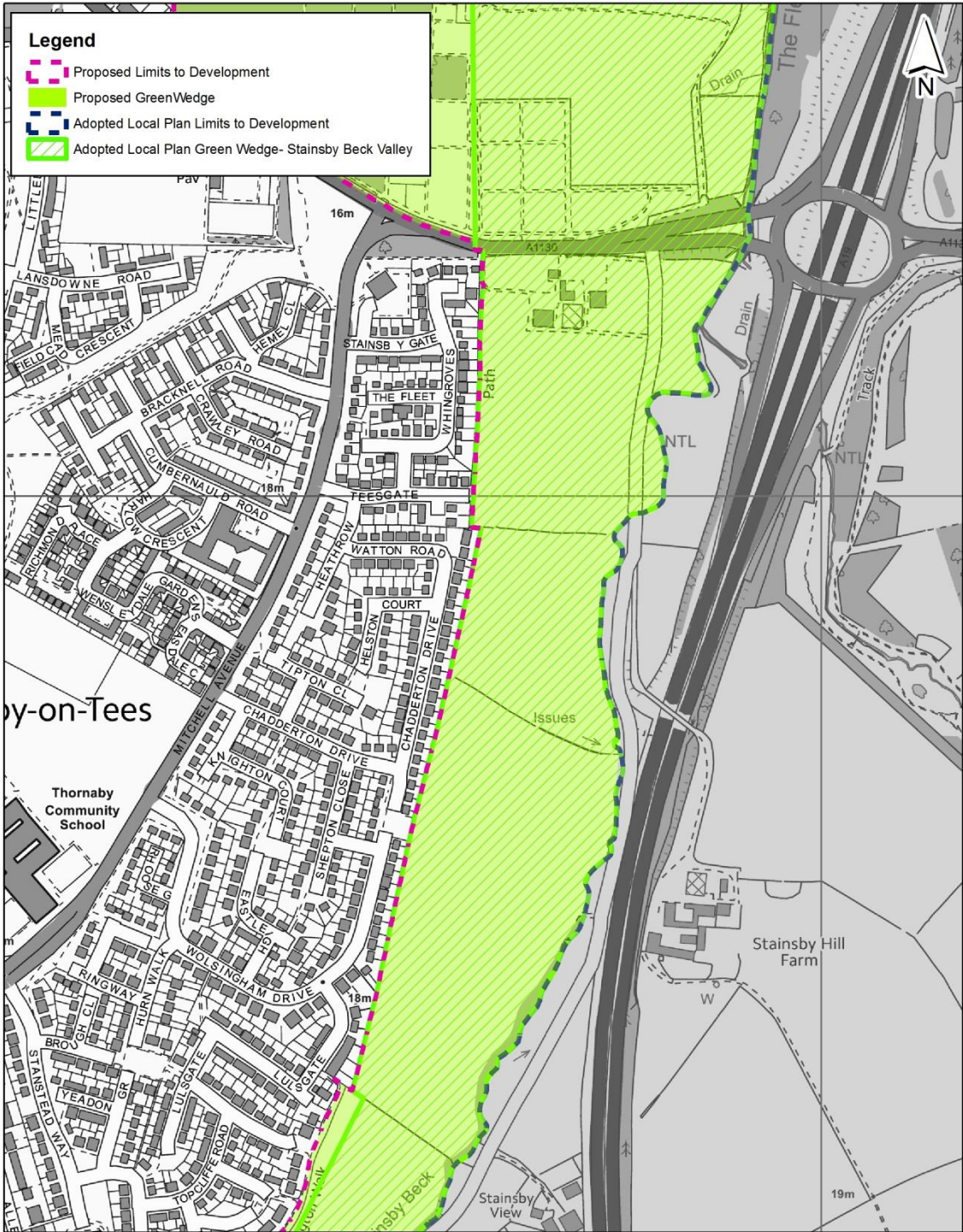
Landscape unit	70
Landscape Character Sensitivity	Medium
Sensitivity of Individual Elements	Medium
Sensitivity of Aesthetic Aspects	Medium
Visual Sensitivity	High
Landscape Sensitivity	Medium
Value of Landscape	Medium
Landscape Capacity	Medium

Overview	
Landscape Unit	70
Land uses	This part of the green wedge is agricultural fields with the exception of built development along Acklam Road to the north. This includes the residential property of Maryfield House and farm buildings including a nursery.
Adjacent land uses	Residential development is located to the west of the green wedge. The green wedge ceases to the east at Stainsby Beck which is also the Borough boundary, beyond this is the A19 and a wider open area which forms a continuation of the green wedge within Middlesbrough.
Landscape features	The site is a large open agricultural field with the few landscape features comprising only a short section of remnant field hedge and the trees along the beck and is situated between the residential development to the west and Stainsby Beck to the east.
Topography	Land slopes down towards Stainsby Beck from residential development at Thornaby.
Boundary	
Has the principle of development been accepted (or is there an emerging allocation) which would necessitate a review of the boundary?	No
Details	n/a
Does the current boundary provide a strong defensible boundary?	Yes
Details	The existing boundary forms a uniform boundary following the extent of residential development.
Do alternative defensible boundaries exist which would better relate to the wider boundary?	No
Details	An alternative boundary does not exist.
Would this create a potential piecemeal development site out of character/proportion with the surrounding area?	n/a
Details	n/a

Separation and Openness	
Extent of built development within the green wedge	The only built development within the green wedge is along Acklam Road to the north of this section of green wedge. This includes the residential property of Maryfield House and farm buildings (including a nursery). There is built development within the wider green wedge out with the Borough boundary; this development is Stainsby Hill Farm.
Can the settlements be seen from the edge and within the site?	Limited views of Middlesbrough. However, taller structures are visible and there are longer views towards the North York Moors. However, Middlesbrough Borough Council are proposing to allocate 130ha of residential led development to the west of Middlesbrough within the existing green wedge in their emerging Local Plan. This strategic urban extension will significantly reduce the width of the green wedge at this location. It is noted that the draft policy for the allocation states that the proposal will 'incorporate a country park along the western and south western parts of the sites including significant areas of woodland and structural landscaping to provide screening from the A19'.
Perception of distance to neighbouring settlement? Consider physical separation.	Perceived as a large separation between settlements. This is aided by the fact that limited views of Middlesbrough are available.
Would development undermine the openness of the green wedge?	Yes
Details	Development would undermine openness by introducing development in a highly visible area.
Would development harm the identity of the green wedge?	Yes
Details	Development would harm the identity of the green wedge as by introducing development in a highly visible area.
Would development completely change the character of the green wedge?	Yes
Details	Development would change the character of the green wedge by introducing development in a highly visible area.
Would development erode the green wedge to such an extent as to be tantamount to the undesirable coalescence of existing built up areas?	Yes
Details	Development would, combined with proposals in Middlesbrough, lead to the undesirable coalescence of communities.
Amenity Value	
Is any of the land identified within the open space audit?	No
Is the land accessible to the public?	No
Detail	Land is within agricultural use

Does the land have any other recreational/leisure uses (including footpaths, cyclepaths or bridleways both formal and informal)?	Yes
Detail	A circular trail is identified within the Green Infrastructure Delivery Plan alongside Stainsby Beck.
Could the integrity/quality of recreational/leisure uses be maintained if the green wedge boundary was amended?	Yes
The value of the green wedge to the local community by usage or function	The value of the green wedge is provided by the openness and sense of separation which provides visual relief.
Landscape Quality	
Landscape quality	High
Detail	The site has high landscape quality. The topography of the site ensures that it has high visual sensitivity. The land remains largely free from development meaning it is positively viewed from within the green wedge and its open nature allows views of the wider green wedge from Thornaby.
Natural Environment	
Does the site contain wildlife sites?	No
Detail	n/a
Does the site link wildlife sites and habitats or could it be maintained to do so?	Yes
Does the site fall within a strategic green infrastructure corridor	Yes
Detail	There are opportunities to extend habitat networks along Stainsby Beck. However, owing to the existing agricultural practices land is unlikely to be released for habitat creation. The green wedge falls within Primary Corridor 8 'Stainsby Beck Valley'
Historic Environment	
Are there any heritage assets located within the site?	No
Detail	n/a
Flood Risk and Flood Alleviation	
Is the land identified as being within flood risk zones	Yes
Detail	Land immediately adjacent to Stainsby Beck is identified as being at risk of flooding
Does the land have a flood alleviation role?	Yes
Detail	Any areas within the flood zone could function as a flood attenuation area holding water during a period of flooding and thereby alleviating potential flooding downstream.

Does the site experience surface water flooding?	Potentially
Detail	Any land within a flood risk zone has the potential to flood.
Conclusion	
<p>It has been identified that the green wedge provides an important role in separating the communities of Thornaby and Middlesbrough. The value of this site in maintaining openness will increase through development proposed within the green wedge in Middlesbrough. The site is predominantly agricultural with no public access. However as identified within the landscape capacity study that the site has high visual sensitivity. Development on this land which slopes towards Stainsby Beck would be inappropriate as it would completely change the character and identity of the area. No amendments to the boundary are considered necessary.</p>	



 <p>Stockton-on-Tees BOROUGH COUNCIL</p>	<p>Development & Neighbourhood Services Corporate Director: P Dobson</p> <p>Head of Planning: C Straughan Municipal Buildings Church Road, Stockton on Tees. TS18 1LD Telephone: (01642) 393939</p>	<p>Title</p> <p style="text-align: center;">Area 2 Landscape Unit 70</p>
<p>© Crown Copyright and database right 2014 Ordnance Survey 100023297</p>	<p>Date 05/02/2014</p>	<p>Scale Not to scale</p>

Area 3- Assessment of Landscape Unit 69

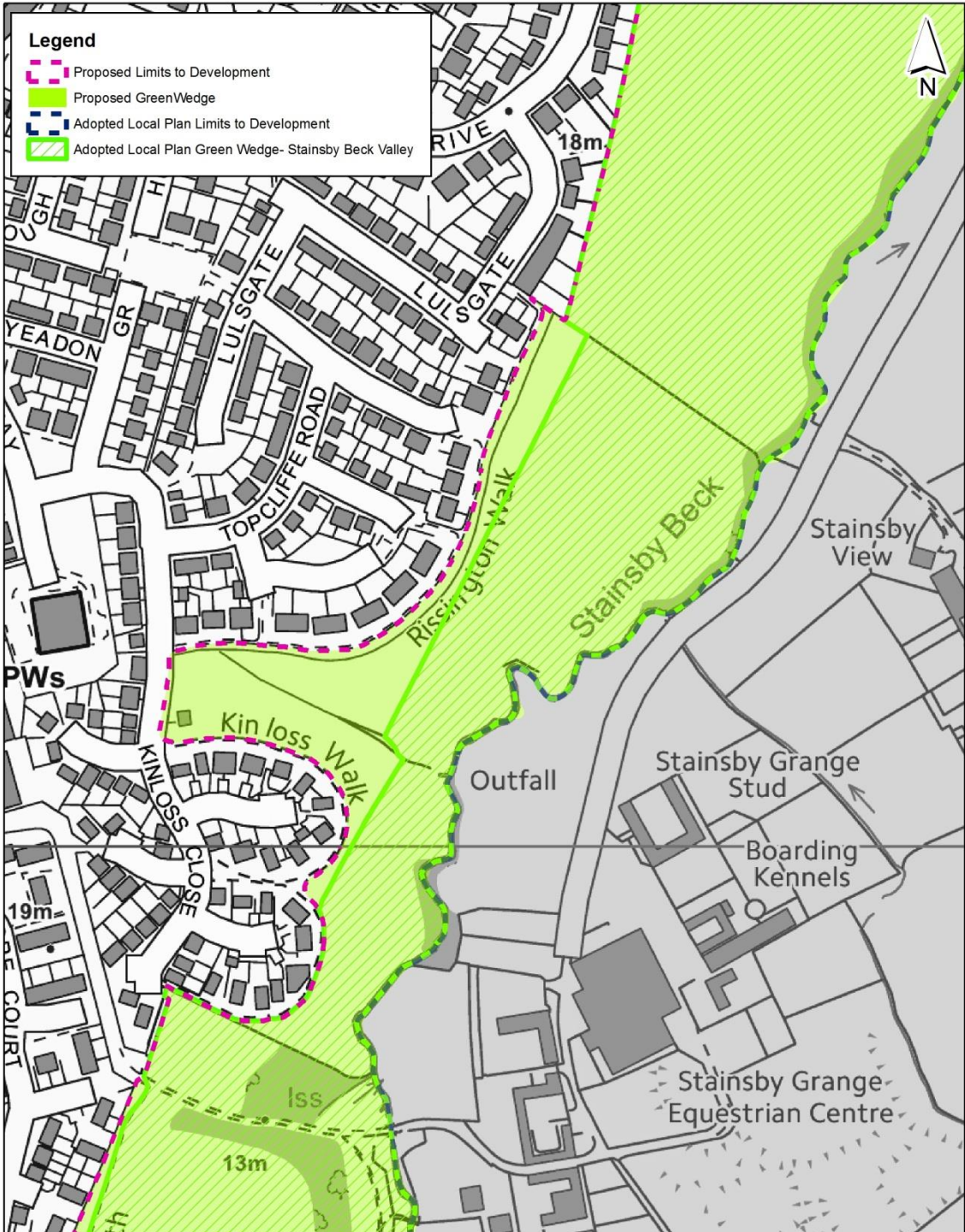
Landscape unit	69
Landscape Character Sensitivity	Medium
Sensitivity of Individual Elements	Medium
Sensitivity of Aesthetic Aspects	Medium
Visual Sensitivity	High
Landscape Sensitivity	Medium
Value of Landscape	Medium
Landscape Capacity	Low

Overview	
Landscape Unit	69
Land uses	The northern section of the site is presently used as grazing land with the southern section being publically accessible open space.
Adjacent land uses	Residential development is located to the west of the green wedge. The green wedge ceases to the east at Stainsby Beck which is also the Borough boundary, beyond this is the A19 and a wider stretch of agricultural land which forms a continuation of the green wedge within Middlesbrough. Stainsby Stud is located on the eastern bank of Stainsby Beck and introduces significant built form within the wider green wedge.
Landscape features	Hedgerows to periphery of site. Clumps of trees line the edge of the beck. Isolated trees and clumps are present within the amenity open space to the south.
Topography	Land slopes towards Stainsby Beck
Boundary	
Has the principle of development been accepted (or is there an emerging allocation) which would necessitate a review of the boundary?	No
Details	n/a
Does the current boundary provide a strong defensible boundary?	Yes
Details	The existing boundary forms a uniform boundary following the extent of residential development and landscape features.
Do alternative defensible boundaries exist which would better relate to the wider boundary?	Yes
Details	The only location where the boundary does not follow the extent of built development is the open land separating Rissington Walk and Kinloss Walk; whilst this land forms a green finger into the residential area its topography means there is no development potential. It is therefore appropriate for the site to form part of the green wedge as it would represent the strongest

	defensible boundary.
Would this create a potential piecemeal development site out of character/proportion with the surrounding area?	No
Details	This would extend the green wedge and provide further protection for this area from inappropriate development
Separation and Openness	
Extent of built development within the green wedge	There is no built development within the green wedge. To the east of Stainsby Beck within the wider green wedge (outside the Borough boundary) Stainsby Stud introduces significant built form into the green wedge.
Can the settlements be seen from the edge and within the site?	Limited views of Middlesbrough from this section of the green wedge (taller structures are visible). However, Middlesbrough Borough Council are proposing to allocate 130ha of residential led development to the west of Middlesbrough within the existing green wedge in their emerging Local Plan. This strategic urban extension will significantly reduce the width of the green wedge. It is noted that the draft policy for the allocation states that the proposal will 'incorporate a country park along the western and south western parts of the sites including significant areas of woodland and structural landscaping to provide screening from the A19'.
Perception of distance to neighbouring settlement? Consider physical separation.	Perceived as a large separation between settlements. This is aided by the fact that limited views of Middlesbrough are available.
Would development undermine the openness of the green wedge?	Yes
Details	Development would undermine openness by introducing development in a highly visible area.
Would development harm the identity of the green wedge?	Yes
Details	Development would harm the identity of the green wedge as by introducing development in a highly visible area.
Would development completely change the character of the green wedge?	Yes
Details	Development would change the character of the green wedge by introducing development in a highly visible area.
Would development erode the green wedge to such an extent as to be tantamount to the undesirable coalescence of existing built up areas?	Yes
Details	Development would, combined with proposals in Middlesbrough, lead to the undesirable coalescence of communities.
Amenity Value	
Is any of the land identified within the open space audit?	Yes

Is the land accessible to the public?	Yes/No
Detail	The northern section of the site inaccessible grazing land. The southern section of the site is identified within the open space audit as amenity green space and is accessible.
Does the land have any other recreational/leisure uses (including footpaths, cyclepaths or bridleways both formal and informal)?	Yes
Detail	The site has a formal path running along the western boundary along residential boundaries. The Green Infrastructure Delivery Plan also identifies a wider circular walk along Stainsby Beck to the east of the green wedge.
Could the integrity/quality of recreational/leisure uses be maintained if the green wedge boundary was amended?	Development could safeguard the recreational route along the western boundary of the green wedge but it would not continue to have the same value. Development would also lead to the loss of accessible open space.
The value of the green wedge to the local community by usage or function	The value of the green wedge in this location is visual relief which aids the function of the wider green wedge. The site is also publically accessible (in part) with the site providing recreational routes.
Landscape Quality	
Landscape quality	High
Detail	The mixture of land uses (grazing and amenity open space) combined with the undulating and sloping nature of the site leads to a sense of rurality. The southern part of the site is council owned open pace and therefore readily accessible.
Natural Environment	
Does the site contain wildlife sites?	No
Detail	n/a
Does the site link wildlife sites and habitats or could it be maintained to do so?	Yes
Does the site fall within a strategic green infrastructure corridor	Yes
Detail	There are opportunities to extend habitat networks along Stainsby Beck. However, owing to the existing agricultural practices on much of the site land is unlikely to be released for habitat creation. Primary Corridor 8 'Stainsby Beck Valley'
Historic Environment	
Are there any heritage assets located within the site?	No
Detail	n/a
Flood Risk and Flood Alleviation	
Is the land identified as being	Yes

within flood risk zones	
Detail	Land immediately adjacent to Stainsby Beck is identified as being at risk of flooding
Does the land have a flood alleviation role?	Yes
Detail	Any areas within the flood zone could function as a flood attenuation area holding water during a period of flooding and thereby alleviating potential flooding downstream.
Does the site experience surface water flooding?	Potentially
Detail	Any land within a flood risk zone has the potential to flood.
Conclusion	
<p>It has been identified that the green wedge provides an important role in separating the communities of Thornaby and Middlesbrough. The site has high visual sensitivity and its value in maintaining openness will be increase through proposed development within the green wedge in Middlesbrough. Development on this land which slopes towards Stainsby Beck would be inappropriate as it would completely change the character and identity of the area. An amendment to the green wedge is proposed with the inclusion of land separating Rissington Walk and Kinloss Walk as this provides a defensible boundary and the lands current use will be sustained over the plan period.</p>	



 <p>Stockton-on-Tees BOROUGH COUNCIL</p>	<p>Development & Neighbourhood Services Corporate Director: P Dobson</p> <p>Head of Planning: C Straughan Municipal Buildings Church Road, Stockton on Tees, TS18 1LD Telephone: (01642) 393939</p>	<p>Title</p> <p style="text-align: center;">Area 3 Landscape Unit 69</p>
<p>© Crown Copyright and database right 2014 Ordnance Survey 100023297</p>	<p>Date 05/02/2014</p>	<p>Scale Not to scale</p>

Area 4- Assessment of Landscape Units 67 and 68

Landscape unit	67	68
Landscape Character Sensitivity	Medium	Medium
Sensitivity of Individual Elements	High	Medium
Sensitivity of Aesthetic Aspects	Medium	Low
Visual Sensitivity	Low	High
Landscape Sensitivity	Medium	Medium
Value of Landscape	Medium	Medium
Landscape Capacity	Low	Medium


Overview	
Landscape Unit	67 and 68
Land uses	The site is split between two distinct areas. Landscape unit 67 is land immediately adjacent to Stainsby Beck which consists of woodland planting along the valley sides much of which is designated as ancient woodland . Landscape unit 68 contains mature planting to the periphery with a large area of amenity open space within.
Adjacent land uses	Residential, educational and employment development is located to the west of the green wedge. The green wedge ceases to the east at Stainsby Beck which is also the Borough boundary, beyond this is the A19 and a wider stretch of agricultural land which forms a continuation of the green wedge within Middlesbrough.
Landscape features	Wooded valley with surrounding land gently sloping towards Stainsby Beck.
Topography	Landscape unit 67 is a steep sided narrow valley. Landscape unit 68 gently slopes towards Stainsby Beck but is viewed as being relatively flat.
Boundary	
Has the principle of development been accepted (or is there an emerging allocation) which would necessitate a review of the boundary?	No
Details	n/a
Does the current boundary provide a strong defensible boundary?	Yes
Details	The existing boundary follows the boundaries of residential properties, educational establishments and employment allocations.
Do alternative defensible boundaries exist which would better relate to the wider boundary?	Yes
Details	An alternative boundary would see a rounding of the green wedge between Kinloss Walk and Westlands Academy with the green wedge excluding much of landscape unit 68. This would create a uniform boundary

	along Stainsby Beck Valley.
Would this create a potential piecemeal development site out of character/proportion with the surrounding area?	No
Details	Development in the area between Kinloss Walk and Westlands Academy could be designed to be acceptable. However, suitable access cannot be achieved and the site has no development potential.
Separation and Openness	
Extent of built development within the green wedge	No built development is present within the green wedge.
Can the settlements be seen from the edge and within the site?	Owing to dense planting along Stainsby Beck there are no views of Middlesbrough from this section of the green wedge.
Perception of distance to neighbouring settlement? Consider physical separation.	Sense of enclosure within large parts of the area owing to dense planting. There are areas to the south of the green wedge at Teesside Industrial Estate where longer views are experienced and there is a clear sense of separation.
Would development undermine the openness of the green wedge?	No
Details	Development within landscape unit 68 (between Kinloss Walk and Westlands Academy) could be designed to be acceptable. However, suitable access cannot be achieved and the site has no development potential.
Would development harm the identity of the green wedge?	No
Details	Development within landscape unit 68 could be designed to be acceptable. However, suitable access cannot be achieved and the site has no development potential.
Would development completely change the character of the green wedge?	No
Details	Development within landscape unit 68 would change the character of this enclosed area within the green wedge but would not change the wider character of the green wedge. However, suitable access cannot be achieved and the site has no development potential.
Would development erode the green wedge to such an extent as to be tantamount to the undesirable coalescence of existing built up areas?	No
Details	Development would not fundamentally erode the separation between settlements. Dense planting ensures that there is a sense of enclosure rather than separation for the most part. In addition the wider green wedge out with the Borough is sufficiently wide even taking into consideration proposed development within Middlesbrough. However, suitable access cannot be achieved and the site has no development potential.

Amenity Value	
Is any of the land identified within the open space audit?	Yes
Is the land accessible to the public?	Yes
Detail	The entirety of the green wedge is identified within the open space audit and is publically accessible.
Does the land have any other recreational/leisure uses (including footpaths, cyclepaths or bridleways both formal and informal)?	Yes
Detail	A large area of amenity open space is located within landscape unit 68 which is used for informal recreation. There are formal and informal footpaths along Stainsby Beck with aspirations within the Green Infrastructure Delivery Plan to improve access routes.
Could the integrity/quality of recreational/leisure uses be maintained if the green wedge boundary was amended?	Development within landscape unit 68 would lead to the loss of an amenity green space. The integrity of the area would be significantly diminished or destroyed dependent upon the level of development
The value of the green wedge to the local community by usage or function	Recreational routes are used by residents and amenity open space is used for informal recreation.
Landscape Quality	
Landscape quality	High
Detail	The site has two distinct characters with flatter open amenity grassland to the east and enclosed Ancient woodland in a steep valley to the west and south. There is an enclosed feel within much of the site due to its heavily wooded nature and the Ancient Semi-natural status for the Stainsby Beck woodland adds rarity value. The area is readily accessible land providing valuable recreational space for the local community.
Natural Environment	
Does the site contain wildlife sites?	Yes
Detail	The site contains two local wildlife sites. <ul style="list-style-type: none"> • Stainsby Wood - vast length of the green wedge along the beck is identified as mixed woodland, predominantly Ancient Semi-natural. • Stainsby Beck Meadow - to the south of the green wedge is an area identified being herb-rich grassland on disturbed ground
Does the site link wildlife sites and habitats or could it be maintained to do so?	Yes
Does the site fall within a strategic green infrastructure corridor	Yes
Detail	Primary Corridor 8 'Stainsby Beck Valley'
Historic Environment	
Are there any heritage assets located within the site?	No

Detail	n/a
Flood Risk and Flood Alleviation	
Is the land identified as being within flood risk zones	Yes
Detail	Land within Stainsby Beck Valley is identified as being within flood risk zones.
Does the land have a flood alleviation role?	Yes
Detail	Any areas within the flood zone could function as a flood attenuation area holding water during a period of flooding and thereby alleviating potential flooding downstream.
Does the site experience surface water flooding?	Potentially
Detail	Any land within a flood risk zone has the potential to flood.
Conclusion	
<p>Whilst it has been identified that development within landscape unit 68 would not fundamentally undermine separation between settlements the site cannot be satisfactorily accessed for development and is protected as open space. It is therefore considered appropriate that the site remain within the green wedge and out with the limits to development as the existing boundary provides a strong defensible boundary and the land will remain within its current land use for the duration of the plan period.</p> <p>No amendments are suggested to the boundary of the green wedge. However, it is suggested that the green wedge be extended southwards to the southern boundary of Teesside Industrial Estate; it is unclear why the Local Plan limits ceased where they did and extending the green wedge into this location replicates the approach taken by Middlesbrough to the east of Stainsby Beck.</p>	




Stockton-on-Tees
BOROUGH COUNCIL
 © Crown Copyright and database right 2014
 Ordnance Survey 100023297

Development & Neighbourhood Services
 Corporate Director: P Dobson
 Head of Planning: C Straughan
 Municipal Buildings Church Road,
 Stockton on Tees, TS18 1LD
 Telephone: (01642) 393939
 Date **05/02/2014**

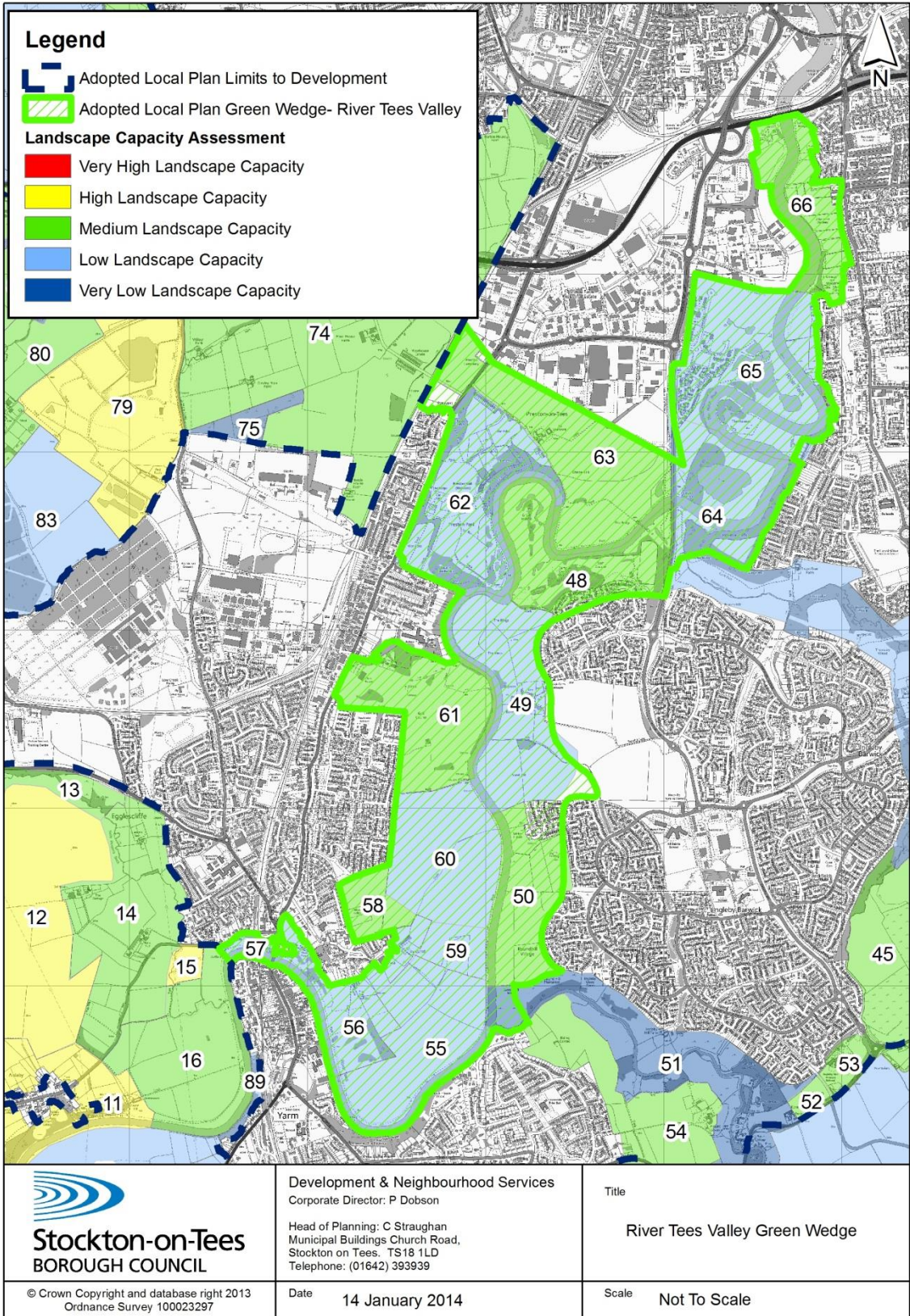
Title
Area 4
Landscape Unit 67 and 68
 Scale **Not to scale**

River Tees Valley from Surtees Bridge, Stockton to Yarm

5.6. The Landscape Capacity Study identifies 15 landscape units within this green wedge. Owing to the scale and differences in character of this green wedge separating numerous different settlements it is considered appropriate for the assessment has been undertaken in the following groupings of landscape units:

- Area 1- Landscape Unit 66 (Separation of Bowesfield and Thornaby)
- Area 2- Landscape Units 64 & 65 (Separation of Bowesfield and Thornaby)
- Area 3- Landscape Units 48, 62 and 63 (Separation of Preston Ingleby Barwick and Preston Farm Industrial Estate)
- Area 4- Landscape Units 49 & 61 (Separation of Eaglescliffe and Ingleby Barwick)
- Area 5- Landscape Units 50, 58, 59 & 60 (Separation of Egglescliffe, Eaglescliffe and Ingleby Barwick)
- Area 6- Landscape Unit 55 & 56 (Separation of Egglescliffe and Yarm)
- Area 7- Landscape Unit 57 (Separation of Eaglescliffe and Yarm)

5.7. Overleaf is a map showing the existing Local Plan green wedge and limits to development alongside the landscape units contained within the Landscape Capacity Study. A map is included at the end of each assessment detailing the existing Local Plan green wedge and limits to development and the proposed Regeneration and Environment LDD limits to development and green wedge.



Area 1- Assessment of Landscape Units 66

The following provides information from the Landscape Capacity Assessment

Landscape unit	66
Landscape Character Sensitivity	Medium
Sensitivity of Individual Elements	Medium
Sensitivity of Aesthetic Aspects	Low
Visual Sensitivity	Medium
Landscape Sensitivity	Medium
Value of Landscape	Medium
Landscape Capacity	Medium

Overview	
Landscape Unit	66
Land uses	<p>On the northern part of the east bank of the River Tees the land use is predominantly open fields with undulating topography. Groups of trees line the river in places and some of this planting is recent (10-15 years) being used to soften views of industrial units from the river and create character to the river edge..</p> <p>Further south the corridor widens. Towards the river is undulating rough grassland. Between the grassland and eastern boundary of the green wedge the area is in use as allotments apart from a narrow strip of dense vegetation separating the boundary from the allotments.</p> <p>At the far northern end of the west bank of the River Tees is an area of rough grassland that includes reclaimed contaminated land. Tree planting softens views of houses in Thornaby from the river There is a pumping station located in the area.</p>
Adjacent land uses	<p>The A66 is along the northern boundary.</p> <p>Residential development is located to the east of the green wedge on the east bank.</p> <p>There is a junction between the A66 and 1825 Way that is at a raised level close but not directly adjacent to the green wedge along the green wedge on the west bank at its northernmost extent.</p> <p>Surtees Business Park is located to the west of the green wedge on the west bank and Bowesfield Industrial Estate is located to the south-west.</p> <p>The rough grassland is separated by a fence-line from a field to the south which is largely featureless. The field to the south is designated for employment use (Saved Local Plan Policy IN2k). Further south along the river</p>

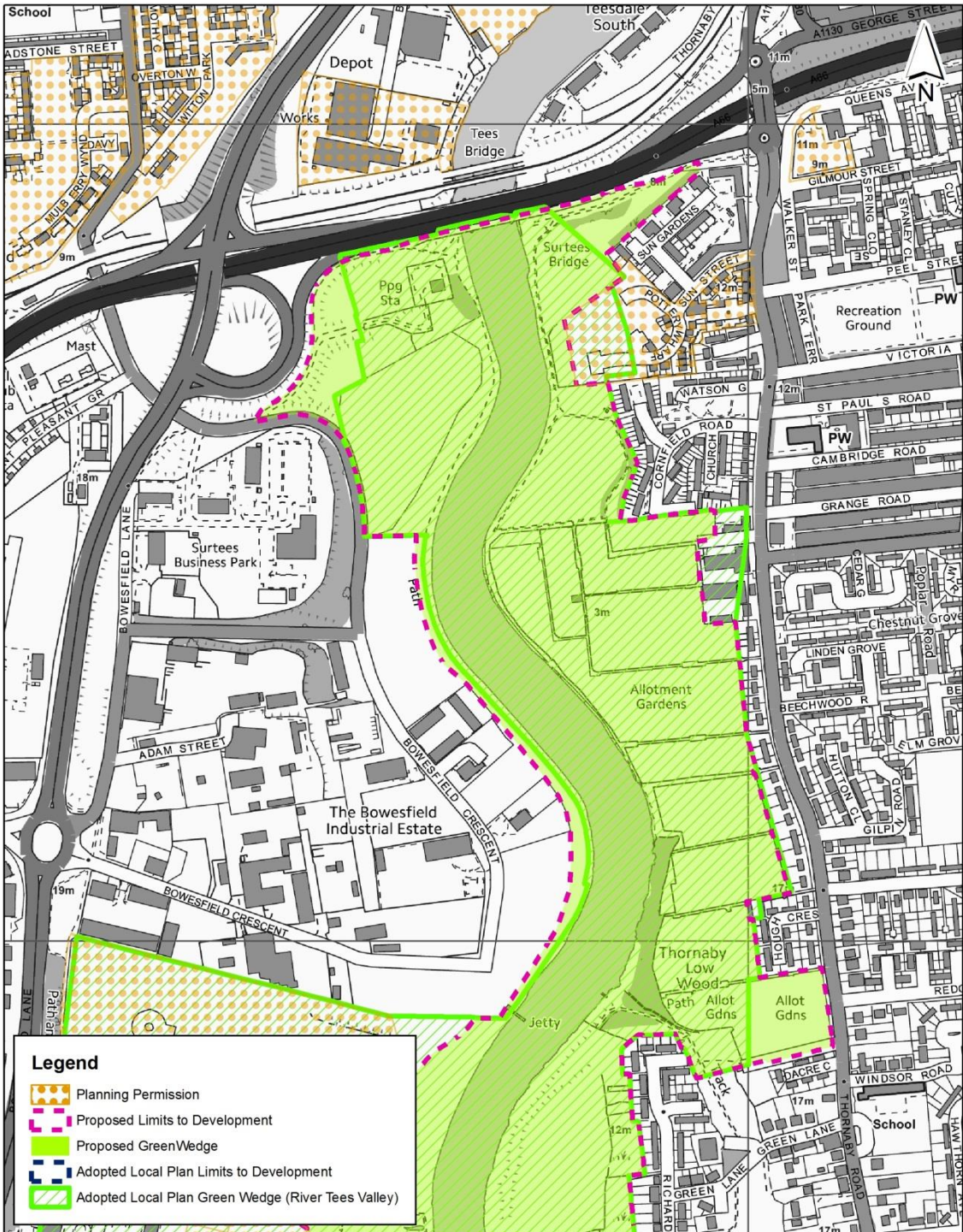
	<p>corridor, still within the area covered by Policy IN2k, there is built development, predominantly office/commercial units but there appears to be no interest in developing the remainder of the area for employment uses.</p> <p>To the south of the office/commercial units is an area that has been considered for a marina and is a draft allocation in the Regeneration and Environment LDD Preferred Options for this use. The area to the south also includes some artificially raised land.</p>
Landscape features	The principal physical feature is the River Tees.
Topography	<p>On the east bank the land is undulating with a shallow overall downward gradient towards the river.</p> <p>On the west bank the land 'banks up' from the road but is fairly flat at the far northern end but then to the south the land is mounded with fairly steep banks on all sides.</p>
Boundary	
Has the principle of development been accepted (or is there an emerging allocation) which would necessitate a review of the boundary?	No
Details	Two areas within the green wedge have been considered for alternative uses; at this stage no conclusion has been made regarding whether the alternative use will be taken forward. However, in determining the appropriateness of any use it will be necessary to consider whether the design can satisfactorily preserve the purpose of the green wedge and be acceptable in landscape terms.
Does the current boundary provide a strong defensible boundary?	Yes on the west bank and yes on the majority, but not all, of the east bank. The majority of the boundary on the east bank is a logical boundary but there is a possible exception at the extreme southern end where there is a small section leading to Thornaby Low Wood where the green wedge appears to form a minor incursion into the residential area.
Details	<p>The boundary on the east bank follows the edge of built development. At the northern end the green wedge is relatively narrow before broadening out towards the south. To the north the line of built development is irregular but it is relatively uniform towards the south where it provides a clear defensible boundary.</p> <p>The boundary on the west bank largely follows the road and is a clear defensible boundary.</p>
Do alternative defensible boundaries exist which would better relate to the wider boundary?	Yes
Details	Three alternative boundaries exist in relation to the west bank:

	<ol style="list-style-type: none"> 1) At the northernmost extent on the west bank the green wedge could be extended so that it would be directly adjacent to the junction between the A66 and 1825 Way. 2) Include the field to the south of the existing green wedge within the green wedge. The land along the river frontage at Bowesfield was allocated as employment land in the 1997 Local Plan, and still benefits from that designation as the relevant policy (IN2) has been 'saved'. However, an update to the Strategic Flood Risk Assessment was undertaken in 2010. The consultants undertook a significant degree of modelling for this area and noted that the land which was allocated as employment land was at risk of a 1 in 1,000 year flooding event, this effectively categorised the site as Flood Zone 2. It was recommended that "The area at risk from the 1 in 1000 year event left undeveloped" .. 3) Include the area to the south of the office/commercial units within the green wedge. Although this area includes the location for a draft allocation for a marina, this use should, if sensitively designed, be compatible with green wedge. <p>One alternative boundary exists in relation to the east bank.</p> <ul style="list-style-type: none"> • The green wedge on the east bank could be re-drawn at the extreme southernmost to include the adjacent area of open space (allotments). Although this area does not fulfil the separation function of green wedge, it does not have development potential, directly adjoins the existing green wedge and provides an appropriate boundary for the built form
Would this create a potential piecemeal development site out of character/proportion with the surrounding area?	No for 1) but yes for 2)
Details	N/A to 1) Regarding 2) the site is identified as open space providing a meaningful recreational function and is to be safeguarded for this use.
Separation and Openness	
Extent of built development within the green wedge	Built development within the green wedge on the west bank comprises a pumping station. On the east bank built development is focused on the allotments. These occupy a significant part of the green wedge where it broadens out to the south but are less visually intrusive than residential development would be.

Can the settlements be seen from the edge and within the site?	<p>Surtees Business Park and Bowesfield Industrial estate are visible from the east bank.</p> <p>Built development on the east bank can clearly be seen from the edge of the green wedge on the west bank.</p>
Perception of distance to neighbouring settlement? Consider physical separation.	The river corridor creates a sense of separation to a degree but this is less marked at the northern end than further south where the green wedge on the east bank broadens out.
Would development undermine the openness of the green wedge?	Yes
Details	In general, development within much of the green wedge would be highly visible and would undermine openness.
Would development harm the identity of the green wedge?	Yes
Details	In general, development would harm the identity and character of the green wedge by introducing built form within an open area.
Would development completely change the character of the green wedge?	Yes
Details	In general, development would harm the character of the green wedge by introducing built form within an open area.
Would development erode the green wedge to such an extent as to be tantamount to the undesirable coalescence of existing built up areas?	Yes
Details	In the absence of obvious alternative boundaries, significant built development would be tantamount to the undesirable coalescence of existing built up areas.
Amenity Value	
Is any of the land identified within the open space audit?	Yes
Is the land accessible to the public?	Yes
Detail	<p>On the east bank of the River Tees as the northern end is amenity green space and then green corridor before allotments predominate although there is also an area of natural/semi-natural greenspace and is accessible to the public.</p> <p>On the west bank the green wedge is technically accessible but it does somewhat have a sense of being 'cut off' in relation to residential communities.</p>
Does the land have any other recreational/leisure uses (including footpaths, cyclepaths or bridleways both formal and informal)?	Yes
Detail	On the east bank there are opportunities for dog walking and the allotments also provide a recreational resource.

	Teesdale Way runs through the green wedge along the River Tees.
Could the integrity/quality of recreational/leisure uses be maintained if the green wedge boundary was amended?	Development of the allotments would lead to the loss of a significant recreational resource which would be difficult to re-locate.
The value of the green wedge to the local community by usage or function	The green wedge on the east bank is highly valued by the local community as it provides the allotments and opportunities for walking. The green wedge on the west bank is unlikely to be highly valued owing to the sense of being 'cut off'.
Landscape Quality	
Landscape quality	Low to medium
Detail	Landscape quality varies across the green wedge on the east bank as the character changes when it broadens out to the south. The northern section is medium quality. Where it broadens out the quality is medium towards the river and low/medium in the area of the allotments where an urban landscape quality is evident. The landscape quality in the green wedge on the west bank is low/medium with limited visual interest with the landscape quality influenced by the industrial estate.
Natural Environment	
Does the site contain wildlife sites?	No
Detail	N/A
Does the site link wildlife sites and habitats or could it be maintained to do so?	Yes
Does the site fall within a strategic green infrastructure corridor	Yes
Detail	There may be opportunities to extend habitat networks along the River Tees. The green wedge falls within Primary Corridor 1 'River Tees'
Historic Environment	
Are there any heritage assets located within the site?	No
Detail	N/A
Flood Risk and Flood Alleviation	
Is the land identified as being within flood risk zones	Yes
Detail	The area around the pumping station on the west bank is in Flood Zone 2 but this does not extend to include the full extent of the green wedge in this area. The southern part of the green wedge on the west bank includes an area within Flood Zone 3a which forms a linear corridor immediately adjacent to the river. At the southernmost extent of the green wedge on the west bank an area falls within Flood Zone 3b (functional

	floodplain). A significant area where the river bends on the east bank is in flood zones 2 and 3 with the extent covered by Flood Zone 2 greater.
Does the land have a flood alleviation role?	Yes
Detail	Any areas within the flood zone could function as a flood attenuation area holding water during a period of flooding and thereby alleviating potential flooding downstream.
Does the site experience surface water flooding?	Potentially
Detail	Any land within a flood risk zone has the potential to flood.
Conclusion	
<p>It is concluded that the green wedge on the east bank has a high amenity value as it provides opportunities for walking and for recreational activities by allotment holders.</p> <p>The green wedge on the east bank could be re-drawn at the extreme southernmost to include the adjacent area of open space (allotments). Although this area does not fulfil the separation function of green wedge, it does not have development potential, directly adjoins the existing green wedge and provides an appropriate boundary for the built form. Its inclusion in the green wedge is proposed in the Regeneration and Environment LDD Preferred Options and this alteration is recommended.</p> <p>The green wedge on the west bank has a low amenity value because public access is restricted and aesthetically the area does not readily lend itself to visual enjoyment given the neighbouring uses but it continues to provide visual relief in comparison to the built up area.</p> <p>The northernmost extent on the west bank the green wedge could be extended so that it would be directly adjacent to the junction between the A66 and 1825 Way and this is recommended. This part of the site has been considered for alternative uses: at this stage no conclusion has been made regarding whether this alternative use will be taken forward. However, in determining the appropriateness of any use it will be necessary to consider whether the design can satisfactorily preserve the purpose of the green wedge and be acceptable in landscape terms</p> <p>The field to the south of the rough grassland (currently allocated under Policy IN2k) should not be included in the green wedge as there does appear to be interest in its development for storage and distribution purposes. It is within Flood Zone 2. However, storage and distribution uses are classified as 'less vulnerable' uses in the Technical Guidance to the National Planning Policy Framework. .</p> <p>The area to the south of the office/commercial units (east of Bowesfield Crescent) should not be included in the green wedge. It includes the location of a draft allocation for a marina. This could be compatible with green wedge subject to being sensitively designed. However, at this stage the scale of the potential marina and the nature of the associated ancillary uses are not certain.</p>	



 <p>Stockton-on-Tees BOROUGH COUNCIL</p>	<p>Development & Neighbourhood Services Corporate Director: P Dobson</p> <p>Head of Planning: C Straughan Municipal Buildings Church Road, Stockton on Tees, TS18 1LD Telephone: (01642) 393939</p>	<p>Title</p> <p style="text-align: center;">Area 1 Landscape Unit 66 (Separation of Bowsfield and Thornaby)</p>
<p>© Crown Copyright and database right 2014 Ordnance Survey 100023297</p>	<p>Date 17/04/2014</p>	<p>Scale Not to scale</p>

Area 2- Assessment of Landscape Units 64 and 65

The following provides information from the Landscape Capacity Assessment

Landscape unit	64	65
Landscape Character Sensitivity	Medium	High
Sensitivity of Individual Elements	Medium	Medium
Sensitivity of Aesthetic Aspects	Medium	High
Visual Sensitivity	High	High
Landscape Sensitivity	Medium	High
Value of Landscape	Medium	High
Landscape Capacity	Low	Low

Overview	
Landscape Unit	65 and north part of 64
Land uses	<p>On the northern part of the east bank of the River Tees the land use is predominantly rough grassland dotted with occasional trees and scrub with a footpath by the river bank that is not continuous as some residential gardens front onto the river. On the southern part of the east bank of the River Tees the land is heavily wooded (Bassleton Wood) with informal and formal footpaths.</p> <p>On the northern part of the west bank of the River Tees there is some built development within the green wedge, a mix of office/commercial units and residential towards the western boundary. There are also some planning permissions for commercial and residential development including a major residential scheme that will, when implemented, be immediately to the south of Bowesfield Industrial Estate.</p> <p>Where the river forms a horseshoe shape there are wetlands which are designated as a local wildlife site.</p> <p>On the far southern part of the west bank of the River Tees the land slopes downwards towards the river with rough grassland and a footpath.</p>
Adjacent land uses	<p>Immediately beyond the northern boundary of the green wedge on the west bank of the River Tees is Bowesfield Industrial Estate.</p> <p>The western boundary adjoins Bowesfield Lane beyond which is Preston Farm Industrial Estate to the north and open land (also Green Wedge (see Area 3) to the south.</p> <p>To the east of the green wedge is part of the built up residential area of Thornaby.</p>
Landscape features	The principal physical features are the River Tees and Bassleton Wood.
Topography	On the northern part of the east bank the land is undulating with a shallow overall downward gradient

	<p>towards the river. On the southern part of the east bank (Bassleton Wood) the gradient down to the river is steeper.</p> <p>On the west bank there is a very gentle downward gradient towards the river at the northern section. At the southern section the downward gradient towards the river is more pronounced.</p>
Boundary	
Has the principle of development been accepted (or is there an emerging allocation) which would necessitate a review of the boundary?	Yes on part of the green wedge on the west bank of the River Tees but not on the rest
Details	There is housing and office/commercial units on part of the west bank and planning permission for further housing and employment development which will, when implemented, considerably widen the extent of built development within the green wedge.
Does the current boundary provide a strong defensible boundary?	Yes but it has been breached
Details	<p>The boundary on the west bank largely follows the road and is a clear defensible boundary, notwithstanding that it has in practice been breached. The boundary has been breached by significant built development and there are planning permissions which will widen the extent of the built development.</p> <p>The boundary on the east bank follows the edge of built development at the northern end and then the line of the road when it broadens out towards the south.</p>
Do alternative defensible boundaries exist which would better relate to the wider boundary?	Yes
Details	Given the extent of built and committed built development on the west bank it is recommended that the green wedge boundary is redrawn to reflect this reality.
Would this create a potential piecemeal development site out of character/proportion with the surrounding area?	Yes
Details	To an extent the built development that has been committed on the west bank is piecemeal development but given that it is a reality it is recommended that the boundary is re-drawn to reflect it.
Separation and Openness	
Extent of built development within the green wedge	On the northern part of the west bank of the River Tees there is some built development within the green wedge, a mix of office/commercial units and residential towards the western boundary. There are also some planning permissions for commercial and residential development

	including a major residential scheme that will, when implemented, be immediately to the south of Bowesfield Industrial Estate.
Can the settlements be seen from the edge and within the site?	Preston Farm Industrial Estate is visible from the east bank. Built development on the east bank can clearly be seen from the edge of the green wedge on the west bank.
Perception of distance to neighbouring settlement? Consider physical separation.	The river corridor creates a sense of separation to a degree but this is less marked at the northern end than further south where the green wedge on the east bank broadens out.
Would development undermine the openness of the green wedge?	Yes
Details	In general, development within much of the green wedge would be highly visible and would undermine openness.
Would development harm the identity of the green wedge?	Yes
Details	In general, development would harm the identity and character of the green wedge on the west bank by introducing built form within an open area but it is acknowledged identity and character of the northern part has already been significantly harmed and that this will be exacerbated by the further development that is committed. The wetlands and the southern part of the west bank remain open and development would harm their identity. On the east bank development would harm the identity which is that of being a recreational riverside corridor.
Would development completely change the character of the green wedge?	Yes
Details	The character of the green wedge on the northern part of the west bank will change significantly as a result of the development that is committed through planning permissions. Further development beyond this extent would completely change the character of the green wedge on the west bank. Development on the southern part of the green wedge on the west bank (south of where the river forms a horseshoe shape) would completely change the character of a visually attractive open area. Development on the east bank would completely change the character as it is a riverside recreational corridor.
Would development erode the green wedge to such an extent as to be tantamount to the undesirable coalescence of existing built up areas?	Yes
Details	Although development would not directly coalesce existing built up areas owing to the river, the development which has already been permitted will

	change the character of the green wedge. Any further development would be tantamount to the undesirable coalescence of existing built up areas because of its visual impact.
Amenity Value	
Is any of the land identified within the open space audit?	Yes
Is the land accessible to the public?	Yes
Detail	On the east bank of the River Tees there are two areas of natural/semi-natural greenspace. On the west bank both the wetlands and the southern part of the green wedge are natural/semi-natural greenspace.
Does the land have any other recreational/leisure uses (including footpaths, cyclepaths or bridleways both formal and informal)?	Yes
Detail	Public footpaths on both banks provide opportunities for walking including dog walking. There are areas of tranquillity, particularly Bassleton Wood on the east bank and the wetlands on the west bank which are popular for bird watching and fishing
Could the integrity/quality of recreational/leisure uses be maintained if the green wedge boundary was amended?	Amending the boundary as recommended (see conclusion) on the west bank will have some impact on the integrity/quality of recreational/leisure uses.
The value of the green wedge to the local community by usage or function	The wetlands on the west bank and Bassleton Wood on the east bank are likely to be highly valued for their peacefulness and tranquillity. The east bank and the southern part of the west bank provide opportunities for walking including dog walking.
Landscape Quality	
Landscape quality	Low to High
Detail	The Landscape quality varies on the east bank from medium to high with the mix of rough grassland and scattered trees and small woodlands creating a local sense of tranquillity and remoteness despite the close proximity of residential and business areas. The landscape quality in the green wedge on west bank varies. It is low to medium in the fields near the Bowesfield Estate a significant part of which are now committed with planning permissions. The landscape quality in the area of the wetlands is high creating an open attractive wetland landscape which again displays a local sense of tranquillity and remoteness.
Natural Environment	
Does the site contain wildlife sites?	Yes
Detail	Land forming the green wedge at this location is almost exclusively identified as being within a designated

	<p>wildlife site. The following are Local Wildlife Sites are identified within the green wedge:</p> <ul style="list-style-type: none"> • Bassleton Wood (also a Local Nature Reserve) mixed woodland, predominantly ancient semi-natural • The Holmes (also a Local Nature Reserve)- herb-rich grassland • Bowesfield - recently-created nature reserve along the west bank of the River Tees; supports Harvest Mouse, and has lakes, areas of wet grassland and reedbeds. • Black Bobbies Field- grassland
Does the site link wildlife sites and habitats or could it be maintained to do so?	Yes
Does the site fall within a strategic green infrastructure corridor	Yes
Detail	<p>There may be opportunities to extend habitat networks along the River Tees.</p> <p>The green wedge falls within Primary Corridor 1 ‘River Tees’</p>
Historic Environment	
Are there any heritage assets located within the site?	Yes
Detail	<p>The far northern part of the east bank between Thornaby Low Wood and the horseshoe bend in the river) is within the Thornaby Green Conservation Area. This area is also subject to an Article 4 Direction. There are Tree Preservation Orders served on the east bank.</p>
Flood Risk and Flood Alleviation	
Is the land identified as being within flood risk zones	Yes
Detail	<p>A substantial part of the green wedge on the west bank is within Flood Zones 2 and 3 with the extent of Flood Zone 2 being slightly greater. The entire green wedge on the east bank is within Flood Zones 2 and 3.</p>
Does the land have a flood alleviation role?	Yes
Detail	<p>Any areas within the flood zone could function as a flood attenuation area holding water during a period of flooding and thereby alleviating potential flooding downstream.</p>
Does the site experience surface water flooding?	Potentially
Detail	<p>Any land within a flood risk zone has the potential to flood.</p>
Conclusion	

It is concluded that the green wedge on the east bank has a high amenity value as it provides opportunities for walking including dog walking and is a tranquil area.

The wetlands on the west bank have a high amenity value because of its high landscape quality, peacefulness and tranquillity and opportunities for public enjoyment of this resource. The southern part of the green wedge on the west bank is also of high landscape quality and provides a recreational opportunity for walking. Built development on the opposite bank is visible from both banks.

The majority of the green wedge therefore continues to maintain the separation of built up areas and provides an important recreational resource as well as being located in a high risk Flood Zone. In addition the east bank is within a conservation area and contains a number of TPOs.

However, an area on the northern part of the west bank is committed to built development as part of the Bowesfield scheme. It is recommended therefore that the green wedge is redrawn to exclude the area on the west bank that is committed to built development.



Legend

- Planning Permission
- Proposed Limits to Development
- Proposed GreenWedge
- Adopted Local Plan Limits to Development
- Adopted Local Plan Green Wedge (River Tees Valley)

 <p>Stockton-on-Tees BOROUGH COUNCIL</p>	<p>Development & Neighbourhood Services Corporate Director: P Dobson</p> <p>Head of Planning: C Straughan Municipal Buildings Church Road, Stockton on Tees, TS18 1LD Telephone: (01642) 393939</p>	<p>Title</p> <p style="text-align: center;">Area 2 Landscape Units 64 & 65 (Separation of Bowsfield and Thornaby)</p>
<p>© Crown Copyright and database right 2014 Ordnance Survey 100023297</p>	<p>Date 17/04/2014</p>	<p>Scale Not to scale</p>

Area 3- Assessment of Landscape Units 48, 62 and 63

The following provides information from the Landscape Capacity Assessment

Landscape unit	48	62	63
Landscape Character Sensitivity	Low	High	Medium
Sensitivity of Individual Elements	Medium	Medium	Medium
Sensitivity of Aesthetic Aspects	Low	High	Medium
Visual Sensitivity	Medium	High	High
Landscape Sensitivity	Medium	High	Medium
Value of Landscape	Medium	High	Medium
Landscape Capacity	Medium	Low	Medium

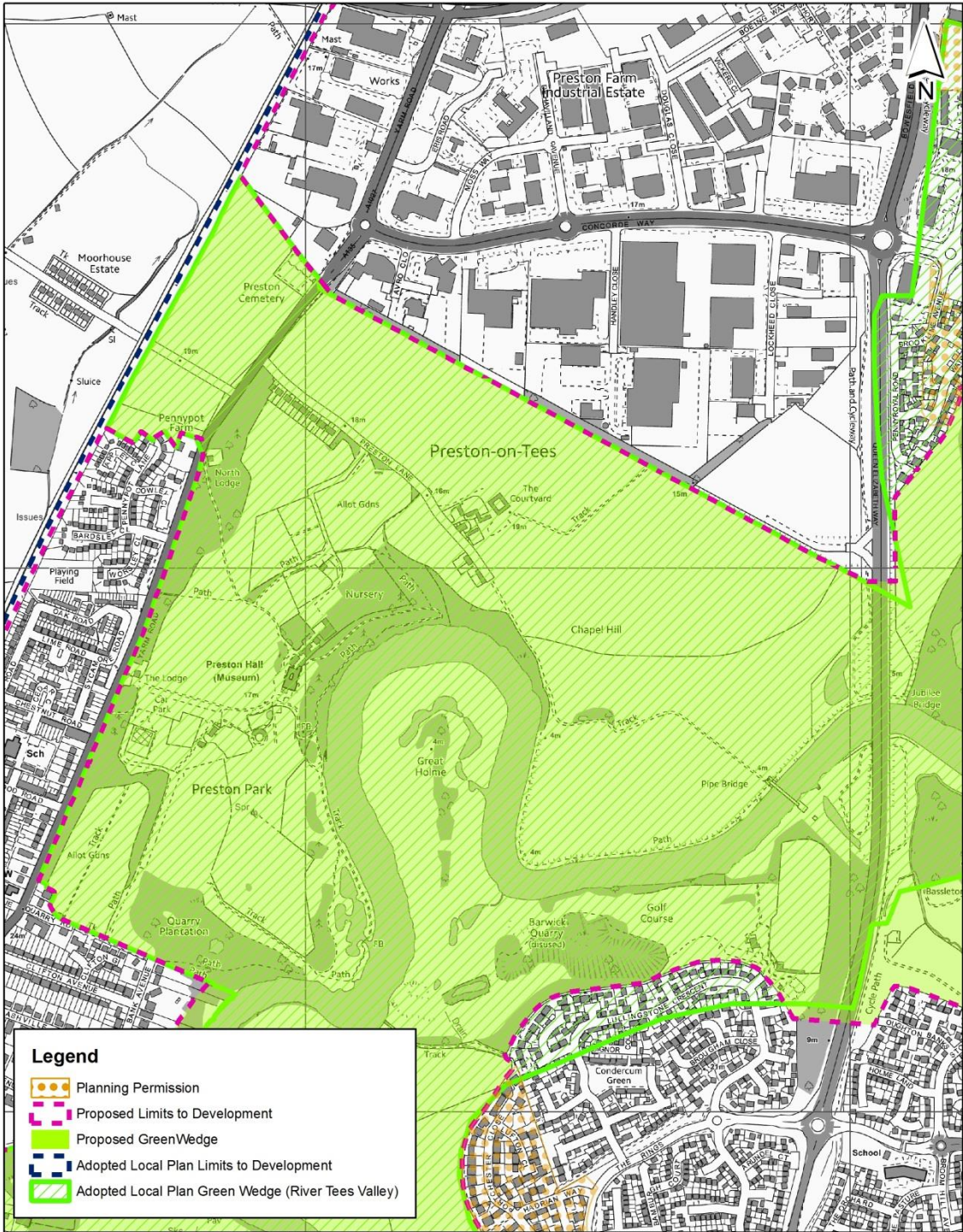
Overview	
Landscape Unit	48, 62 and 63
Land uses	<p>The following land uses are identified within the green wedge:</p> <ul style="list-style-type: none"> • Landscape unit 48- Ingleby Barwick Golf Course • Landscape unit 62- Preston Park and allotments • Landscape unit 63- arable land, residential (Preston Farm) and nature reserve
Adjacent land uses	Adjacent land uses are residential communities of Eaglescliffe and Ingleby Barwick, Preston Farm Industrial Estate and the wider green wedge
Landscape features	Landscape features within this area are those typically associated with a golf course, rough grassland and wetlands at the nature reserve, agricultural land with hedgerows being more prominent towards Yarm Road, and woodland and amenity space at Preston Park.
Topography	<p>The topography can of each landscape unit differs and is summarised as follows:</p> <ul style="list-style-type: none"> • Landscape unit 48 - land slopes in an undulating fashion until it meets the River Tees. Land within the meander of the River Tees is a low lying plateau. • Landscape unit 62 - land within Preston Park is at a similar level to Yarm Road. Land begins to slope towards the River Tees from Preston Hall. • Landscape unit 63 - much of the land is at the same level as development along Yarm Road and at Preston Farm Industrial Estate. Land falls rapidly towards the River Tees where arable land ends and the nature reserve begins; land forming the nature reserve plateaus prior to meeting the River Tees
Boundary	
Has the principle of development been accepted (or is there an emerging allocation) which would necessitate a review of the boundary?	Yes

Details	Built development to the north of Ingleby Barwick extends into the green wedge. Other development within the green wedge is isolated and does not undermine the function of the green wedge and a review is not required.
Does the current boundary provide a strong defensible boundary?	Yes
Details	The existing boundary (following amendment to the north of Ingleby Barwick) follows a strong a defensible boundary. The boundary follows Yarm Road, extent of Preston Farm Industrial Estate and residential boundaries at Ingleby Barwick/Eaglescliffe.
Do alternative defensible boundaries exist which would better relate to the wider boundary?	No
Details	The existing boundary is considered to be the most appropriate boundary following landscape features.
Would this create a potential piecemeal development site out of character/proportion with the surrounding area?	n/a
Details	n/a
Separation and Openness	
Extent of built development within the green wedge	Built development within the green wedge includes the following: <ul style="list-style-type: none"> • Preston Hall and associated development including Butterfly World, walled garden, aviary, play equipment • Residential development along Preston Lane • Residential development at Preston Farm • Ingleby Barwick Golf Clubhouse
Can the settlements be seen from the edge and within the site?	Numerous settlements can be seen including Ingleby Barwick, Bowesfield, Preston Farm Industrial Estate, Eaglescliffe. There are longer views from various locations of Thornaby and Hartburn.
Perception of distance to neighbouring settlement? Consider physical separation.	The green wedge in this location is relatively wide and this is experienced from within the green wedge. The exception to this is the separation between Preston Farm Industrial Estate and Eaglescliffe. Preston Park is heavily planted meaning that the open fields south of Preston Farm Industrial Estate provide openness between the two settlements.
Would development undermine the openness of the green wedge?	Yes
Details	Development within any part of the green wedge will impact upon the openness of the green wedge. Development on the banks of the River Tees will be highly visible. Development on the agricultural fields separating Eaglescliffe and Preston Farm Industrial Estate will completely undermine the openness of this area. Certain isolated small scale development

	associated with the continued use of Preston Park may be acceptable but this would need to be considered on a case by case basis against green wedge policy.
Would development harm the identity of the green wedge?	Yes
Details	Development within the green wedge would harm the identity of the green wedge by introducing built development within this open area.
Would development completely change the character of the green wedge?	Yes
Details	Development within the green wedge would harm the character of the green wedge by introducing built development within this open area.
Would development erode the green wedge to such an extent as to be tantamount to the undesirable coalescence of existing built up areas?	Yes
Details	Development on farmland separating Eaglescliffe and Preston Farm Industrial Estate would be tantamount to the undesirable coalescence of existing built up areas. Whilst development on the banks of the River Tees would not lead to the physical coalescence of settlements if would by visually intrusive leading to an undesirable feeling of coalescence.
Amenity Value	
Is any of the land identified within the open space audit?	Yes/No
Is the land accessible to the public?	Yes/No
Detail	Preston Park, allotments and the nature reserve are identified within the open space audit. Preston Park is accessible as is the nature reserve. The only land which is not accessible is agricultural land except for the Teesdale way that crosses land between Preston Park and the industrial estate and land associated with residential properties.
Does the land have any other recreational/leisure uses (including footpaths, cyclepaths or bridleways both formal and informal)?	Yes
Detail	Preston Park is a strategic park within the borough and a main tourism attraction containing Preston Park Museum and Butterfly World. Teesdale Way runs through the green wedge along the River Tees. A bridleway follows the extent of built development at Ingleby Barwick.
Could the integrity/quality of recreational/leisure uses be maintained if the green wedge boundary was amended?	No amendments are considered necessary. However, if the boundary of the green wedge were to be amended Preston Park and other areas within the green wedge would continue to be protected as open space.
The value of the green wedge to the local community by usage	Preston Park is highly valued by the local community being used by residents and visitors for a variety of

or function	purposes. This area of the green wedge forms part of phase 1 of the Tees Heritage Park which has delivered numerous improvements.
Landscape Quality	
Landscape quality	High/Medium
Detail	Land forming the banks of the River Tees has a high landscape quality containing a number of visually attractive land uses including the Preston Park (with formal lawns and areas of woodland), a well maintained golf course and a nature reserve. The agricultural land separating Eaglescliffe from the Preston Farm Industrial Estate is comprised of a large sweeping open arable field beyond Preston Lane with a hedgerow along Yarm Road and a planted tree belt on the southern edge of the Industrial Estate that softens views of the estate. The area displays a medium landscape quality and it is the openness that defines the separation between settlements at this location.
Natural Environment	
Does the site contain wildlife sites?	Yes
Detail	Quarry Wood Local Wildlife Site and Local Nature Reserve is located within Preston Park; this is an area of mixed woodland, predominantly Beech, Horse Chestnut and Sycamore. In addition land on the north bank of the River Tees is maintained by Tees Valley Wildlife Trust as an extension of the wildlife sites at Bowesfield. There are also two geological sites contained within Ingleby Barwick Golf Course (Barwick Sandstone Quarry and Dyke Quarry)
Does the site link wildlife sites and habitats or could it be maintained to do so?	Yes
Does the site fall within a strategic green infrastructure corridor	Yes
Detail	There are opportunities to increase habitat linkages along the River Tees. The site forms part of Primary Corridor 1 'River Tees'
Historic Environment	
Are there any heritage assets located within the site?	Yes
Detail	Preston Hall is grade II listed.
Flood Risk and Flood Alleviation	
Is the land identified as being within flood risk zones	Yes
Detail	Low lying land within meanders of the River Tees are identified as being within flood risk zones.
Does the land have a flood alleviation role?	Yes
Detail	Any areas within the flood zone could function as a flood attenuation area holding water during a period of flooding and thereby alleviating potential flooding

	downstream.
Does the site experience surface water flooding?	Potentially
Detail	Any land within a flood risk zone has the potential to flood.
Conclusion	
<p>This section of the green wedge has a significant role in separating numerous settlements with individual elements fulfilling a particular purpose and having a different character. The banks of the River Tees have a high landscape quality and have a high degree of visual sensitivity. Development within this area would be detrimental to the separation of settlements and would impact upon the recreational uses and natural habitat within this area. Development on the agricultural fields separating Eaglescliffe and Preston Farm Industrial Estate will completely undermine the openness of this area and lead to the coalescence of settlements; this is particularly relevant to the area along Yarm Road.</p>	



Legend

- Planning Permission
- Proposed Limits to Development
- Proposed GreenWedge
- Adopted Local Plan Limits to Development
- Adopted Local Plan Green Wedge (River Tees Valley)



Stockton-on-Tees
BOROUGH COUNCIL

© Crown Copyright and database right 2014
Ordnance Survey 100023297

Development & Neighbourhood Services
Corporate Director: P Dobson

Head of Planning: C Straughan
Municipal Buildings Church Road,
Stockton on Tees, TS18 1LD
Telephone: (01642) 393939

Date 17/04/2014

Title
Area 3
Landscape Units 48, 62 and 63
(Separation of Preston Ingleby Barwick
and Preston Farm Industrial Estate)

Scale Not to scale

Area 4- Assessment of Landscape Units 49 and 61

The following provides information from the Landscape Capacity Assessment

Landscape unit	49	61
Landscape Character Sensitivity	Medium	Low
Sensitivity of Individual Elements	Medium	Medium
Sensitivity of Aesthetic Aspects	Medium	Medium
Visual Sensitivity	High	High
Landscape Sensitivity	Medium	Medium
Value of Landscape	Medium	Medium
Landscape Capacity	Low	Medium

Overview	
Landscape Unit	49 and 61
Land uses	Landscape unit 49 to the eastern bank at Ingleby Barwick is within agricultural use and landscape unit 61 to the western bank at Eaglescliffe is a golf course and playing fields associated with Teesside High School.
Adjacent land uses	Surrounding land uses include the settlements of Ingleby Barwick and Eaglescliffe (including Teesside High School). Within the green wedge adjacent land uses are agricultural land, rough grassland and Ingleby Barwick Golf Course.
Landscape features	<p>The eastern bank is predominantly arable land with fields separated by hedgerows. There are also clumps of trees including a small copse that follow a small watercourse which extends into Ingleby Barwick. Occasional trees dot the river bank.</p> <p>Landscape features on the western bank are those typically associated with a golf course (maintained grassland, rough grassland, bunkers, groups of trees and isolated trees). A continuous group of trees lines much the western river bank adjoining the golf course.</p>
Topography	The eastern bank is undulating arable farmland which is relatively level to Barwick Farm; land to the west of this boundary falls steadily towards the River Tees. The western bank is flat at Yarm Road and includes parking associated with the golf clubhouse and falls steadily in an undulating fashion towards the River Tees.
Boundary	
Has the principle of development been accepted (or is there an emerging allocation) which would necessitate a review of the boundary?	Yes
Details	Development has been approved at Sandhill, Ingleby Barwick for 138 dwellings. Amendments to the boundary are also required to regularise the boundary with the approval at Ashbrook/Ringwood/Hazeldene to the north. No development has been approved to the western bank


	of the River Tees.
Does the current boundary provide a strong defensible boundary?	Yes
Details	Following amendments to exclude the housing commitments identified above the boundary will provide a defensible boundary following existing/proposed residential property boundaries and other landscape features.
Do alternative defensible boundaries exist which would better relate to the wider boundary?	Yes
Details	An alternative boundary would see the inclusion of Tennis Courts associated with Teesside High School and residential gardens of Tees Bank Avenue within the green wedge and out with the limits to development. Whilst containing a degree of built development these areas provide openness and separation between the settlements of Eaglescliffe and Ingleby Barwick and development of a significant massing would be detrimental to the green wedge. The proposed boundary of the green wedge aligns with saved Local Plan policy EN7 'Special Landscape Areas' and signifies the change in topography as residential gardens slope sharply towards the River Tees.
Would this create a potential piecemeal development site out of character/proportion with the surrounding area?	No
Details	The amendment of the boundary is indented to safeguard these areas from piecemeal development which is out of character/proportion with the surrounding area.
Separation and Openness	
Extent of built development within the green wedge	Built development within the green wedge can be summarised as follows: <ul style="list-style-type: none"> • Barwick Farm and associated farm buildings • Eaglescliffe Golf Clubhouse • 1,2 & 3 The Paddock, Eaglescliffe
Can the settlements be seen from the edge and within the site?	Adjacent settlements can be seen from the opposite side of the green wedge. From within the green wedge views of Eaglescliffe are rare whilst much of Ingleby Barwick can be seen.
Perception of distance to neighbouring settlement? Consider physical separation.	The feeling of separation between the two settlements is vast. This is in part owing to the fact that there is limited development associated with the golf course and that development has not been completed at Ingleby Barwick. When Ingleby Barwick is viewed from within the green wedge it is apparent that when built development is complete the feeling of separation will be reduced, although planned landscape buffer planting will help to soften the impacts of the new developments.


Would development undermine the openness of the green wedge?	Yes
Details	Further development within the green wedge would undermine the openness of the green wedge. Development on the eastern bank would be highly visible and would have an overbearing impact upon the river valley.
Would development harm the identity of the green wedge?	Yes
Details	Further development would undermine the identity of the green wedge. The open aspect of the western bank provides the main openness of the valley and development within this area would serve to change the identity of the wider green wedge.
Would development completely change the character of the green wedge?	Yes
Details	Development within the green wedge would change the character of the area by further coalescing settlements from what is experienced within the wider green wedge.
Would development erode the green wedge to such an extent as to be tantamount to the undesirable coalescence of existing built up areas?	Yes/No
Details	It is considered that development would lead to the undesirable coalescence of communities. However, it should be acknowledged that sympathetic development at Yarm Road associated with the golf course could be acceptable as it would be unlikely to impact upon the wider green wedge. However, any significant development upon this land, especially that which brought into question the land use of the golf course has the potential to negatively impact upon openness, identity and character.
Amenity Value	
Is any of the land identified within the open space audit?	Yes/No
Is the land accessible to the public?	Yes/No
Detail	Eaglescliffe Golf Club is identified within the open space audit as an outdoor sports facility and is accessible to those using the facility. Arable land on the eastern bank is not identified within the open space audit and is generally inaccessible with the exception of existing recreational routes.
Does the land have any other recreational/leisure uses (including footpaths, cyclepaths or bridleways both formal and informal)?	Yes
Detail	The golf course is within a recreational use and recreational routes exist on the eastern bank of the River

	Tees (including a bridleway along the boundary of the settlement).
Could the integrity/quality of recreational/leisure uses be maintained if the green wedge boundary was amended?	Impact on the golf course would be dependent upon the scale of development. Recreational routes to the edge of Ingleby Barwick would be impacted upon.
The value of the green wedge to the local community by usage or function	Eaglescliffe golf course is valued by those which use the course. The eastern bank of the green wedge is valued for its visual relief and recreational routes which link the site with the wider green wedge. The site forms an integral part of the Tees Heritage Park.
Landscape Quality	
Landscape quality	High
Detail	The green wedge is of high landscape quality having high visual sensitivity and two distinctive land uses to either bank of the River Tees. The eastern bank is agricultural land with fields being separated by hedgerows and trees and displays a rural peaceful character on the lower slopes following the public footpath. The buffer planting planned as part of the proposed new residential developments is aimed to soften views of this housing and retain something of the existing tranquil landscape quality. The western bank is Eaglescliffe Golf Course which contains minimal development other than the club house and the numerous trees including riverside planting create an attractive landscape setting.
Natural Environment	
Does the site contain wildlife sites?	No
Detail	n/a
Does the site link wildlife sites and habitats or could it be maintained to do so?	Yes
Does the site fall within a strategic green infrastructure corridor	Yes
Detail	There are opportunities to increase habitat linkages along the River Tees. The site forms part of Primary Corridor 1 'River Tees'
Historic Environment	
Are there any heritage assets located within the site?	Yes
Detail	Barwick Farm and the Granary/Barn to the north on the eastern bank are grade II listed. The residential properties of 1 & 2 The Paddock at Eaglescliffe are also grade II listed
Flood Risk and Flood Alleviation	
Is the land identified as being within flood risk zones	Yes
Detail	Low lying land adjacent to the River Tees is identified within flood risk zones
Does the land have a flood	Yes

alleviation role?	
Detail	Any areas within the flood zone could function as a flood attenuation area holding water during a period of flooding and thereby alleviating potential flooding downstream.
Does the site experience surface water flooding?	Potentially
Detail	Any land within a flood risk zone has the potential to flood.
Conclusion	
<p>It is concluded that the green wedge as a whole has high landscape quality providing openness and visual relief between the settlements of Eaglescliffe and Ingleby Barwick. The west bank has a high amenity value as it is a golf course. The eastern bank is a relatively tranquil area although development is currently underway within Ingleby Barwick which will bring built development closer to the River Tees; the site is within agricultural use and includes a bridleway along the boundary of the settlement.</p> <p>It is proposed that the green wedge will be amended to reflect extant consents/on-going development at Ingleby Barwick. The only amendment to the green wedge proposed at Eaglescliffe is the inclusion of Tennis Courts associated with Teesside High School and residential gardens of Tees Bank Avenue within the green wedge. Whilst containing a degree of built development these areas provide openness and separation between the settlements of Eaglescliffe and Ingleby Barwick and development of a significant massing would be detrimental to the green wedge. The proposed boundary of the green wedge aligns with saved Local Plan policy EN7 'Special Landscape Areas' and signifies the change in topography as residential gardens slope sharply towards the River Tees.</p>	



Legend	
	Proposed Limits to Development
	Proposed GreenWedge
	Adopted Local Plan Limits to Development
	Adopted Local Plan Green Wedge (River Tees Valley)



Stockton-on-Tees
BOROUGH COUNCIL

© Crown Copyright and database right 2014
Ordnance Survey 100023297

Development & Neighbourhood Services
Corporate Director: P Dobson

Head of Planning: C Straughan
Municipal Buildings Church Road,
Stockton on Tees, TS18 1LD
Telephone: (01642) 393939

Date 17/04/2014

Title
Area 4
Landscape Units 49 & 61
(Separation of Eaglescliffe
and Ingleby Barwick)

Scale
Not to scale

Area 5- Assessment of Landscape Units 50, 58, 59 and 60

The following provides information from the Landscape Capacity Assessment

Landscape unit	50	58	59	60
Landscape Character Sensitivity	Low	Medium	High	Medium
Sensitivity of Individual Elements	Low	Low	High	Medium
Sensitivity of Aesthetic Aspects	Low	Medium	Medium	Medium
Visual Sensitivity	Medium	High	Medium	High
Landscape Sensitivity	Medium	Medium	High	Medium
Value of Landscape	Medium	Medium	Medium	Medium
Landscape Capacity	Medium	Medium	Low	Low

Overview	
Landscape Unit	50, 58, 59 and 60
Land uses	<p>The land uses of the landscape units can be summarised as follows:</p> <ul style="list-style-type: none"> • Unit 50- natural/semi natural rough grassland (formally agricultural) • Unit 58- comprises agricultural land and allotments • Unit 59- agricultural • Unit 60- agricultural
Adjacent land uses	To the north and south is the wider green wedge which comprises agricultural land and a golf course. To the east and west of the green wedge are the residential communities of Ingleby Barwick and Eaglescliffe.
Landscape features	Landscape features to the west of the River Tees include hedgerows, a large drainage ditch and allotments set within large arable fields and smaller pasture land. To the east bank of the River Tees are smaller fields of rough grassland and pasture land fringed by hedgerows, clumps and isolated trees. Large specimen trees and clumps of smaller trees line both sides of the river
Topography	To the east of Eaglescliffe/Egglescliffe the green wedge is wide with land sloping gradually away from the built up area before the gradient steepens towards the River Tees. The eastern bank of the River Tees to Ingleby Barwick is relatively narrow and steep. The land begins to plateau adjacent to the built up area at Marchlyn Crescent (this land includes a substantial linear mound which is planted with trees and was created to screen Ingleby Barwick).
Boundary	
Has the principle of development been accepted (or is there an emerging allocation) which would necessitate a review of the boundary?	Yes
Details	Development has been approved and in instances been completed within the green wedge at the following

	<p>locations:</p> <ul style="list-style-type: none"> • Bettys Close Farm- approval at for 17 no. self-build housing plots (not commenced) • White House Farm- approval for replacement dwelling. • White House Farm- approval for demolition of farm buildings and development of 4 dwellings. • Suburban development has been constructed within the green wedge up to White House Farm.
Does the current boundary provide a strong defensible boundary?	Yes/No
Details	The existing boundary forms a strong defensible boundary following the extent of built development at Eaglescliffe/Egglescliffe and Ingleby Barwick. However, planning permissions and built development necessitate amendments at Ingleby Barwick. It is considered appropriate for White House Farm and associated development to remain within the green wedge and out with the limits to development as the residential estate forms a strong defensible boundary and will ensure there is no proliferation of development at this location which could be detrimental to the green wedge.
Do alternative defensible boundaries exist which would better relate to the wider boundary?	Yes
Details	Two alternative and defensible boundaries exist. They include the removal of land from within the green wedge at landscape unit 58 (between Eaglescliffe and Egglescliffe) and the rounding of Ingleby Barwick to the rear of Marchlyn Crescent.
Would this create a potential piecemeal development site out of character/proportion with the surrounding area?	Yes/No
Details	<p>It is considered that development within landscape unit 58 would be out of character and proportion for numerous reasons. The open fields/allotments form a separation between Eaglescliffe and Egglescliffe, with land from Egglescliffe to the northern boundary of the allotments forming part of Egglescliffe Conservation Area. Development within this area will have a negative impact on the conservation area and serve to coalesce the two settlements.</p> <p>The inclusion of land to the rear of Marchlyn Crescent would replicate the building line to the north and that proposed at the South through development proposed at Bettys Close Farm. There is potential for the continuation of the landscape treatment proposed at Bettys Close Farm to be extended northwards to ensure that any development is acceptable in landscape terms.</p>

Separation and Openness	
Extent of built development within the green wedge	There is limited development within the green wedge. Development includes a pumping station to the rear of Marchlyn Crescent. Suburban development at Ingleby Barwick has extended into the green wedge up to White House Farm. Development associated with White House Farm (redevelopment for housing) is evident.
Can the settlements be seen from the edge and within the site?	Adjacent settlements can be seen from the opposite side of the green wedge. From the southernmost part of the green edge at Ingleby Barwick there are long views across the green wedge to Eggescliffe and Yarm as built development is on relatively high ground offering panoramic views. From within the green wedge at the River Tees views of Eggescliffe, Eaglescliffe and Ingleby Barwick are rare owing to the topography.
Perception of distance to neighbouring settlement? Consider physical separation.	The feeling of separation between the two settlements is vast.
Would development undermine the openness of the green wedge?	Yes
Details	<p>Development within landscape unit 58 (between Eaglescliffe and Eggescliffe) would not reduce the wider physical separation with Ingleby Barwick as it would not extend the wider building line. However, the openness of this area defines the separation between Eaglescliffe and Eggescliffe. This is viewed from these settlements and from Ingleby Barwick. Development would impact upon the openness of Eaglescliffe and Eggescliffe and their separate identities would be lost when viewed from within the green wedge.</p> <p>The rounding of Ingleby Barwick to the rear of Marchlyn Crescent would reduce openness but would continue the building line experienced to the north. It is considered that there is potential for the continuation of the landscape treatment proposed at Bettys Close Farm to be extended northwards to ensure that any development is acceptable in landscape terms.</p> <p>Development within the wider green wedge would negatively impact upon openness by introducing built development in this open area.</p>
Would development harm the identity of the green wedge?	No
Details	Development within the areas identified would harm the identity of the green wedge.
Would development completely change the character of the green wedge?	Yes/No
Details	Development within the areas identified would harm the character of the green wedge.
Would development erode the	Yes/No

green wedge to such an extent as to be tantamount to the undesirable coalescence of existing built up areas?	
Details	<p>Development within landscape unit 58 (between Eaglescliffe and Egglecliffe) would not lead to the undesirable coalescence with Ingleby Barwick.</p> <p>The rounding of Ingleby Barwick to the rear of Marchlyn Crescent would reduce openness but would continue the building line experienced to the north. It is considered that there is potential for the continuation of the landscape treatment proposed at Bettys Close Farm to be extended northwards to ensure that any development is acceptable in landscape terms. This would ensure, if designed appropriately that development at this location would not be tantamount to the undesirable coalescence of existing built up areas.</p>
Amenity Value	
Is any of the land identified within the open space audit?	Yes
Is the land accessible to the public?	Yes/No
Detail	The eastern bank of the River Tees is identified within the open space audit as a green corridor; within this area there is informal public access. The western bank of the River Tees is predominantly agricultural land with public access being limited to the Teesdale Way and public rights of way from Egglecliffe Village to the River Tees and along the boundary with the Golf Course (Eaglescliffe to the River Tees).
Does the land have any other recreational/leisure uses (including footpaths, cyclepaths or bridleways both formal and informal)?	Yes
Detail	<p>As discussed above the eastern bank of the River Tees has informal access with numerous desire lines being evident owing to the level of usage by residents of Ingleby Barwick and beyond. Indeed, the Green Infrastructure Delivery Plan identifies a wider Circular Trail running through the green wedge at this location. A bridleway runs to the rear of Marchlyn Crescent.</p> <p>The western bank of the River Tees is predominantly agricultural land with public access being limited to the Teesdale Way and public rights of way from Egglecliffe Village to the River Tees and along the boundary with the Golf Course (Eaglescliffe to the River Tees).</p>
Could the integrity/quality of recreational/leisure uses be maintained if the green wedge boundary was amended?	Recreational routes could be protected but their value/integrity could be impacted should development undermine the character/openness of the wider area by transforming the routes from having a countryside feel to

	<p>ones with a more urban feel.</p> <p>Development to the rear of Marchlyn Crescent would require the diversion of a bridleway. It could also impact upon the entrance to the wider green wedge (Tees Heritage Park) from Roundhill Avenue.</p>
The value of the green wedge to the local community by usage or function	This section of the green wedge is highly valued by the local community, in part, owing to the visual relief it provides. The site has a sense of rurality owing to its scale and includes recreational routes (specifically the Teesdale Way) which allow access to the wider green wedge. The site forms an integral part of the Tees Heritage Park.
Landscape Quality	
Landscape quality	High/medium
Detail	Whilst land to each side of the River Tees has different characteristics the area has a high landscape quality overall and provides a clear sense of separation and tranquillity. However, it is acknowledged that when viewed from Egglecliffe what can be viewed of the eastern bank is not the most visually pleasing with views of built development dominating the skyline. Land to the western bank is agricultural and relatively open with large sweeping arable fields whilst the eastern bank is typified by rough grassland and a degree of tree cover. The area generally has high visual sensitivity.
Natural Environment	
Does the site contain wildlife sites?	No
Detail	n/a
Does the site link wildlife sites and habitats or could it be maintained to do so?	Yes
Does the site fall within a strategic green infrastructure corridor	Yes
Detail	There are opportunities to increase habitat linkages along the River Tees. The site forms part of Primary Corridor 1 'River Tees'
Historic Environment	
Are there any heritage assets located within the site?	No
Detail	n/a
Flood Risk and Flood Alleviation	
Is the land identified as being within flood risk zones	Yes
Detail	Low lying land adjacent to the River Tees is identified within flood risk zones
Does the land have a flood alleviation role?	Yes
Detail	Any areas within the flood zone could function as a flood attenuation area holding water during a period of

	flooding and thereby alleviating potential flooding downstream.
Does the site experience surface water flooding?	Potentially
Detail	Any land within a flood risk zone has the potential to flood.
Conclusion	
<p>It is concluded that the green wedge as a whole has high landscape quality providing openness and visual relief between the settlements of Eaglescliffe and Ingleby Barwick. The west bank has a high amenity value providing opportunities for walking and is a tranquil area. The eastern bank has similar peacefulness and tranquillity but is located closer to residential properties; the site has high amenity value being used informally by residents of Ingleby Barwick as evidenced by the numerous desire lines crossing the site.</p> <p>Built development has been experienced within the green wedge and further development permitted. It is recommended therefore that the green wedge is redrawn to remove these areas on the eastern bank. Two alternative boundaries were considered at landscape unit 58 (between Eaglescliffe and Eggescliffe) and the rounding of Ingleby Barwick to the rear of Marchlyn Crescent. The following conclusions are drawn regarding these locations:</p> <ul style="list-style-type: none"> • Land north of allotments at Eggescliffe Village - the area defines the separation of Eaglescliffe and Eggescliffe when viewed from the settlements themselves and within the green wedge. Development would lead to the loss of this separation and identity. • Land to rear of Marchlyn Crescent, Ingleby Barwick – whilst it is accepted that the further westward development proceeds at this location the more visually intrusive it will be there is the opportunity to extend northwards the landscape treatment proposed at Bettys Close Farm northwards to ensure that any development is acceptable in landscape terms. Any development at this location will be required to provide appropriate landscape treatment and provide a gateway into the wider green wedge (Tees Heritage Park) 	



Legend	
	Planning Permission
	Proposed Limits to Development
	Proposed GreenWedge
	Adopted Local Plan Limits to Development
	Adopted Local Plan Green Wedge (River Tees Valley)



Stockton-on-Tees
BOROUGH COUNCIL

© Crown Copyright and database right 2014
Ordnance Survey 100023297

Development & Neighbourhood Services
Corporate Director: P Dobson

Head of Planning: C Straughan
Municipal Buildings Church Road,
Stockton on Tees. TS18 1LD
Telephone: (01642) 393939

Date 17/04/2014

Title Area 5
Landscape Units 50, 58, 59 and 60
(Separation of Egglescliffe, Eaglescliffe and Ingleby Barwick)

Scale Not to scale

Area 6- Assessment of Landscape Units 55 and 56

The following provides information from the Landscape Capacity Assessment

Landscape unit	55	56
Landscape Character Sensitivity	Medium	Medium
Sensitivity of Individual Elements	Medium	Medium
Sensitivity of Aesthetic Aspects	Medium	Medium
Visual Sensitivity	High	High
Landscape Sensitivity	Medium	High
Value of Landscape	Medium	High
Landscape Capacity	Low	Low

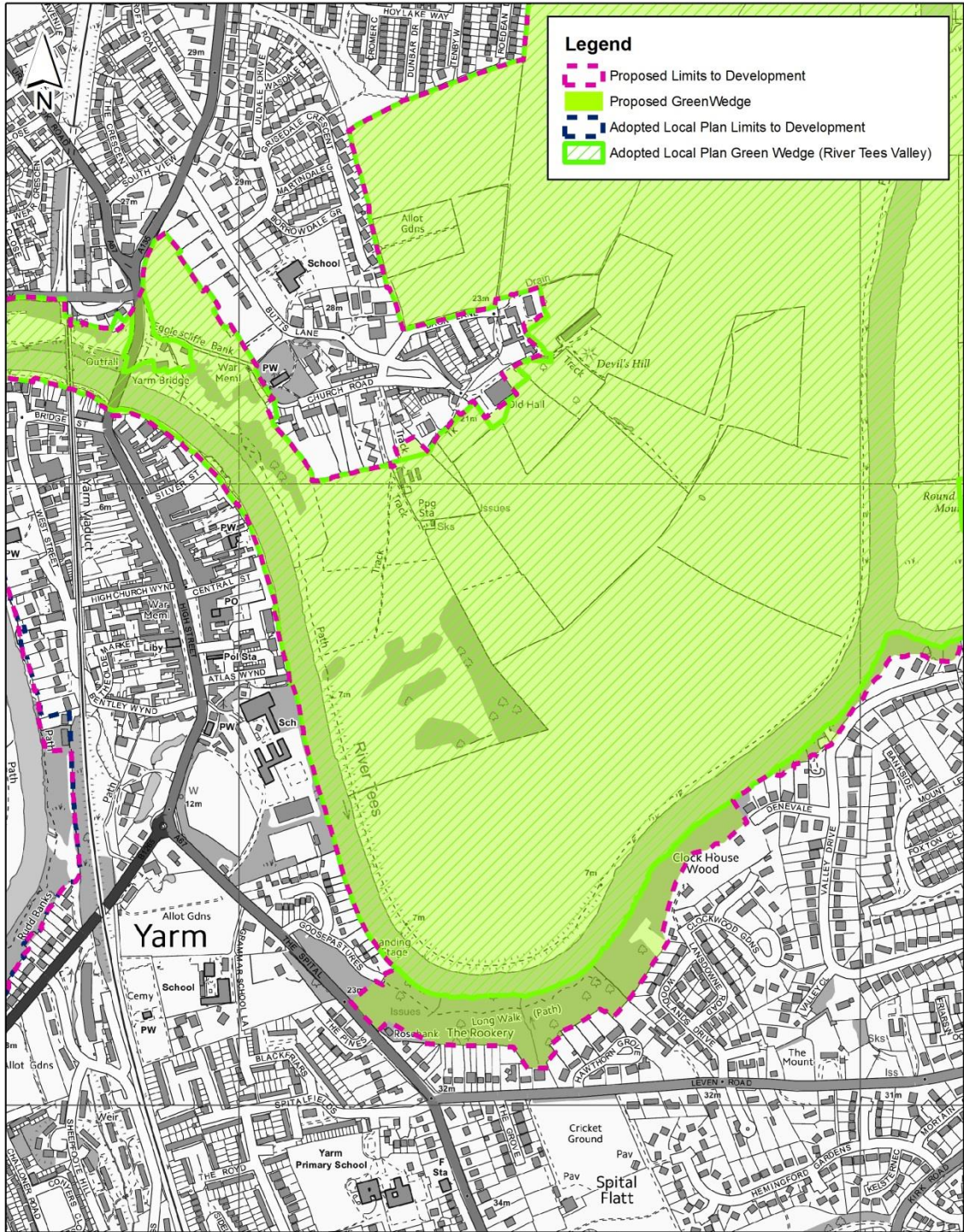
Overview	
Landscape Unit	55 and 56
Land uses	Landscape Unit 55 is entirely agricultural land and includes the Teesdale Way which follows the course of the River Tees. Landscape Unit 56 contains a number of land uses including agricultural land surrounding Eggescliffe, grazing land to the west of Yarm Town Centre across the River Tees and areas of major tree planting separating Eggescliffe Village from Yarm Town Centre as the green wedge narrows towards Yarm Bridge. Trees line the river bank.
Adjacent land uses	Adjacent land uses are built development in Yarm (residential and commercial) and Eggescliffe (residential and farm buildings). The green wedge excludes Blue Bell Public House and Bank House which are located adjacent to Yarm Bridge.
Landscape features	The main landscape feature is the River Tees and surrounding valley. Within this area there are hedgerows separating agricultural fields, with areas of sporadic and dense tree cover to the west.
Topography	The green wedge is narrow between Eggescliffe and Yarm Town Centre with the land falling sharply towards the River Tees. To the south and east of Eggescliffe Village the green wedge is wider a land slopes gradually away from the village before the gradient becomes steeper and plateauing prior to meeting the River Tees.
Boundary	
Has the principle of development been accepted (or is there an emerging allocation) which would necessitate a review of the boundary?	No
Details	No major development proposals have been approved within this area.
Does the current boundary provide a strong defensible boundary?	Yes
Details	The existing boundary follows the boundary of the River

	Tees and the extent of built development. Minor amendments have been made to the boundary at Eggescliffe Village to regularise the boundary with existing landscape features.
Do alternative defensible boundaries exist which would better relate to the wider boundary?	Yes
Details	An alternative boundary would see the inclusion of the Blue Bell Public House and Bank House within the green wedge and out with the limits to development. Whilst these developments represent significant massing within the area their removal would provide a more uniform boundary. Another alternative boundary would see Rookery Wood on the south bank of the River Tees being included within the green wedge. This area forms part of the separation between the settlements and is considered appropriate to be included within the green wedge.
Would this create a potential piecemeal development site out of character/proportion with the surrounding area?	No
Details	Amendment of the green wedge would increase the coverage of this designation and ensure that any development was conducive with this policy.
Separation and Openness	
Extent of built development within the green wedge	No development is located within the green wedge. Amendment of the boundary as identified above would mean the inclusion of the Blue Bell Public House and Bank House within the green wedge.
Can the settlements be seen from the edge and within the site?	There are limited views of Eggescliffe from Yarm owing to planting/field boundaries to the higher parts of the bank close to the village; visible features include the tower of the Church Of St John The Baptist and agricultural buildings to the south of Eggescliffe. From Eggescliffe Village there are views over Yarm Town Centre and some limited views of residential development within Yarm but these are limited owing to Rookery Wood. Built development at Ingleby can be viewed from Eggescliffe . Within the green wedge Yarm Town Centre is highly visible but views of Eggescliffe are limited and more distant.
Perception of distance to neighbouring settlement? Consider physical separation.	The perception of separation between Eggescliffe Village and residential development at Yarm and Ingleby Barwick is vast. The separation between Yarm Town Centre and Eggescliffe Village is much less.
Would development undermine the openness of the green wedge?	Yes

Details	Owing to the topography of this area development would undermine the openness of the area being highly visible from numerous locations.
Would development harm the identity of the green wedge?	Yes
Details	Development would change the character and identity of the area from one of a rural nature as any development would be highly visible.
Would development completely change the character of the green wedge?	Yes
Details	As above
Would development erode the green wedge to such an extent as to be tantamount to the undesirable coalescence of existing built up areas?	Yes
Details	Whilst development would not lead to the physical coalescence of settlements development would lead to an undesirable visual coalescence owing to the high visual sensitivity of the area. It would also impact negatively on the surrounding conservation areas.
Amenity Value	
Is any of the land identified within the open space audit?	Yes/No
Is the land accessible to the public?	Yes/No
Detail	Part of the site is identified within the open space audit as Natural/Semi-natural Greenspace the remaining land is agricultural. Public access is largely limited to rights of way.
Does the land have any other recreational/leisure uses (including footpaths, cyclepaths or bridleways both formal and informal)?	Yes
Detail	The main recreational route is the Teesdale Way. Other routes include the right of way from Egglecliffe to Yarm (Egglecliffe Bank).
Could the integrity/quality of recreational/leisure uses be maintained if the green wedge boundary was amended?	Recreational routes could be protected but their value/integrity could be impacted should development undermine the character/openness of the wider area by transforming the routes from having a countryside feel to ones with a more urban feel.
The value of the green wedge to the local community by usage or function	This section of the green wedge is highly valued by the local community in part owing to the visual setting it provides for the conservation areas. The site provides a sense of rurality owing to its scale and includes recreational routes (specifically the Teesdale Way) which allow access to the wider green wedge. The site forms an integral part of the Tees Heritage Park.
Landscape Quality	
Landscape quality	High

Detail	The area has a high landscape quality. The majority of the site to the east is open agricultural land dominated by one large sweeping field which provides an integral part of the green wedge at this location.. The open area has a clearly defined landform which provides the setting of Eggescliffe village and key views over this area are experienced from many vantage points (particularly from the site of Round Hill Castle). As the River Tees turns northwards and provides the separation between Eggescliffe and Yarm, the landscape character changes to one of smaller fields with numerous mature trees and small copses displaying a more intimate and pleasant 'parkland' landscape quality.
Natural Environment	
Does the site contain wildlife sites?	Yes
Detail	Clockhouse and Rookery Wood Local Wildlife Site is located on the south bank of the River Tees (area suggested for inclusion within the green wedge). This is an area of mixed Woodland, predominantly Ancient Semi-natural.
Does the site link wildlife sites and habitats or could it be maintained to do so?	Yes
Does the site fall within a strategic green infrastructure corridor	Yes
Detail	There are opportunities to increase habitat linkages along the River Tees. The site forms part of Primary Corridor 1 'River Tees'
Historic Environment	
Are there any heritage assets located within the site?	Yes
Detail	Part of the green wedge is located within Yarm and Eggescliffe Conservation Areas. The Scheduled Monument Yarm Bridge is located to the west.
Flood Risk and Flood Alleviation	
Is the land identified as being within flood risk zones	Yes
Detail	Low lying land adjacent to the River Tees is identified within flood risk zones
Does the land have a flood alleviation role?	Yes
Detail	Any areas within the flood zone could function as a flood attenuation area holding water during a period of flooding and thereby alleviating potential flooding downstream.
Does the site experience surface water flooding?	Potentially
Detail	Any land within a flood risk zone has the potential to flood.
Conclusion	
The site provides an important role in separating the communities of Yarm, Eggescliffe	

Village and Ingleby Barwick, providing access to the wider green wedge and setting for the conservation areas. The area has been identified as having a low landscape capacity and development would negatively impact upon separation, openness and character. Two changes are suggested which would see the inclusion of the Blue Bell Public House and Rookery Woods within the green wedge.



 <p>Stockton-on-Tees BOROUGH COUNCIL</p>	<p>Development & Neighbourhood Services Corporate Director: P Dobson</p> <p>Head of Planning: C Straughan Municipal Buildings Church Road, Stockton on Tees. TS18 1LD Telephone: (01642) 393939</p>	<p>Title</p> <p>Area 6 Landscape Unit 55 & 56 (Separation of Egglecliffe and Yarm)</p>
<p>© Crown Copyright and database right 2014 Ordnance Survey 100023297</p>	<p>Date 17/04/2014</p>	<p>Scale Not to scale</p>

Area 7- Assessment of Landscape Unit 57

The following provides information from the Landscape Capacity Assessment

Landscape unit	57
Landscape Character Sensitivity	Medium
Sensitivity of Individual Elements	Medium
Sensitivity of Aesthetic Aspects	Medium
Visual Sensitivity	Medium
Landscape Sensitivity	Medium
Value of Landscape	Medium
Landscape Capacity	Low

Overview	
Landscape Unit	57
Land uses	River Tees to the south and open land to the north bank in Eaglescliffe. On the north bank is the Tannery site which is fenced; the remaining land has developing mature tree cover. Mature trees fringe the riverside. The Teesdale Way crosses the site east to west and the listed Yarm Viaduct crosses the site north to south.
Adjacent land uses	Aislaby Road/Tanners Bank form the northern boundary of the site with residential development beyond; the exception being a number of properties which lie to the south of the Aislaby Road to the northern eastern section of the green wedge. The Scheduled Monument, Yarm Bridge forms the eastern boundary with Yarm Town centre being located to the south across the River Tees. To the west is the open countryside.
Landscape features	The key landscape features are Yarm Viaduct and Yarm Bridge which are highly prominent owing to the topography of the site. The site has significant mature tree cover.
Topography	Land slopes sharply from Aislaby Road and levels prior to meeting the River Tees (north bank of the river valley rises some 30m above the river). Yarm Town Centre to the south lies on a peninsula formed by a meander of the river with land sloping up gently away from the River Tees.
Boundary	
Has the principle of development been accepted (or is there an emerging allocation) which would necessitate a review of the boundary?	Yes
Details	No development proposals have been approved within the green wedge. The Tannery site has had permission refused for 10 dwellings (93/1336/P) and an application withdrawn for 4 dwellings and a car park (13/2398/FUL).
Does the current boundary provide a strong defensible boundary?	Yes
Details	The existing green wedge follows a strong defensible

	boundary following landscape features including roads and property boundaries.
Do alternative defensible boundaries exist which would better relate to the wider boundary?	No
Details	There are not considered to be other alternative boundaries which would better relate to the wider boundary. Development has been proposed on the Tannery site. However this area is located within the green wedge to the south of the steep drop from Aislaby Road; it would therefore not form a logical boundary to exclude this area from the green wedge.
Would this create a potential piecemeal development site out of character/proportion with the surrounding area?	Yes
Details	As highlighted above it is not considered appropriate to amend the boundary to exclude the Tannery site from the green wedge as it would not form a logical boundary. In addition it is considered that doing so would create the potential for a development site which would be out of character.
Separation and Openness	
Extent of built development within the green wedge	Development within the green wedge includes Yarm Viaduct and a Sewage Pumping Station. There is evidence of the now demolished buildings at the Tannery site.
Can the settlements be seen from the edge and within the site?	There are limited views from within the green wedge of Eaglescliffe. Development within Yarm is clearly visible as it extends almost to the river edge. Views over Yarm are possible from Aislaby Road. However, they are limited owing to dense planting and residential properties to the south of Aislaby Road
Perception of distance to neighbouring settlement? Consider physical separation.	This is the narrowest section of the River Tees Valley green wedge. Yarm is perceived as being in close proximity from within the green wedge. Owing to the topography there are views over Yarm from Aislaby Road meaning the sense of separation is lessened. From the south bank of the River Tees in Yarm Town Centre there is a feeling of separation as the steep northern bank is densely planted (in majority) and views of Eaglescliffe are limited.
Would development undermine the openness of the green wedge?	Yes
Details	Development would undermine the openness of this area. The site is generally free from development (exception being Yarm Viaduct) forming a continuation of the Teesdale Way along the River Tees. Development within the green wedge would entirely undermine openness when viewed from within the green wedge and from the south bank of the River Tees in Yarm Town Centre.

Would development harm the identity of the green wedge?	Yes
Details	Development would harm the identity of this area which is currently an open area separating Yarm and Eaglescliffe.
Would development completely change the character of the green wedge?	Yes
Details	The character of the area is defined from its open nature and typography which provides a setting for the surrounding conservation areas and heritage assets. Development would completely change the character of the area and impact on the adjacent conservation areas.
Would development erode the green wedge to such an extent as to be tantamount to the undesirable coalescence of existing built up areas?	Yes
Details	Development within the Tannery site would mean that the separation between settlements would be fundamentally eroded with built form being evident adjacent to the River Tees. This would be an undesirable coalescence.
Amenity Value	
Is any of the land identified within the open space audit?	Yes
Is the land accessible to the public?	Yes/No
Detail	The site is identified within the open space audit as Natural/Semi-natural greenspace and is accessible to the public. However, the Tannery site is not accessible as a metal palisade fence has been erected around it.
Does the land have any other recreational/leisure uses (including footpaths, cyclepaths or bridleways both formal and informal)?	Yes
Detail	The Teesdale Way crosses the site east to west.
Could the integrity/quality of recreational/leisure uses be maintained if the green wedge boundary was amended?	Yes
The value of the green wedge to the local community by usage or function	This section of the green wedge is highly valued by the local community in part owing to the visual setting it provides for the conservation areas and heritage assets within, and for the recreational route which allows access to the wider countryside. The site forms an integral part of the Tees Heritage Park.
Landscape Quality	
Landscape quality	Medium
Detail	The landscape has medium landscape quality and is an attractive developing area of woodland along the riverside. The site forms a recreational route separating two settlements. Being relatively free from development

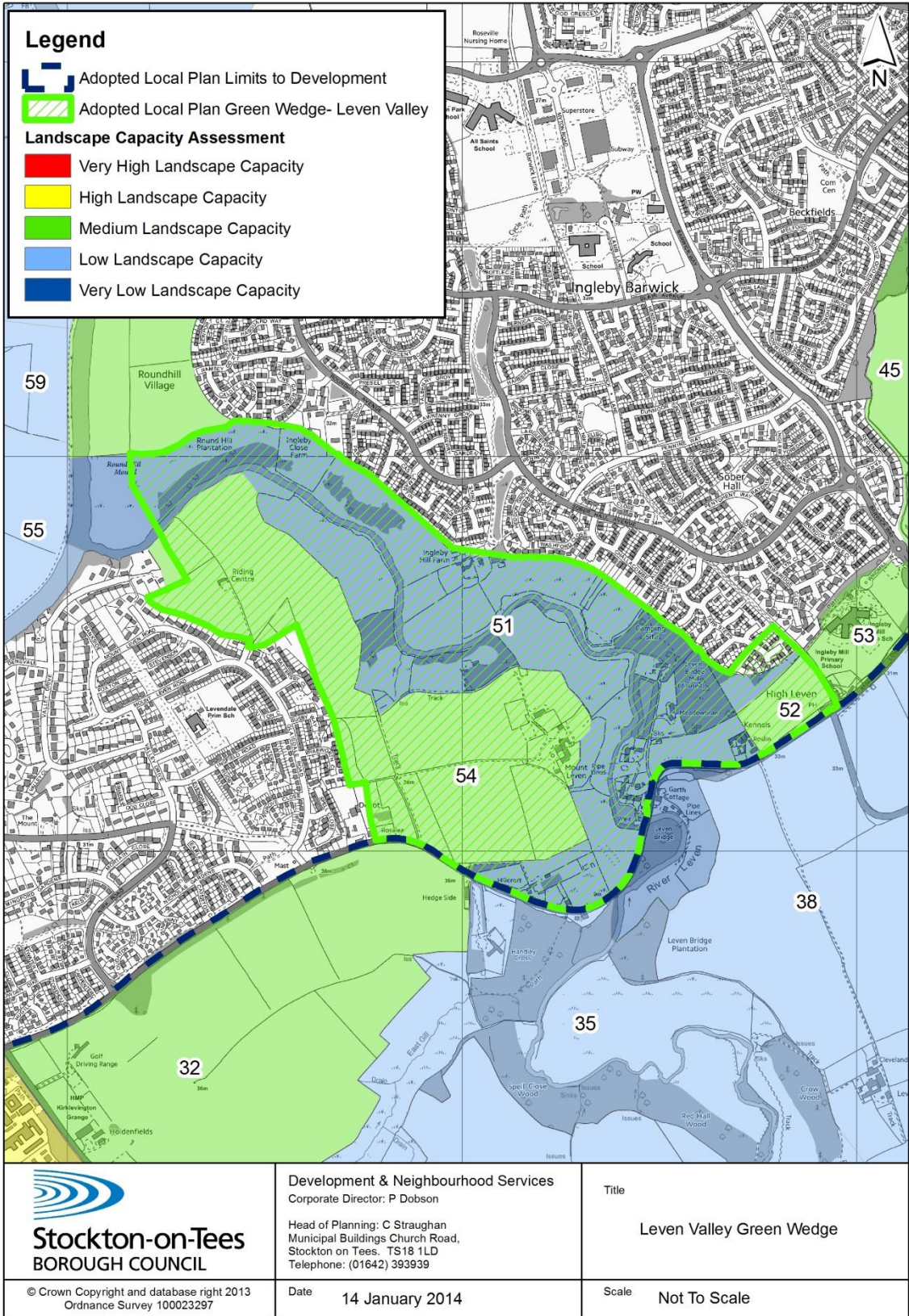
	the site defines the north bank of the River Tees. Whilst having mature tree cover the actual Tannery site is fenced and cleared which has an adverse impact on landscape quality in this area.
Natural Environment	
Does the site contain wildlife sites?	No
Detail	No
Does the site link wildlife sites and habitats or could it be maintained to do so?	Yes
Does the site fall within a strategic green infrastructure corridor	Yes
Detail	The site forms part of Primary Corridor 1 'River Tees'
Historic Environment	
Are there any heritage assets located within the site?	Yes
Detail	Part of the green wedge is located within Yarm and Egglecliffe Conservation Areas. The Grade II Listed Yarm Viaduct Crosses the site and the Scheduled Monument Yarm Bridge is located to the east.
Flood Risk and Flood Alleviation	
Is the land identified as being within flood risk zones	Yes
Detail	Land adjacent to the River Tees is identified within flood risk zones. Higher land on the north bank is excluded from flood risk zones.
Does the land have a flood alleviation role?	Yes
Detail	Any areas within the flood zone could function as a flood attenuation area holding water during a period of flooding and thereby alleviating potential flooding downstream.
Does the site experience surface water flooding?	Potentially
Detail	Any land within a flood risk zone has the potential to flood.
Conclusion	
<p>The site provides an important role in separating the communities of Yarm and Eaglescliffe, providing access to the wider countryside and setting for the conservation areas/heritage assets. The area has been identified as having a low landscape capacity and development would negatively impact upon separation, openness and character.</p> <p>The Tannery site was considered at the Local Plan Public Inquiry in 1995 where the inspector came to the same conclusion as this review and recommended that the site remain within the green wedge as "This is a vital part of the green wedge. It is a most attractive riverside area adding considerably to the charming setting of Yarm, and helping preserve its individual identity. Without the site there would be no green wedge upstream from the viaduct, and the area would be much the poorer for that, in character and appearance."</p>	



<p>Legend</p> <ul style="list-style-type: none"> Proposed Limits to Development Proposed GreenWedge Adopted Local Plan Limits to Development Adopted Local Plan Green Wedge- River Tees Valley 	 <p>Stockton-on-Tees BOROUGH COUNCIL</p> <p><small>© Crown Copyright and database right 2014 Ordnance Survey 100023297</small></p>	<p>Development & Neighbourhood Services Corporate Director: P Dobson</p> <p>Head of Planning: C Straughan Municipal Buildings Church Road, Stockton on Tees. TS18 1LD Telephone: (01642) 393939</p> <p>Date 05/02/2014</p>	<p>Title</p> <p style="text-align: center;">Area 7 Landscape Unit 57 (Separation of Eaglescliffe and Yarm)</p> <p>Scale Not to scale</p>
--	--	---	--

Leven Valley between Yarm and Ingleby Barwick

- 5.8. The Leven Valley green wedge incorporates land between Yarm and Ingleby Barwick from Low Lane/Leven Bank Road up to the River Tees. The Landscape Capacity Study identifies three landscape units within this green wedge. The majority of landscape unit 54 has extant permission for residential development. Landscape units 51 and 54 have been assessed together. The remaining Landscape unit (52) will be assessed separately.
- 5.9. Overleaf is a map showing the existing Local Plan green wedge and limits to development alongside the landscape units contained within the Landscape Capacity Study. A map is included at the end of this section which details the existing Local Plan green wedge and limits to development and the proposed Regeneration and Environment LDD limits to development and green wedge.



Area 1- Assessment of Landscape Units 51 and 54

The following provides information from the Landscape Capacity Assessment

Landscape unit	51	54
Landscape Character Sensitivity	Medium	Low
Sensitivity of Individual Elements	Medium	Low
Sensitivity of Aesthetic Aspects	Medium	Low
Visual Sensitivity	High	Low
Landscape Sensitivity	Medium	Low
Value of Landscape	Medium	Low
Landscape Capacity	Very Low	Medium

Overview	
Landscape Unit	51 and 54
Land uses	<p>Landscape unit 51 which forms the steep sided Leven Valley has numerous land uses. The western bank is largely rough uneven grassland with areas of dense established woodland and some areas of developing woodland. The eastern bank of the River Leven has a similar land use to the western bank. However, land has been cleared in the valley south of Ingleby Close Farm and development has been implemented associated with the construction of a residential caravan site consisting of 34 chalets south of Challacombe Crescent/Tarr Steps. To the south of the green wedge on the east side of the bank are a number of residential/farm properties, improved pasture land and the recently constructed development (Bridgewater) at Leven House, Leven Bank Road. On Leven Bank Road there are a number of residential/commercial properties adjacent to the main conurbation of Yarm.</p> <p>Landscape unit 54 is predominantly agricultural land; this area has a number of agricultural buildings and .Yarm Riding Centre is located to the north west and includes improved pasture.</p>
Adjacent land uses	Adjacent land uses are the residential communities of Ingleby Barwick and Yarm. The River Tees green wedge is to the north west and southwards is the continuation of Leven Valley.
Landscape features	The River Valley is typified by rough grassland and woodland. The remainder of the green wedge is arable land with fields being separated by hedgerows and access tracks.
Topography	Landscape unit 51 is the steep sided Leven Valley. Built development at Ingleby Barwick extends to the edge of the valley and land slopes steeply towards the River Leven. There is an area of flat land at the bottom of the valley to the southern part of the green wedge; this area is where the majority of built development within the green wedge is located.

	<p>Landscape unit 54 provides a relative plateau being at the same level as built development in Yarm. The site slopes gently northwards with a similar gradient towards the River Leven/Tees as evident within Yarm; this gradient increases significantly close to the River Leven/Tees.</p>
Boundary	
<p>Has the principle of development been accepted (or is there an emerging allocation) which would necessitate a review of the boundary?</p>	<p>Yes</p>
<p>Details</p>	<p>The most significant development approved within the green wedge is a retirement village at Mount Leven Farm (Landscape unit 54). However, it is not considered that this approval constitutes the need to review the boundary of the green wedge at this location.</p> <p>Two applications for a retirement village have been considered by planning committee. The first of which (12/1546/OUT) was refused and the latter approved (13/0776/EIS).</p> <p>The Planning Officer's report to the latter application (13/0776/EIS) concluded that there were significant benefits to the proposed development in terms of the requirements of the NPPF in boosting the supply of housing, addressing some needs of the Tees Valley's older population, the wider public benefits resulting primarily from increased public access along the Leven Valley and the economic benefits the scheme would bring to the area in terms of investment and job creation.</p> <p>Although it was acknowledged by the Planning Officer that the scheme under consideration allowed for a revised layout, it was not judged to address the previous concerns and that significant weight should still be attached to planning policy and the harm that would arise out of the urbanisation of the land, the coalescence of the settlements of Ingleby Barwick and Yarm and the open character of the site and green wedge. In weighing up these policy constraints against the economic benefits of the scheme, it was considered by the Planning Officer that despite the benefits that the proposed development would offer, these would not be sufficient enough to outweigh the conflicts with the adopted development plan policies, in particular the harm to the role and function of the green wedge.</p> <p>Following a vote at Planning Committee the application was approved. Whilst it is acknowledged that the principle of development has been accepted, the benefits identified by Members are unique to the</p>

	<p>scheme. The Council continues to consider this location a vitally important part of the green wedge and consider that the land should remain designated as such. In doing this the benefits of any future application will be weighed against green wedge policy.</p> <p>Permission has also been granted within the green wedge for a residential caravan site consisting of 34.no chalets south of Challacombe Crescent/Tarr Steps (Landscape unit 51). Whilst it is acknowledged that this proposal has a visual impact upon the green wedge the proposal is for modest single storey dwellings and includes a substantial landscaping scheme to soften the impact of the development. Whilst development of this nature would not ordinarily be accepted within the green wedge the site benefitted from a historic consent. Based on the above considerations it is appropriate for the site to remain within the green wedge as the residential development at Ingleby Barwick provides the strongest identifiable/uniform boundary and ensures that should any further development be proposed within this area it is considered against green wedge policy.</p>
Does the current boundary provide a strong defensible boundary?	Yes (in majority)
Details	The current boundary forms a strong defensible boundary following the extent of residential development at Ingleby Barwick and Yarm. Leven Bank Road/Low Lane forms the southern boundary of the green wedge.
Do alternative defensible boundaries exist which would better relate to the wider boundary?	Yes
Details	<p>There are three areas where it is considered necessary for amendments to be made to the boundary. They are:</p> <ul style="list-style-type: none"> • Levencroft/Roselea, Leven Bank Road- the boundary of the green wedge cuts through the curtilage of Roselea and continues northwards unrelated to any landscape features. The revised boundary follows an identified boundary to Levencroft Depot/Roselea and provides a uniform boundary with residential properties to the north. • Land to the Rear of Battersby Close- It is considered that a more appropriate and uniform boundary would be the extent of residential gardens as this is the prevalent boundary along this section of green wedge. • Ingleby Hill Farm- an amended boundary has been drawn to follow identified landscape features. <p>Yarm Riding Centre is located to the northern part of the western boundary. It is considered that the current</p>

	boundary forms the most logical and defensible boundary in this location. To remove this land from the green wedge would allow the potential for development in a visually sensitive location.
Would this create a potential piecemeal development site out of character/proportion with the surrounding area?	No
Details	The identified amendments seek to ensure the green wedge follows identified and defensible boundaries. The amendments seek to increase the extent of the green wedge and therefore do not allow the potential for piecemeal development.
Separation and Openness	
Extent of built development within the green wedge	<p>Landscape unit 51 is relatively free from development on the western bank of the valley. The eastern side of the valley includes the following built development:</p> <ul style="list-style-type: none"> • Ingleby Hill Farm and associated stables. • Development has been implemented associated with the construction of a residential caravan site consisting of 34 chalets south of Challacombe Crescent/Tarr Steps • Leven Bridge Mill • Meadowbrae and associated farm buildings • Roslin and Leven Bank Boarding Kennels And Cattery, Low Lane • Bridgewater (development of 9 dwellings) associated with Leven House, Leven Bank Road • Residential properties on Leven Bank Road <p>Landscape unit 54 contains Mount Leven Farm and associated agricultural buildings, Yarm Riding Centre and a number of residential/commercial properties on Leven Bank Road adjacent to the main conurbation of Yarm. Mount Leven Farm and associated agricultural buildings are highly visible.</p>
Can the settlements be seen from the edge and within the site?	Development can be viewed from both sides of the green wedge but development at Ingleby Barwick is more evident. Views of Yarm are limited to development further south given the width of the green wedge, topography and boundary treatments/uses towards Leven Bank Road.
Perception of distance to neighbouring settlement? Consider physical separation.	The valley itself is relatively narrow and it is the land to the west which provides much of the openness when viewed from the top of the valley. Separation is therefore greatest from higher ground but when within the valley separation is limited as Ingleby Barwick can always be viewed.
Would development undermine the openness of the green wedge?	Yes
Details	Development on the valley sides would completely undermine openness.

	Development to the east of Yarm would be detrimental to the openness of the green wedge. The effects on openness are likely to be more detrimental as you move northwards; this is the result of the width of the green wedge and topography.
Would development harm the identity of the green wedge?	Yes
Details	The identity/character of the green wedge is predicated by the Valley and open farmland to the east. Development to the east of Yarm would impact negatively upon this identity and character. As with the openness the impacts upon identity and character are likely to increase as you move northwards within the green wedge.
Would development completely change the character of the green wedge?	Yes
Details	See above.
Would development erode the green wedge to such an extent as to be tantamount to the undesirable coalescence of existing built up areas?	Yes
Details	Substantial development within the green wedge would lead to the undesirable coalescence of built up areas and potentially result in built development up to the valley sides which would impact not only on openness but the character and identity of the green wedge. The impact of development is likely to be more detrimental as you move northwards within the green wedge as built up areas become more visible owing to the topography and narrowing of the green wedge.
Amenity Value	
Is any of the land identified within the open space audit?	Yes
Is the land accessible to the public?	Yes/No
Detail	The eastern side of the valley is identified within the open space audit as a green corridor. Whilst much of the site is within private ownership informal access exists along the river edge and a bridleway within the green wedge. The western bank and agricultural land up to Yarm do not have public access with the exception of a right of way from Leven Bank Road to Yarm which passes through Mount Leven Farm.
Does the land have any other recreational/leisure uses (including footpaths, cyclepaths or bridleways both formal and informal)?	Yes
Detail	As discussed there is a right of way from Leven Bank Road to Yarm which passes through Mount Leven Farm.

	There is also a bridleway from Leven Bank Road to Challacombe Crescent , Ingleby Barwick on the eastern side of the valley. In addition to this there are numerous proposals to improve access and usage of the valley within the Green Infrastructure Delivery Plan and the proposed development at Mount Leven Farm.
Could the integrity/quality of recreational/leisure uses be maintained if the green wedge boundary was amended?	Development within the Leven Valley would impact upon the integrity and quality of existing and proposed recreational/leisure uses.
The value of the green wedge to the local community by usage or function	The green wedge is highly valued by the local community providing visual relief and access to the wider green wedge and countryside. The value of the green wedge can be further increased through improved access and usage.
Landscape Quality	
Landscape quality	High/medium
Detail	Some parts of the green wedge within the more hidden parts of the valley have a high landscape quality. Other parts have a medium quality where views of settlements are afforded and the sense of remoteness diluted. The defined valley has a natural/semi-natural appearance and combined with agricultural land to the west of the green wedge provides a clear separation between built up areas. Development up to the valley in Ingleby Barwick and some unsympathetic development associated with farming activities within have a negative impact on the landscape.
Natural Environment	
Does the site contain wildlife sites?	Yes
Detail	Much of the eastern valley is identified as Ingleby Hill Grassland Local Wildlife Site (Herb-rich grassland).
Does the site link wildlife sites and habitats or could it be maintained to do so?	Yes
Does the site fall within a strategic green infrastructure corridor	Yes
Detail	There is potential to further maintain land within the Valley for biodiversity and improve habitat connectivity. Primary Corridor 17 'River Leven'
Historic Environment	
Are there any heritage assets located within the site?	Yes
Detail	There are a number of designated heritage assets within the green wedge. They are: <ul style="list-style-type: none"> • Round Hill Castle, Ingleby Barwick (Scheduled Monument) • The Farmhouse, Ingleby Hill Farm (Grade II Listed) • Leven House, Leven Bank Road (Grade II Listed)

	<ul style="list-style-type: none"> Leven Bridge, Leven Bank Road (Grade II Listed)
Flood Risk and Flood Alleviation	
Is the land identified as being within flood risk zones	Yes
Detail	Land within Leven Valley is identified within flood risk zones.
Does the land have a flood alleviation role?	Yes
Detail	Any areas within the flood zone could function as a flood attenuation area holding water during a period of flooding and thereby alleviating potential flooding downstream.
Does the site experience surface water flooding?	Potentially
Detail	Any land within a flood risk zone has the potential to flood.
Conclusion	
<p>Land constituting the Leven Valley is of high landscape quality and high visual sensitivity; owing to this the site was identified within the landscape capacity study as having very low landscape capacity. The highly sensitive nature of Leven Valley should not be seen to lessen the importance of the agricultural land to the west of the green wedge as this forms an essential part of the openness between the settlements and development within this area would be detrimental to the character and identity of the green wedge.</p> <p>The principle of development has been accepted within the green wedge. However, it is not recommended that amendments to the green wedge are made as these areas form an important part of the green wedge and any applications should be considered against green wedge policy.</p>	

Area 2- Assessment of Landscape Unit 52

The following provides information from the Landscape Capacity Assessment

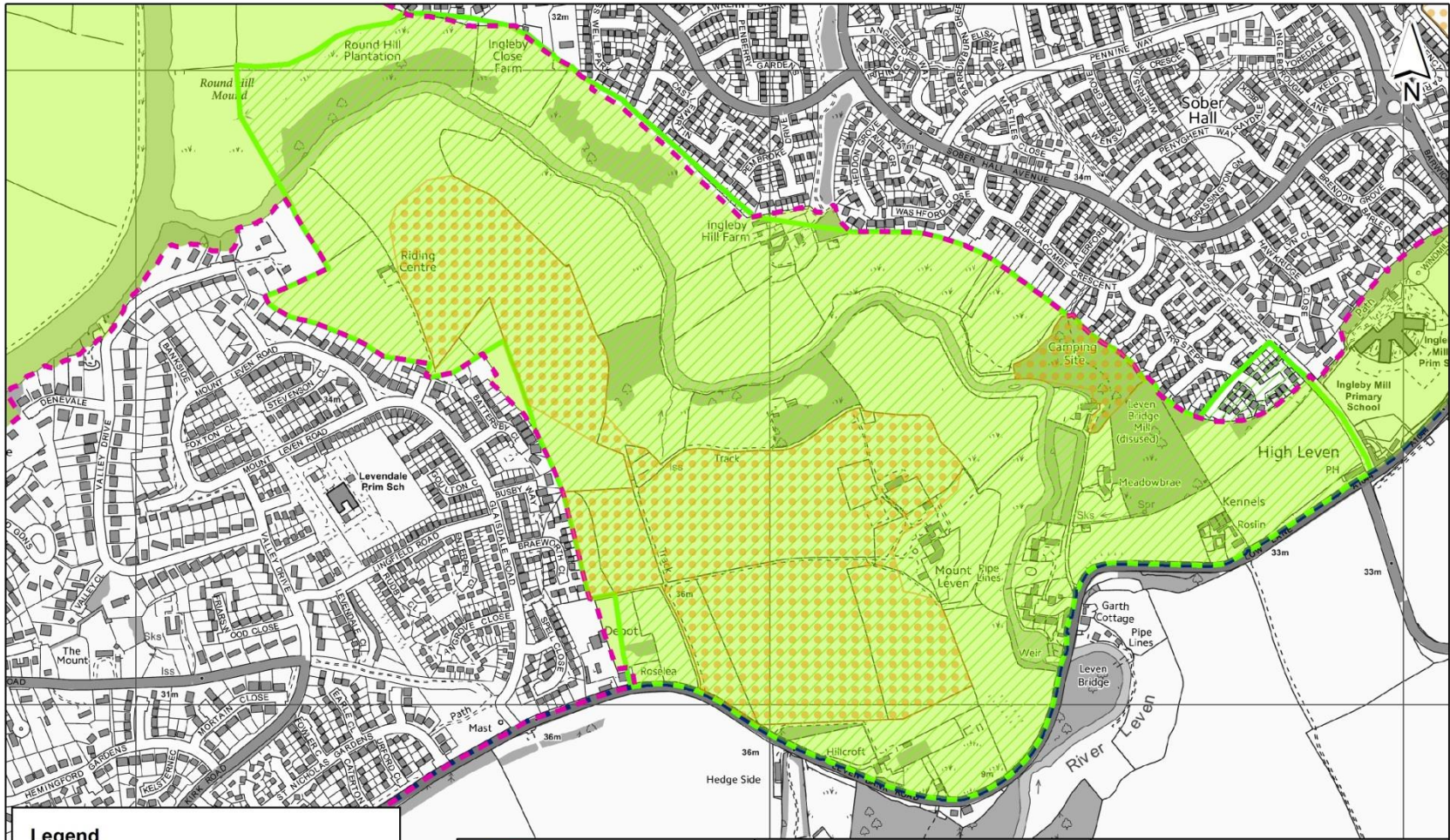
Landscape unit	52
Landscape Character Sensitivity	Medium
Sensitivity of Individual Elements	Medium
Sensitivity of Aesthetic Aspects	Low
Visual Sensitivity	Medium
Landscape Sensitivity	Low
Value of Landscape	Low
Landscape Capacity	Medium

Overview	
Landscape Unit	52
Land uses	Rough grassland use, enclosed by high hawthorn hedgerows. To the north is an area of rough grassland planted with trees and scrub.
Adjacent land uses	Residential development at Ingleby Barwick is located to the north, to the east is Ingleby Mill Primary School, the southern boundary is Low Lane and to the west is the wider green wedge.
Landscape features	The main landscape features within the green wedge are the hawthorn hedges and the planted area to the north.
Topography	The site is flat being adjacent to Leven Valley.
Boundary	
Has the principle of development been accepted (or is there an emerging allocation) which would necessitate a review of the boundary?	Yes
Details	Residential development to the south of Ingleby Barwick has been undertaken. It is necessary to redraw the boundary to follow the extent of built development.
Does the current boundary provide a strong defensible boundary?	No
Details	The current boundary needs to be revised to follow the extent of residential development at Ingleby Barwick.
Do alternative defensible boundaries exist which would better relate to the wider boundary?	Yes/No
Details	An alternative boundary would see the removal of this site from the limits to development and green wedge with the limits to development following the western boundary of the field and then continuing eastwards along Low Lane. However, this boundary is not considered to relate particularly well to the wider boundary.
Would this create a potential	Yes

piecemeal development site out of character/proportion with the surrounding area?	
Details	<p>The Council would seek to retain the area of mature trees and rough grassland to the north of the site and provide a significant landscape buffer along Low Lane should development ever be considered. Vehicular access to the site could not be achieved through Ingleby Barwick. It is considered that development within this area would be disconnected from Ingleby Barwick. Further to this the site has been assessed in the SHLAA and not achievable as access onto Barwick Lane or Low Lane would not be acceptable for highway safety reasons</p> <p>It is therefore appropriate for the limits to development and green wedge to be re-drawn to follow the extent of built development at Ingleby Barwick as this is a logical boundary which guides urban form.</p>
Separation and Openness	
Extent of built development within the green wedge	The Fox Covert public house is located to the south of the green wedge along Low Lane.
Can the settlements be seen from the edge and within the site?	Development at Yarm cannot be viewed from within this section of the green wedge.
Perception of distance to neighbouring settlement? Consider physical separation.	The perception of separation is vast.
Would development undermine the openness of the green wedge?	Yes
Details	Development would not undermine separation between the two settlements. However, development would undermine the openness of this area bringing development closer to Low Lane which is the area of openness experienced to the south of Ingleby Barwick.
Would development harm the identity of the green wedge?	Yes
Details	The identity and character of the green wedge at this location is one of openness between Low Lane and Ingleby Barwick. Development would lead to the loss of this openness and the rural character of Low Lane.
Would development completely change the character of the green wedge?	Yes
Details	As above
Would development erode the green wedge to such an extent as to be tantamount to the undesirable coalescence of existing built up areas?	No
Details	Development at this location would not lead to the undesirable coalescence of existing built up areas.

	However, as previously discussed it is considered appropriate to place this location out-with the limits to development and within the green wedge as this is a logical boundary which guides urban form.
Amenity Value	
Is any of the land identified within the open space audit?	Yes
Is the land accessible to the public?	Yes/No
Detail	The area of rough grassland/mature trees to the north is identified as Natural/Semi-natural Greenspace within the open space audit and there is informal access to the site. The area of rough grassland surrounded by over mature hawthorn hedgerows was previously used for agricultural purposes and has not been included within the open space audit; there is no public access to the site.
Does the land have any other recreational/leisure uses (including footpaths, cyclepaths or bridleways both formal and informal)?	No
Detail	No other recreational/leisure uses other than informal access to the northern parcel of land.
Could the integrity/quality of recreational/leisure uses be maintained if the green wedge boundary was amended?	It would be the Council's intention to safeguard the area of rough grassland/mature trees to the north.
The value of the green wedge to the local community by usage or function	The area has limited value for leisure/recreational purposes other than existing informal access. However, the Green Infrastructure Delivery Plan does identify an aspirational access route (Leven Bridge Mill and Tarr Steps) through this site as part of a wider circular walk around Ingleby Barwick.
Landscape Quality	
Landscape quality	Medium
Detail	The area is of medium landscape quality. Whilst there is nothing which sets the site apart from the wider landscape the openness this area provides is important with the site acting as a useful buffer between the built settlement of Ingleby Barwick and Low Lane.
Natural Environment	
Does the site contain wildlife sites?	No
Detail	n/a
Does the site link wildlife sites and habitats or could it be maintained to do so?	No
Does the site fall within a strategic green infrastructure corridor	Yes
Detail	Primary Corridor 17 'River Leven'/Secondary Corridor I 'Bassleton Beck, Thornaby Wood to A174'.
Historic Environment	

Are there any heritage assets located within the site?	No
Detail	There are no designated heritage assets within the site
Flood Risk and Flood Alleviation	
Is the land identified as being within flood risk zones	No
Detail	n/a
Does the land have a flood alleviation role?	Unknown
Detail	n/a
Does the site experience surface water flooding?	Unknown
Detail	n/a
Conclusion	
It is concluded that the limits to development be re-drawn to follow the extent of built development at Ingleby Barwick as this is a logical boundary which guides urban form. The identity and character of the green wedge at this location is one of openness between Low Lane and Ingleby Barwick. Development would lead to the loss of this openness and the rural character of Low Lane. The area presents a useful buffer zone to the existing settlement of Ingleby Barwick.	

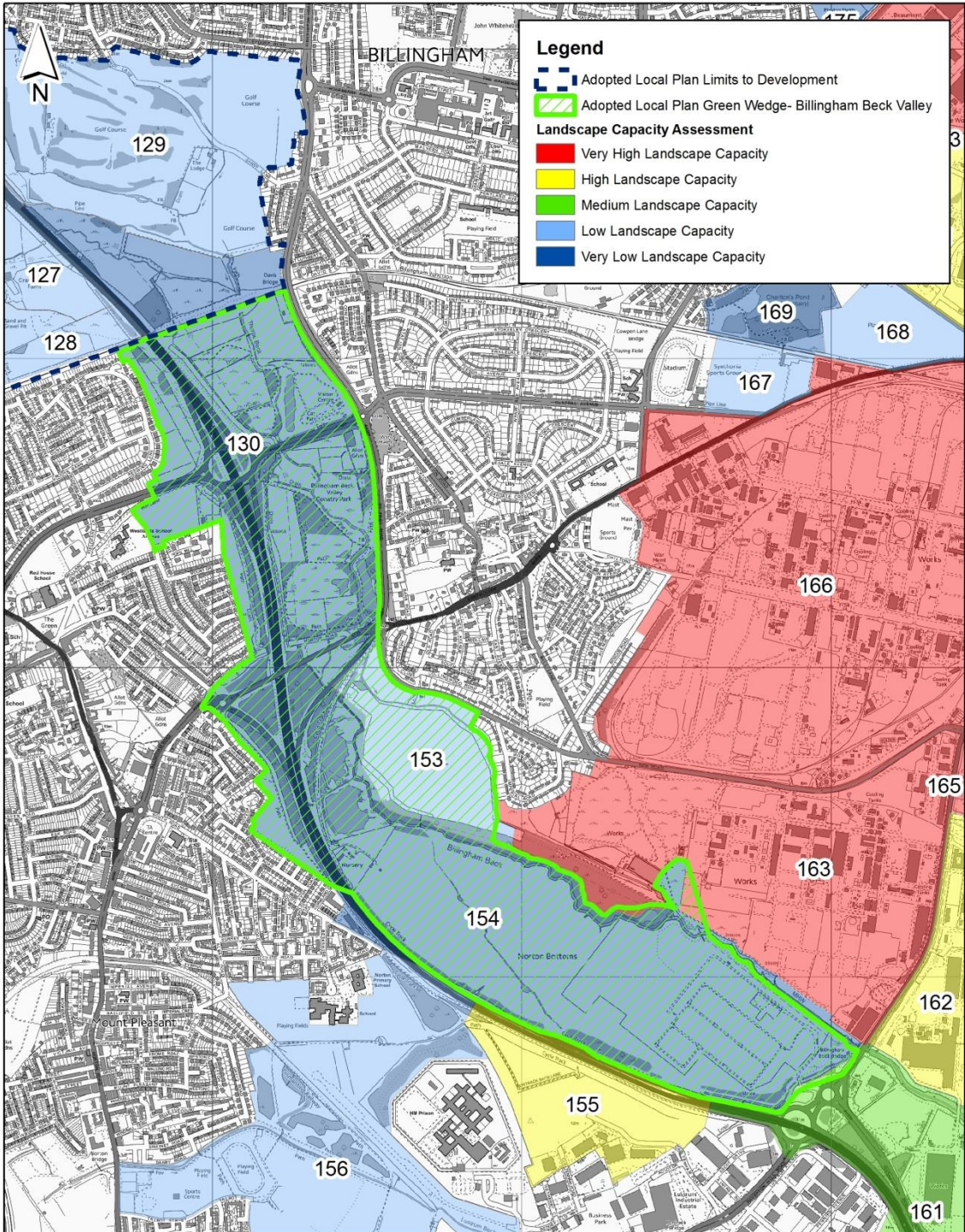


Legend	
	Planning Permission
	Proposed Limits to Development
	Proposed GreenWedge
	Adopted Local Plan Limits to Development
	Adopted Local Plan Green Wedge (Leven Valley)

<p>Stockton-on-Tees BOROUGH COUNCIL</p> <p>© Crown Copyright and database right 2014 Ordnance Survey 100023297</p>	<p>Development & Neighbourhood Services Corporate Director: P Dobson</p> <p>Head of Planning: C Straughan Municipal Buildings Church Road, Stockton on Tees. TS18 1LD Telephone: (01642) 393939</p>	<p>Title</p> <p>Leven Valley Green Wedge</p>
	<p>Date 17/04/2014</p>	<p>Scale Not to scale</p>

Billingham Beck Valley

- 5.10. The Billingham Beck Valley incorporates land between Norton/Employment development at Portrack Lane and Billingham/Billingham Chemical Complex. The Valley incorporates Billingham Beck Valley Country Park to the north and the areas of Billingham Bottoms and Norton Bottoms to the south. The Landscape Capacity Study identifies three landscape units within this green wedge. It is intended that the assessment of the green wedge will be undertaken in two parts:
- Area 1- Landscape Unit 130 (Land north of A139)
 - Area 2- Landscape Unit 153 and 154 (Land south of the A139)
- 5.11. Overleaf is a map showing the existing Local Plan green wedge and limits to development alongside the landscape units contained within the Landscape Capacity Study. A map is included at the end of each assessment detailing the existing Local Plan green wedge and limits to development and the proposed Regeneration and Environment LDD limits to development and green wedge.



Legend

- Adopted Local Plan Limits to Development
- Adopted Local Plan Green Wedge- Billingham Beck Valley

Landscape Capacity Assessment

- Very High Landscape Capacity
- High Landscape Capacity
- Medium Landscape Capacity
- Low Landscape Capacity
- Very Low Landscape Capacity

 <p>Stockton-on-Tees BOROUGH COUNCIL</p>	<p>Development & Neighbourhood Services Corporate Director: P Dobson</p> <p>Head of Planning: C Straughan Municipal Buildings Church Road, Stockton on Tees, TS18 1LD Telephone: (01642) 393939</p>	<p>Title</p> <p style="text-align: center;">Billingham Beck Valley Green Wedge</p>
<p>© Crown Copyright and database right 2014 Ordnance Survey 100023297</p>	<p>Date</p> <p style="text-align: center;">14 January 2014</p>	<p>Scale</p> <p style="text-align: center;">Not to scale</p>

Area 1- Assessment of Landscape Unit 130

The following provides information from the Landscape Capacity Assessment

Landscape unit	130
Landscape Character Sensitivity	Very High
Sensitivity of Individual Elements	Very High
Sensitivity of Aesthetic Aspects	High
Visual Sensitivity	Very High
Landscape Sensitivity	Very High
Value of Landscape	High
Landscape Capacity	Very Low

Overview	
Landscape Unit	130
Land uses	<p>The area between the A19 and Wolviston/Bypass Road is Billingham Beck Valley Country Park and a small area of allotments.</p> <p>To the west of the A19 up to residential development at Norton is an area of an area of densely planted land and accessible open space. This area has amenity value and provides pedestrian routes north to south.</p>
Adjacent land uses	Adjacent land uses are the residential communities of Norton and Billingham. The remainder of the green wedge is located to the south and Billingham Golf Course to the north.
Landscape features	The main landscape features are associated with Billingham Beck Valley Country Park which consists of a large area of grassland, wetland, scrub and woodland in the valley of Billingham Beck.
Topography	The residential areas of Norton and Billingham are on higher land than land within the green wedge. Land slopes sharply from the residential areas, with land within the green wedge forming a bowl of gently undulating land. This change in topography is defined by Wolviston/Bypass Road at Billingham, where the bank is steep and wooded in parts, and the extent of residential development at Norton.
Boundary	
Has the principle of development been accepted (or is there an emerging allocation) which would necessitate a review of the boundary?	No
Details	No major development proposals have been approved within the green wedge
Does the current boundary provide a strong defensible boundary?	Yes
Details	The existing boundary provides a strong and defensible boundary. Wolviston Road forms the eastern boundary, built development at Norton the western boundary and

	the railway line the northern boundary.
Do alternative defensible boundaries exist which would better relate to the wider boundary?	Yes
Details	<p>Two alternative boundaries exist.</p> <ul style="list-style-type: none"> • Removal of land to the open space adjacent to Norton to allow the green wedge boundary be draw where there is a clear change in topography towards the A19. • An alternative boundary, which would form a strong and defensible boundary, would be if the western boundary was amended to follow the A19.
Would this create a potential piecemeal development site out of character/proportion with the surrounding area?	Yes
Details	<p>A sympathetically designed scheme on the open space to the east of Norton would not be out of character or proportion. It would largely been screened by extensive tree cover along the bank down to the A19. In addition the land is identified as amenity open space providing a meaningful recreational function and is to be safeguarded for this use.</p> <p>Amending the green wedge boundary to follow the A19 would exclude a recreational corridor from the designation and could allow the potential piecemeal development which led to the loss of tree cover on the bank down to the A19. This would have a negative impact upon the recreational corridor. In addition it is considered that tree cover on the bank to the A19 forms an important landscape setting for the wider green wedge helping to soften views of Norton from Billingham.</p>
Separation and Openness	
Extent of built development within the green wedge	There is limited built development, with the exception of the A19, roads crossing the green wedge and the Visitor Centre at Billingham Beck Valley Country Park.
Can the settlements be seen from the edge and within the site?	<p>From certain vantage points there are views from Norton to Billingham but they are rare as there is extensive tree cover on the sharply sloping land to the A19.</p> <p>From Billingham the views of Norton are principally of roof tops owing the previously mentioned tree cover up to the A19 on the western boundary of the green wedge.</p> <p>From within the green wedge views are similar to those mentioned above. However, in certain instances views are restricted owing to the woodland within Billingham Beck Valley Country Park.</p>
Perception of distance to neighbouring settlement? Consider physical separation.	There is a clear sense of separation between the two settlements which is perceived as being well defined owing to the physical separation which is consistent

	along the length of this section of the green wedge. This perception of separation is experienced from both settlements, within the green and by those driving across the link roads which cross the green wedge.
Would development undermine the openness of the green wedge?	Yes/No
Details	Development on open space to the east of Norton would not undermine the openness of the green wedge. Development elsewhere within the green wedge would hugely undermine openness; principally owing to the visual sensitivity of the landscape and the fact development would breach the clearly defined boundaries of the green wedge.
Would development harm the identity of the green wedge?	Yes
Details	The identity and character of the green wedge is defined by Billingham Beck Valley Country Park which provides pleasing views from either side of the green wedge. Development within this area would fundamentally impact upon the identity and character of the green wedge.
Would development completely change the character of the green wedge?	Yes
Details	As above
Would development erode the green wedge to such an extent as to be tantamount to the undesirable coalescence of existing built up areas?	Yes/No
Details	Development within the well-defined boundaries of the green wedge would be tantamount to the undesirable coalescence of existing built up areas as it would be highly visible and demonstrably impact upon the existing sense of separation. However, the same cannot be said for the open space to the east of Norton as it could be argued as a continuation of the edge of development.
Amenity Value	
Is any of the land identified within the open space audit?	Yes
Is the land accessible to the public?	Yes
Detail	The majority of land within the green wedge, with the exception of the roads, is identified within the open space audit. Predominantly land is identified as natural/semi-natural greenspace but there is also a small area of allotments at the western edge. Open space within the green wedge is publically accessible. Although noise from the A19 and the A1027 can be intrusive, the green wedge still provides a tranquil contrast. Land to

	the rear of King Edwin School is also identified as green wedge.
Does the land have any other recreational/leisure uses (including footpaths, cyclepaths or bridleways both formal and informal)?	Yes
Detail	The area between the A19 and Wolviston Road is Billingham Beck Valley Country Park and an area of allotments. To the west of the A19 up to residential development at Norton is an area of accessible open space which provides pedestrian routes north to south.
Could the integrity/quality of recreational/leisure uses be maintained if the green wedge boundary was amended?	Development within Billingham Beck Valley Country Park would impact upon the integrity of the site. Development to the west of Norton up to the A19 would impact upon the integrity/quality of open space and the recreational route.
The value of the green wedge to the local community by usage or function	The green wedge is highly valued by the local community for both its usage and function. The green wedge serves to provide visual relief and separation but also includes Billingham Beck Valley Country Park and recreational routes.
Landscape Quality	
Landscape quality	High
Detail	The landscape has high landscape quality providing panoramic views across Billingham Beck Valley Country Park and presenting a sense of natural wildness within a busy road corridor. Whilst the A19 is a negative aspect within the landscape it is not visually intrusive at this location from many vantage points. However, the A19 can be heard from within the green wedge. It is of note that the area has very low landscape capacity (one of the few areas of the green wedge which is identified as such).
Natural Environment	
Does the site contain wildlife sites?	Yes
Detail	Billingham Beck Valley Country Park is designated as a Local Wildlife Site and Local Nature Reserve.
Does the site link wildlife sites and habitats or could it be maintained to do so?	Yes
Does the site fall within a strategic green infrastructure corridor	Yes
Detail	Primary Corridor 9 'Billingham Beck Valley to Wynyard'
Historic Environment	
Are there any heritage assets located within the site?	No
Detail	There are no designated heritage assets within the green wedge
Flood Risk and Flood Alleviation	
Is the land identified as being within flood risk zones	Yes

Detail	Large parts of Billingham Beck Valley Country Park either side of Billingham Beck are identified as being within flood risk zones 2 and 3.
Does the land have a flood alleviation role?	Yes
Detail	Large parts of the site is situated in flood zones 2 and 3 which acts as a storage area during extreme events. The floodplain is an area that would naturally flood if a river rises above its banks, or high tides and stormy seas cause flooding in coastal areas.
Does the site experience surface water flooding?	Yes
Detail	The council hold records of severe surface water flooding that occurred in September 2012 and November 2012. A number of properties were affected internally by flooding in September 2012.
Conclusion	
<p>In summary, the green wedge plays an important role in providing openness and separation between Norton and Billingham. The area has low landscape capacity being a visually sensitive location and forms a strategic green infrastructure corridor.</p> <p>It is intended that the western boundary of the green wedge will be amended to omit open space to the west of Norton, with the amended boundary being drawn to follow the top of the sharply sloping land to the A19. Open space to the east of Norton fulfils a recreational use but is not contributory to the protection of openness or character of the wider green wedge; this land will continue to be protected as open space. Steeply sloping land to the A19 has substantial tree cover forming an important landscape setting for the wider green wedge helping to soften views of Norton from Billingham.</p>	



 <p>Stockton-on-Tees BOROUGH COUNCIL</p>	<p>Development & Neighbourhood Services Corporate Director: P Dobson</p> <p>Head of Planning: C Straughan Municipal Buildings Church Road, Stockton on Tees, TS18 1LD Telephone: (01642) 393939</p>	<p>Title</p> <p style="text-align: center;">Area 1 Bilingham Beck Valley Green Wedge</p>
<p>© Crown Copyright and database right 2014 Ordnance Survey 100023297</p>	<p>Date</p> <p style="text-align: center;">17/04/2014</p>	<p>Scale</p> <p style="text-align: center;">Not to scale</p>

Area 2- Assessment of Landscape Units 153 and 154

The following provides information from the Landscape Capacity Assessment

Landscape unit	153	154
Landscape Character Sensitivity	Low	Medium
Sensitivity of Individual Elements	Low	Low
Sensitivity of Aesthetic Aspects	Medium	Low
Visual Sensitivity	High	High
Landscape Sensitivity	Medium	Low
Value of Landscape	Medium	Very High
Landscape Capacity	Low	Very Low

Overview	
Landscape Unit	153 and 154
Land uses	<p>The two landscape units within the green wedge have the following land uses:</p> <ul style="list-style-type: none"> • Landscape unit 153 (Billingham Bottoms)- Scrub and clumps of regenerated vegetation and trees. The site is surrounded by watercourses. • Landscape unit 154 (Norton Bottoms)- the northern section of the site has a number of ponds forming a continuation of Billingham Beck Valley Country Park. An area of rough grassland land runs along the western section of the green wedge. The remainder of the green wedge is in the process of being reclaimed and contains an area of managed reedbeds at its southern end. <p>Billingham and Norton Bottoms are heavily contaminated sites. Much of the site is covered in a substantial depth of 'gypsum slurry' from historic previous uses with parts of the site containing deposits of coal/bitumen.</p>
Adjacent land uses	Adjacent land uses are residential development at Billingham and Norton, Holme House Prison and employment land at Portrack Lane, and Industrial development at Billingham Chemical Complex.
Landscape features	Landscape features include ponds to the north west and reed beds to the south west. A woodland buffer is evident along the A19 with the remainder of the green wedge being rough grassland, sporadic tree cover and land in the process of reclamation. Billingham Beck meanders through the site and groups of trees line the banks in places.
Topography	<p>The topography of this area differs somewhat from the northern section of the green wedge as land to the west of the A19 (Holme House Prison and employment land at Portrack Lane) is on a similar level to the A19.</p> <p>Towards the northern part of this section of the green wedge residential development at Norton is on higher ground with a noticeable bank to the west of Amble/Ramsey View. To the north and south of this area</p>

	<p>development has taken place on lower ground up to the recreational corridor adjacent to the A19.</p> <p>The eastern boundary of the green wedge is defined by New Road, residential development at Imperial Road and employment uses at Billingham Chemical Complex. Residential development to the east of New Road and at Imperial Road is on land sloping towards Billingham Beck. To the south of this area industrial development at Billingham Chemical Complex slopes gently towards Billingham Beck.</p> <p>Within the green wedge there is an undulating topography which is dictated, to a degree, by the on-going reclamation process. The following identifies the existing topography within the green wedge:</p> <ul style="list-style-type: none"> • Billingham Bottoms is at a slightly lower level to New Road being surrounded by Billingham Beck and its associated ordinary watercourses which create an island effect. • The area forming the continuation of Billingham Beck Valley Country Park is relatively flat and at a similar level to Billingham Bottoms. This extends into an area of rough grassland which begins to slope away from the A19. • To the east and south of this area of rough grassland is the area currently under the process of reclamation. The northern part of this area has a finished level above the level of the area of rough grassland; this change in topography is clearly visible from the A19. The southern part of this area (which includes reed beds) is currently under reclamation and is at a lower level than the A19 west and rough grassland to the north west.
Boundary	
Has the principle of development been accepted (or is there an emerging allocation) which would necessitate a review of the boundary?	No
Details	No development has been approved and there are no emerging allocations within this area which would necessitate a review of the boundary.
Does the current boundary provide a strong defensible boundary?	Yes/No
Details	The western boundary follows the A19 and extent of residential boundaries. The eastern boundary follows New Road, residential development at Imperial Road and the extent of industrial development at Billingham Chemical Complex. The southern boundary of the green wedge ceases at Haverton Hill interchange and excludes employment development to the south.

	<p>Land south of New Road between residential development at Imperial Road and Billingham Chemical Complex up to Billingham Beck (referred to historically as the Cassel Site) is omitted from the green wedge. Much of this site is fenced undeveloped land understood to be within the ownership of Lucite International at Billingham Chemical Complex. An area south of this fence line up to Billingham Beck is also excluded from the green wedge. The existing boundary of the green wedge at this location is irregular and no-longer follows identifiable landscape features.</p>
Do alternative defensible boundaries exist which would better relate to the wider boundary?	Yes
Details	<p>An alternative boundary would see the boundary of the green wedge follow the boundary of land owned by Lucite International. This would see the inclusion of part of the Cassel Site between Billingham Beck and land owned by Lucite International within the green wedge. This land no-longer fulfils an operational role for uses within Billingham Chemical Complex and forms part of the wider reclamation scheme.</p> <p>As with assessment for the northern section of this green wedge there are two alternative boundaries to the north western section of the green wedge. This would see the boundary:</p> <ul style="list-style-type: none"> • continue northwards along the course of the A19; or • continue northwards along the sound attenuation barrier to the west of the A19. <p>For continuity and the reasons stated in the assessment for Area 1 it is considered that the most appropriate of the options is for the green wedge to follow the sound attenuation barrier to the west of the A19. Essentially this land forms and landscape setting for the wider green wedge.</p>
Would this create a potential piecemeal development site out of character/proportion with the surrounding area?	Potentially
Details	<p>A developable SHLAA site exists at 'Land at Chesham Road, Norton' (SHLAA 13); this is an area of amenity open space alongside the recreational corridor. Development of this site would need to be carefully considered and designed owing to the characteristics of the site which is overlooked from Amble/Ramsey View. Careful consideration would also be required upon the effect upon the recreational corridor to the east and impact on the surrounding area.</p> <p>Amendments to the eastern boundary of the green</p>

	wedge would seek to extend the green wedge designation to include land up to the ownership of Lucite International.
Separation and Openness	
Extent of built development within the green wedge	<p>There is virtually no built development within the green wedge, with the exception of the A19. There are elements of hard standing and bunding associated with the on-going reclamation of the site. However, this development is associated with temporary consents and conditions require the removal of these elements which are not considered appropriate for permanent retention within the green wedge.</p> <p>Much of the southern part of the green wedge appears as brownfield owing to the on-going reclamation of derelict land for ecological purposes.</p>
Can the settlements be seen from the edge and within the site?	<p>As development west of the A19 (Holme House Prison and employment land at Protrack Lane) is at a similar level as much of the green wedge it can be viewed from New Road which is at a higher level. Views of the green wedge from Protrack Lane/ Holme House Prison are obscured from many vantage points owing to the topography and a woodland buffer to the east of the A19. However, it is possible to see higher structures associated with the process industries.</p> <p>Much of the residential development at Norton is screened from view by a sound attenuation barrier which runs along the A19. However, residential development on higher ground to the north of this section of green wedge can be viewed from within the green wedge and when driving across the A139 into Norton from Billingham.</p> <p>From within the green wedge residential development at Billingham is clearly visible as is development associated with the process industries (higher structures dominate the skyline but do not overbear the green wedge). It should be noted that the woodland buffer along the A19 obscures clear views of development at Billingham. However, these views still exist when walking along the footpath which runs between the A19 and the woodland buffer; views become more evident to the northern section of the green wedge as the footpath sweeps eastwards across the green wedge to New Road.</p> <p>From Amble/Ramsey View there are panoramic views over the wider green wedge as this area of higher ground provides a vantage point for such views. 'Land at Chesham Road, Norton' (SHLAA 13) is overlooked from Amble/Ramsey View, but within the site as well as along the recreational corridor in general running adjacent to the A19 there are limited views of the wider green wedge</p>

	owing to planting and the sound attenuation barrier along the A19.
Perception of distance to neighbouring settlement? Consider physical separation.	<p>The physical separation of the green wedge is fairly uniform representing a continuation of the green wedge to the north. The perception of separation is largest towards the south of the green wedge. There are long views from New Road over Portrack Lane and from the footpath along the A19 towards the process industries at Billingham Chemical Complex which are viewed as being some distance away. This is accentuated by taller structures which are located further away in the built-up area.</p> <p>The perception of separation from within the green wedge is at its lowest to the northern part. From within the green wedge this is owing to the visibility of residential development at New Road and Imperial Road and what is viewed as a relatively level topography in the green wedge. However, from the edges of the green wedge there is a clear sense of separation of a similar nature to that experienced at Area 1.</p>
Would development undermine the openness of the green wedge?	Yes/No
Details	<p>Development within the green wedge would be detrimental to the openness of the green wedge. It would be highly visible and impact upon the physical and perceived separation/openness.</p> <p>Development of 'Land at Chesham Road, Norton' (SHLAA 13) to the west of the A19 and sound attenuation barrier would impact negatively on the openness of this area but would not undermine the openness of the wider green wedge.</p>
Would development harm the identity of the green wedge?	Yes/No
Details	<p>The green wedge is open land free from development. With the northern section being in a variety of natural/semi-natural states and the southern element undergoing reclamation. Development within the defined boundaries of the green wedge would impact negatively upon the identity of the green wedge.</p> <p>Development of 'Land at Chesham Road, Norton' (SHLAA 13) to the west of the A19 and sound attenuation barrier would impact negatively on the identify of this area but would not undermine the identity of the wider green wedge.</p>
Would development completely change the character of the green wedge?	Yes/No
Details	The character of the green wedge is as identified above; this is in part defined by the width of the green wedge which continues a largely uniform width along the length

	<p>of the green wedge. Development would change the character of the green wedge by lessening separation which would be viewed/experienced from within the green wedge and from the residential areas.</p> <p>Development of 'Land at Chesham Road, Norton' (SHLAA 13) to the west of the A19 and sound attenuation barrier would impact negatively on the open character of this area but would not undermine the character of the wider green wedge.</p>
Would development erode the green wedge to such an extent as to be tantamount to the undesirable coalescence of existing built up areas?	Yes/No
Details	<p>Development to the west of the A19 would be tantamount to the undesirable coalescence of the built up areas. The boundaries of the green wedge are clearly defined and any development would completely change the character of the green wedge. Development of Billingham Bottoms would be highly visible when travelling across the A139 from Norton and would completely change what is understood to be the separation between the settlements of Norton and Billingham.</p> <p>Development of 'Land at Chesham Road, Norton' (SHLAA 13) to the west of the A19 and sound attenuation barrier would not be tantamount to the undesirable coalescence of existing built up areas.</p>
Amenity Value	
Is any of the land identified within the open space audit?	Yes
Is the land accessible to the public?	Yes/No
Detail	<p>'Land at Chesham Road, Norton' (SHLAA 13) is identified within the open space audit as amenity open space and is used by the public.</p> <p>The site does not have public access and is not included within the open space audit as reclamation is on-going. However, a cyclepath/footpath runs from New Road across the northern part of the green wedge before following the A19 southwards.</p>
Does the land have any other recreational/leisure uses (including footpaths, cyclepaths or bridleways both formal and informal)?	No
Detail	<p>On-going reclamation combined with the level of public access means that the site has limited recreational/leisure use. However, a cycle path/footpath runs from New Road across the northern part of the green wedge before following the A19 southwards.</p>

Could the integrity/quality of recreational/leisure uses be maintained if the green wedge boundary was amended?	Development within the green wedge would be unlikely to impact upon the integrity of the cyclepath/footpath.
The value of the green wedge to the local community by usage or function	The value of the green wedge is limited at this time owing to the limited public access and on-going reclamation which has impacted upon the visual relief provided. However, following the reclamation for ecological purposes the area will provide visual relief between communities and extend habitats along Billingham Beck Valley.
Landscape Quality	
Landscape quality	High/Medium/Low
Detail	The landscape quality of the green wedge in this location is mixed. The area to the north of the green wedge is in a number of natural/semi-natural states with the ponds, trees and grassland providing for an attractive wild area. The wider green wedge provides panoramic views southwards over industrial development, Middlesbrough and onwards towards the Cleveland Hills. However, it is acknowledged that the green wedge to the south is under a process of reclamation and the landscape quality of this area will increase upon completion. The landscape quality to the south is reduced by the views of the Haverton Hill Road Industrial complex.
Natural Environment	
Does the site contain wildlife sites?	Yes
Detail	The area to the north west of the green wedge which contains a number of ponds is identified as being part of Billingham Beck Valley Country Park which is designated as a Local Wildlife Site and Local Nature Reserve. The reedbeds are also identified as a Local Wildlife Site and form part of a reed bed treatment system.
Does the site link wildlife sites and habitats or could it be maintained to do so?	Yes
Does the site fall within a strategic green infrastructure corridor	Yes
Detail	Following reclamation the site has the potential to extend wildlife habitats along Billingham Beck Valley. It is a condition as part of the planning applications for reclamation that a detailed scheme for final restoration of the site including details of the ecological improvement measures, wildflower mix and any additional landscaping and tree planting is to be submitted to the Council for approval. Primary Corridor 9 'Billingham Beck Valley to Wynyard'
Historic Environment	
Are there any heritage assets located within the site?	No

Detail	No designated heritage assets exist within the green wedge.
Flood Risk and Flood Alleviation	
Is the land identified as being within flood risk zones	Yes
Detail	Large parts of the site are identified within flood risk zones 2 and 3. See comments in the remainder of this section.
Does the land have a flood alleviation role?	Yes
Detail	Large parts of the site is situated in flood zones 2 and 3 which acts as a storage area during extreme events. The floodplain is an area that would naturally flood if a river rises above its banks, or high tides and stormy seas cause flooding in coastal areas.
Does the site experience surface water flooding?	Yes
Detail	<p>The wider site was subject to extensive fluvial and surface water flooding during the September and November 2012 severe storms whereby a large part of the site and surrounding area was under water. Although, the exact flood outline is unknown for these events and investigations are on-going, it is believed that the river overtopped and certainly flooded the land situated within flood zone 2 and 3. The surrounding ordinary water courses and drainage system also surcharged and caused substantial flooding.</p> <p>Major highways nearby including the A19 slip roads, A139 and New Road were all closed due to flooding for a substantial length of time.</p> <p>Billingham Bottoms is on slightly higher ground but is surrounded by Billingham Beck and its associated ordinary watercourses and would be completely cut off in times of flooding.</p>
Conclusion	
<p>The area performs many of the purposes of green wedge, playing an important role in providing openness and separation between Norton/Portrack Lane and Billingham. The area is identified as having very low/low landscape capacity being a visually sensitive location and forms a strategic green infrastructure corridor.</p> <p>In considering amendments to the boundary the following conclusions have been reached:</p> <ul style="list-style-type: none"> • Land to the west of the A19- It is considered that the green wedge boundary should be amended to continue northwards along the sound attenuation barrier to the west of the A19. This will see the removal of 'Land at Chesham Road, Norton' (SHLAA 13) from the green wedge. Whilst this land fulfils a recreational use/corridor it has been noted that the site is not contributory to the protection of openness or character of the wider green wedge. However, the land has an amenity value and will continue to be protected as open space. • Billingham Bottoms- development would be highly visible when travelling across the A139 from Norton and would completely change what is understood to be the separation between the settlements of Norton and Billingham. This conclusion was supported at the Local Plan Public Inquiry in 1995 where the inspector concluded 	

that Billingham Bottoms has a significant green wedge function stating that 'It is this land which serves as the setting for the adjoining residential development of Billingham. Moreover, this area of development, and the site, are very prominent in view from vantage points such as the A19. From this it follows that the site has a highly significant green wedge function. If it were to be developed, Billingham would lose its separate identity hereabouts. The A19 would simply be a road passing through an urban area, with development on either side' (para 2.134 - 2.135 Stockton-on-Tees Local Plan Public Enquiry).

- **The Cassel Site- Land between Billingham Beck and land associated with Lucite International-** the existing green wedge boundary is irregular and no-longer follows identifiable landscape features at this location. Land between Billingham Beck and the fenced land associated with Lucite International fulfils a green wedge function and is no-longer required to perform an operational role for uses within Billingham Chemical Complex. It is therefore suggested that the green wedge is extended to include this site. Towards the southern part of this location an amendment has also been made to de-allocation a section of green wedge which is within the land ownership of Lucite International. These changes are intended to ensure a clear uniform boundary is provided that aligns with landscape features.



Land at Chesham Road, Norton' (SHLAA 13)

The Cassel Site- Land between Bilingham Beck and fenced land associated with Lucite International

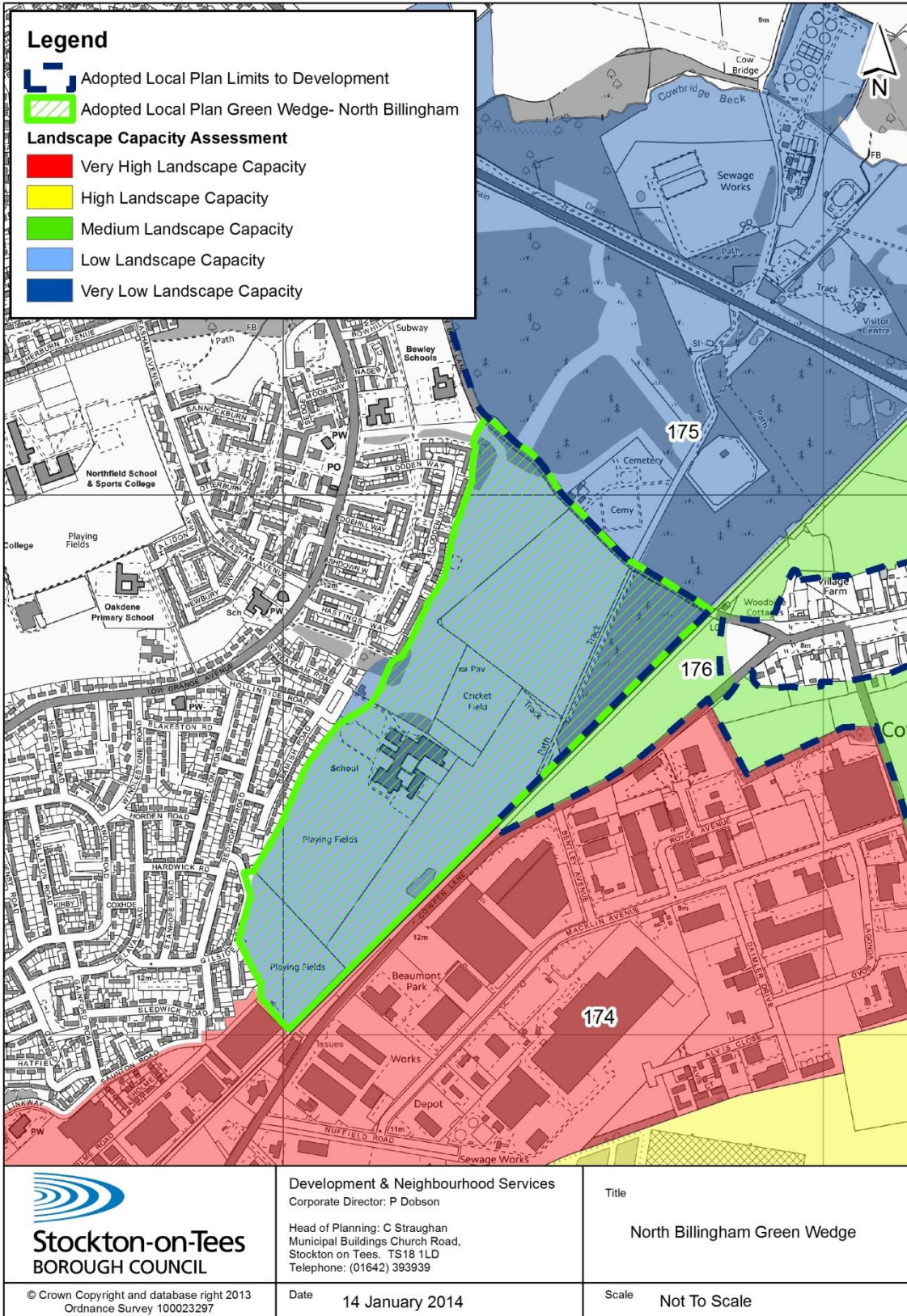
Legend	
	Proposed Limits to Development
	Proposed GreenWedge
	Adopted Local Plan Limits to Development
	Adopted Local Plan Green Wedge- Bilingham Beck

<p>Stockton-on-Tees BOROUGH COUNCIL</p> <p>© Crown Copyright and database right 2014 Ordnance Survey 100023297</p>	<p>Development & Neighbourhood Services Corporate Director: P Dobson</p> <p>Head of Planning: C Straughan Municipal Buildings Church Road, Stockton on Tees. TS18 1LD Telephone: (01642) 393939</p>
	<p>Date 17/04/2014</p>

<p>Title</p> <p>Area 2 Bilingham Beck Valley Green Wedge</p>
<p>Scale</p> <p>Not to scale</p>

Between North Billingham and Cowpen Lane Industrial estate

- 5.12. The green wedge separates residential development at North Billingham with Cowpen Lane Industrial Estate; the green wedge also serves to maintain openness between the conurbation and Cowpen Bewley. St Michaels Roman Catholic Comprehensive School is located within the green wedge with playing fields associated with the school forming a large proportion land between built up areas. The Landscape Capacity Study identifies one landscape unit within this green wedge which extends further than the area designated as green wedge. The assessment focuses on this landscape unit.
- 5.13. Overleaf is a map showing the existing Local Plan green wedge and limits to development alongside the landscape units contained within the Landscape Capacity Study. A map is included at the end of this section which details the existing Local Plan green wedge and limits to development and the proposed Regeneration and Environment LDD limits to development and green wedge.



Legend

- Adopted Local Plan Limits to Development
- Adopted Local Plan Green Wedge- North Billingham

Landscape Capacity Assessment

- Very High Landscape Capacity
- High Landscape Capacity
- Medium Landscape Capacity
- Low Landscape Capacity
- Very Low Landscape Capacity

Stockton-on-Tees
BOROUGH COUNCIL

Development & Neighbourhood Services
Corporate Director: P Dobson

Head of Planning: C Straughan
Municipal Buildings Church Road,
Stockton on Tees, TS18 1LD
Telephone: (01642) 393939

Title

North Billingham Green Wedge

© Crown Copyright and database right 2013
Ordnance Survey 100023297

Date 14 January 2014

Scale Not To Scale

Area 1- Assessment of Landscape Unit 175

The following provides information from the Landscape Capacity Assessment

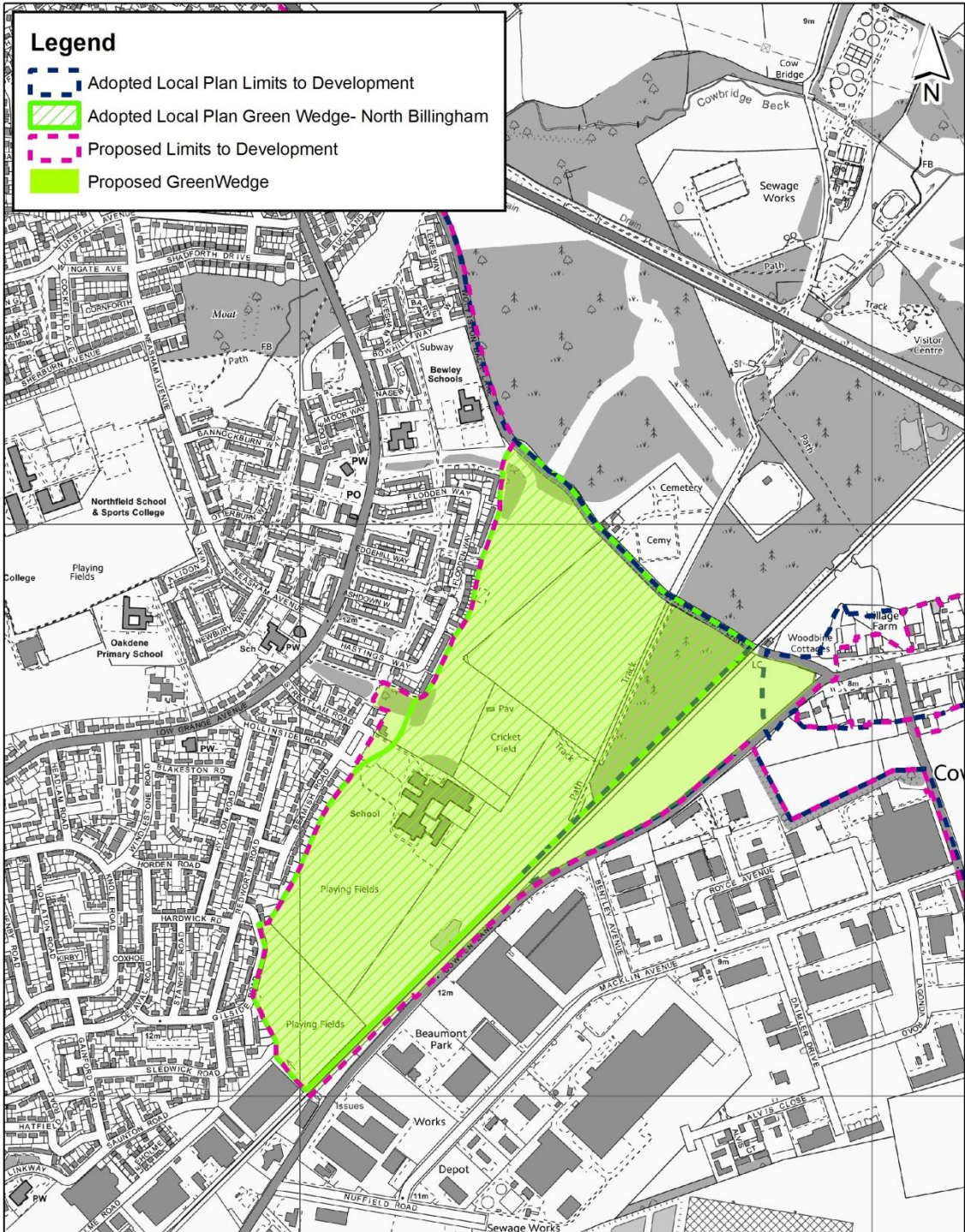
Landscape unit	175
Landscape Character Sensitivity	High
Sensitivity of Individual Elements	High
Sensitivity of Aesthetic Aspects	Very High
Visual Sensitivity	High
Landscape Sensitivity	Very High
Value of Landscape	High
Landscape Capacity	Very Low

Overview	
Landscape Unit	175
Land uses	There are a number of uses within the site including: <ul style="list-style-type: none"> • Amenity open space/playing fields • St Michaels Roman Catholic Comprehensive School and associated playing fields • Cowpen Bewley Woodland Country Park along the southern boundary extending north eastwards into the wider area.
Adjacent land uses	Surrounding land uses include residential to the north west, employment to the west, Cowpen Lane Industrial Estate to the south across the railway line and the remainder of Cowpen Bewley Woodland Country Park to the north east across Wolviston Back Lane.
Landscape features	The main landscape features are the areas of developing woodland associated with Cowpen Bewley Woodland Country Park.
Topography	The site is relatively level with no notable changes in topography
Boundary	
Has the principle of development been accepted (or is there an emerging allocation) which would necessitate a review of the boundary?	No
Details	Minor development associated with the existing school has occurred and been approved. However, nothing which would necessitate a review of the boundary.
Does the current boundary provide a strong defensible boundary?	Yes
Details	The existing boundary follows the defensible boundaries of Wolviston Back Lane, a railway line and the extent of residential development.
Do alternative defensible boundaries exist which would better relate to the wider boundary?	Yes
Details	An alternative boundary would see the inclusion of a

	<p>slither of land to the south of the railway line up to Cowpen Lane. Cowpen Lane follows the railway line for much of the green wedge boundary but moves away from the railway line towards Cowpen Bewley leaving an area with mature trees which forms part of Cowpen Bewley Woodland Country Park. It is suggested that this land be included within the green wedge as it forms part of the open area between settlements and aids in separating the built up area from Cowpen Bewley.</p>
Would this create a potential piecemeal development site out of character/proportion with the surrounding area?	No
Details	The proposal to include this area within the green wedge and outside the limits to development will seek to ensure piecemeal development will not occur.
Separation and Openness	
Extent of built development within the green wedge	The only development within the green wedge is that associated with St Michaels Roman Catholic Comprehensive School.
Can the settlements be seen from the edge and within the site?	<p>Owing to dense woodland planting at Cowpen Bewley Woodland Country Park, (much of which was planted approximately 20 years ago) along the length of the railway line, views of settlements are obscured entirely with the exception of the chimney associated with St Michaels Roman Catholic Comprehensive School and tall structures (including chimneys and cooling towers) in the distance associated with the process industries to the south west.</p> <p>There are intermittent views of residential properties at Flodden Way from Wolviston Back Lane owing to planting along the roadside at Wolviston Back Lane.</p>
Perception of distance to neighbouring settlement? Consider physical separation.	<p>From Cowpen Lane there is an unknown perception of separation as woodland planting is adjacent to the road meaning views are almost entirely restricted.</p> <p>The perception of separation from north Billingham is vast, owing to the areas of open space providing a sense of openness and woodland beyond restricting views of built development beyond (with the exception of distant taller structures associated with the process industries)</p>
Would development undermine the openness of the green wedge?	Yes
Details	Development would impact upon the openness of the area which is relatively free from development.
Would development harm the identity of the green wedge?	Yes
Details	The character and identify of the area is defined by the open nature of land to the north of the green wedge combined with mature woodland to the south. This would be irrevocably harmed should development take place.

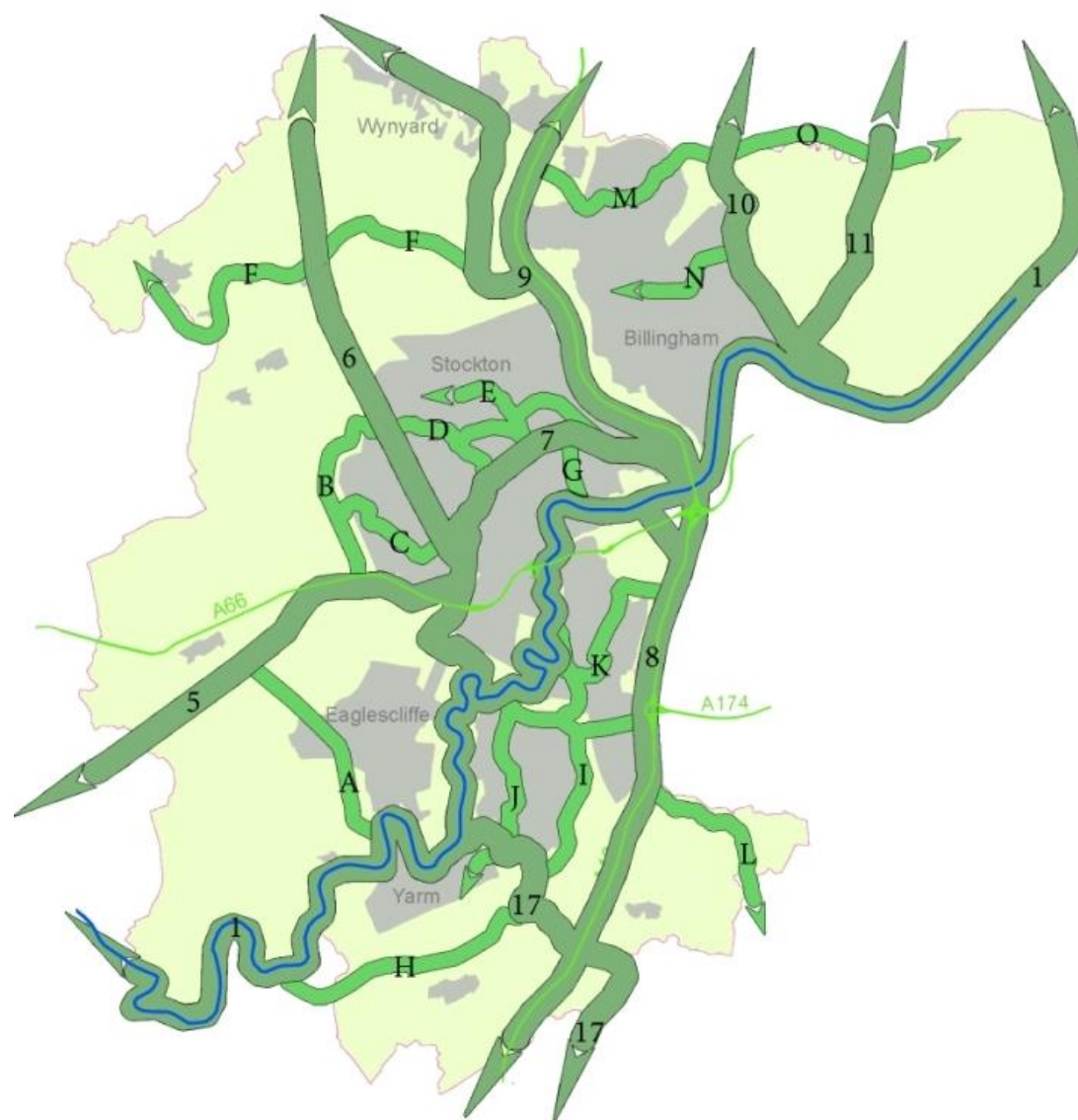
Would development completely change the character of the green wedge?	Yes
Details	As above
Would development erode the green wedge to such an extent as to be tantamount to the undesirable coalescence of existing built up areas?	Yes
Details	Development within the green wedge would destroy the identity and character of the green wedge but it would also lead to undesirable coalescence as there would be nothing left other than a tree buffer to separate built up areas; this does nothing to maintain openness and amenity.
Amenity Value	
Is any of the land identified within the open space audit?	Yes
Is the land accessible to the public?	Yes
Detail	The entirety of the green wedge is identified within the open space; which includes amenity space, outdoor sports facility and Natural/Semi-natural Greenspace. The green wedge is publically accessible; with the exception of the school site which is fenced.
Does the land have any other recreational/leisure uses (including footpaths, cyclepaths or bridleways both formal and informal)?	Yes
Detail	The green wedge includes land identified as amenity open space which provides areas for informal recreation with marked playing pitches visible. Cowpen Bewley Woodland Country Park has numerous formal and informal footpaths. The school site has playing pitches for various sports and an artificial pitch. The Green Infrastructure Delivery Plan identifies the potential for the delivery of community allotments on part of the green wedge.
Could the integrity/quality of recreational/leisure uses be maintained if the green wedge boundary was amended?	Amending the boundary to allow development would impact adversely upon the amount of available open space, but may not necessarily adversely impact on the integrity of recreational uses; this would be dependent upon the scale and location of development.
The value of the green wedge to the local community by usage or function	The green wedge is highly valued by the local community. Areas of amenity space provide accessible open space close to people's homes and Cowpen Bewley Woodland Country Park provides a wider natural area to be used for recreational purposes.
Landscape Quality	
Landscape quality	High
Detail	The green wedge has a high landscape quality providing a meaningful separation between residential

	development at Billingham and Cowpen Lane Industrial Estate. Within the areas of developing woodland planting a sense of tranquillity and remoteness can be experienced. The area provides openness and a gateway into the wider Cowpen Bewley Woodland Country Park.
Natural Environment	
Does the site contain wildlife sites?	Yes
Detail	Cowpen Bewley Woodland Country Park is designated as a Local Wildlife Site and Local Nature Reserve. The Country Park is a former brickworks, landfill and agricultural land to the north of Billingham comprising new woodland, grassland, ponds and lakes. The site supports Great Crested-newt.
Does the site link wildlife sites and habitats or could it be maintained to do so?	Yes
Does the site fall within a strategic green infrastructure corridor	No
Detail	The site provides a green finger into the built up area of Billingham separating residential and industrial development. Whilst the site forms a gateway into the wider Country Park it is not identified as a strategic green infrastructure corridor.
Historic Environment	
Are there any heritage assets located within the site?	No
Detail	There are no designated heritage assets within the existing green wedge. However the northern part of the land to be included within the green wedge forms part of Cowpen Bewley Conservation Area.
Flood Risk and Flood Alleviation	
Is the land identified as being within flood risk zones	No
Detail	n/a
Does the land have a flood alleviation role?	Unknown
Detail	n/a
Does the site experience surface water flooding?	Unknown
Detail	n/a
Conclusion	
The green wedge separates residential and industrial development within Billingham. The northern part of the site remains open as amenity open space and playing fields with the southern part of the green wedge being heavily planted forming part of Cowpen Bewley Woodland Country Park. The area maintains separation and openness and has a high amenity value owing to the nature of the open spaces and recreational opportunities. The only built development is St Michaels Roman Catholic Comprehensive School; any further development would be detrimental to the green wedge as the area has very low landscape capacity. It is concluded that the green wedge be maintained and extended into the area of Cowpen Bewley Woodland Country Park south of the railway line upto Cowpen Bewley.	



 <p>Stockton-on-Tees BOROUGH COUNCIL</p>	<p>Development & Neighbourhood Services Corporate Director: P Dobson</p> <p>Head of Planning: C Straughan Municipal Buildings Church Road, Stockton on Tees, TS18 1LD Telephone: (01642) 393939</p>	<p>Title</p> <p>North Billingham Green Wedge</p>
<p>© Crown Copyright and database right 2013 Ordnance Survey 100023297</p>	<p>Date</p> <p>14 January 2014</p>	<p>Scale</p> <p>Not To Scale</p>

Appendix A- Strategic Green Infrastructure Network



Primary Corridors		Secondary Corridors	
1	River Tees	A	River Tees to Coatham Wood
5	Stockton, A66/A67 corridor to Darlington	B	West Stockton
6	Preston-on-Tees, Hartburn, Fairfield, Bishopsgarth to Wynyard	C	Greenvale to Oxbridge
7	Hartburn to Lustrum Beck to River Tees	D	Hardwick Dene to Lustrum Beck
8	Stainsby Beck Valley	E	Roseworth to Stockton and Norton
9	Billingham Beck Valley to Wynyard	F	Thorpe Beck to Stillington
10	Saltholme to Cowpen Bewley and Hartlepool	G	Northshore to Lustrum Beck
11	Saltholme to Hartlepool Coast	H	Saltergill to Leven Bridge
17	River Leven Corridor	I	Bassleton Beck, Thornaby Wood to A174
		J	River Tees to Ingleby Barwick and Yarm
		K	Old River Tees to Thornaby Green
		L	Maltby Beck
		M	Cowbridge Beck
		N	Charlton's Pond and East Billingham
		O	Teesmouth and Greatham Creek

Appendix B- Site Assessment Form

Overview	
Landscape Unit	
Land uses	
Adjacent land uses	
Landscape features	
Topography	
Boundary	
Has the principle of development been accepted (or is there an emerging allocation) which would necessitate a review of the boundary?	Yes/No
Details	
Does the current boundary provide a strong defensible boundary?	Yes/No
Details	
Do alternative defensible boundaries exist which would better relate to the wider boundary?	Yes/No
Details	
Would this create a potential piecemeal development site out of character/proportion with the surrounding area?	Yes/No
Details	
Separation and Openness	
Extent of built development within the green wedge	
Can the settlements be seen from the edge and within the site?	
Perception of distance to neighbouring settlement? Consider physical separation.	
Would development undermine the openness of the green wedge?	Yes/No
Details	
Would development harm the identity of the green wedge?	Yes/No
Details	
Would development completely change the character of the green wedge?	Yes/No
Details	

Would development erode the green wedge to such an extent as to be tantamount to the undesirable coalescence of existing built up areas?	Yes/No
Details	
Amenity Value	
Is any of the land identified within the open space audit?	Yes/No
Is the land accessible to the public?	Yes/No
Detail	
Does the land have any other recreational/leisure uses (including footpaths, cyclepaths or bridleways both formal and informal)?	Yes/No
Detail	
Could the integrity/quality of recreational/leisure uses be maintained if the green wedge boundary was amended?	
The value of the green wedge to the local community by usage or function	
Landscape Quality	
Landscape quality	High/Medium/Low
Detail	
Natural Environment	
Does the site contain wildlife sites?	Yes/No
Detail	
Does the site link wildlife sites and habitats or could it be maintained to do so?	Yes/No
Does the site fall within a strategic green infrastructure corridor	Yes/No
Detail	
Historic Environment	
Are there any heritage assets located within the site?	Yes/No
Detail	
Flood Risk and Flood Alleviation	
Is the land identified as being within flood risk zones	Yes/No
Detail	
Does the land have a flood alleviation role?	Yes/No
Detail	
Does the site experience surface water flooding?	Yes/No
Detail	

Conclusion

The conclusion will summarise the reasons for inclusion as green wedge or justify why the site (or part thereof) should be de-designated. It may also include recommendations for housing policies emerging such as no of storeys, landscape treatment and access to the green wedge.

Appendix C- Oblique Images

The following are oblique images taken in 2007 and are copyright of Stockton-on-Tees Borough Council. Changes to the use and maintenance of land have taken place since the date of these images.

Bassleton Beck Valley between Ingleby Barwick and Thornaby

Areas 1, 2 and 3 viewed from Ingleby Barwick (north eastwards view)



Areas 2, 3 and 4 viewed from Thornaby (southwards view)



Areas 3 and 4 from Low Lane (northwards view)



©Stockton-on-Tees Borough Council

Stainsby Beck Valley, Thornaby

Areas 1 and 2 from Thornaby (eastwards view)



Areas 3 and 4 from Thornaby (south eastwards view)



Areas 3 and 4 from Low Lane (north eastwards view)



River Tees Valley from Surtees Bridge, Stockton to Yarm

Areas 1 and 2 from Stockton (southwards view)



Areas 1 and 2 from northern Thornaby (south westwards view)



Area 3 from Ingleby Barwick (north westwards view)



©Stockton-on-Tees Borough Council

Areas 3 and 4 from Ingleby Barwick (north westwards view)



©Stockton-on-Tees Borough Council

Areas 4 and 5 from Ingleby Barwick (westwards view)



©Stockton-on-Tees Borough Council

Areas 3, 4 and 5 from Low Lane (north westwards view)



Areas 5 and 6 from Ingleby Barwick (south westwards view)



Areas 5 and 6 from within green wedge (south westwards view over Egglecliffe)



Areas 5, 6 and 7 from Yarm (north eastwards view)



Areas 6 and 7 from Yarm (northwards view)

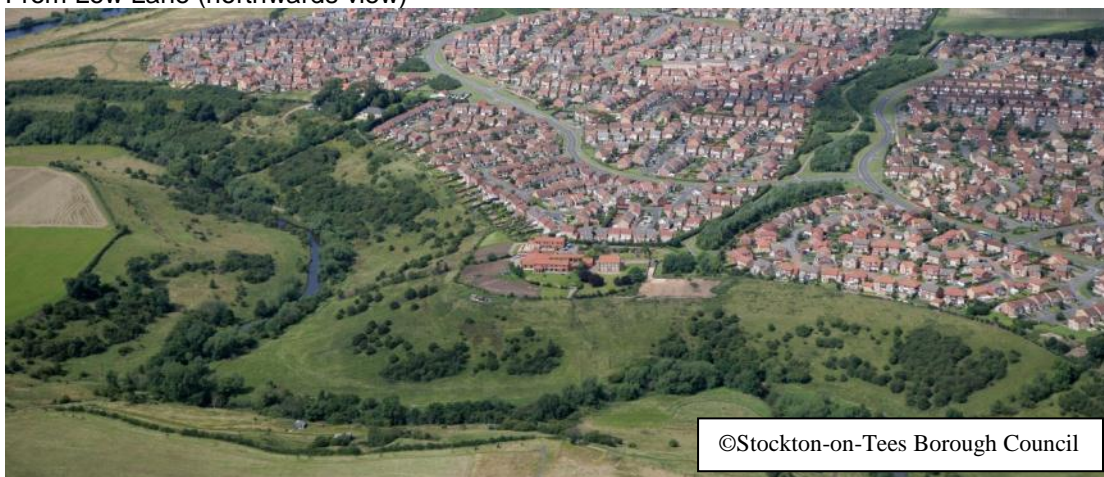


Leven Valley between Yarm and Ingleby Barwick

From Low Lane (westwards view)



From Low Lane (northwards view)



Billingham Beck Valley

From Norton (south westwards view)



From Billingham (southwards view)



Between North Billingham and Cowpen Lane Industrial estate

From Cowpen Bewley (westwards view)



From Billingham Town Centre (eastwards view)



Appendix D- Site Visit Photos

Site visits were undertaken in January and February 2014. The following images are those taken during these site visits.

Bassleton Beck Valley between Ingleby Barwick and Thornaby

Area 1- Broom Hill, Ingleby Barwick to Thornaby

Views of Ingleby Barwick from Thornaby



Views of Thornaby from Ingleby Barwick



Area 2- Lowfields, Ingleby Barwick to Thornaby

View from within green wedge



View of Thorntree Farm from within green wedge and from Ingleby Barwick



Land South of Liverton Crescent



Land off Thornaby Road



Area 3- Ingleby Barwick to Teesside Industrial Estate

Ingleby Barwick from Thornaby Road and Ingleby Way (images in order from north to south)





Area 4 - Little Maltby Farm

Ingleby Barwick from Thornaby Road



Ingleby Barwick from Low Lane (towards junction with Thornaby Road)



Thornaby Industrial Estate from within the green wedge (images as moving eastwards across the green wedge)





Ingleby Barwick from within the green wedge





Development along Low Lane from within the green wedge



Ingleby Mill Primary School from Barwick Lane



Stainsby Beck Valley, Thornaby

Area 1- Assessment of Landscape Unit 71

Thornaby Road to Teesside Park



View over Thornaby Golf Course from Thornaby Football Club



Change in levels at Thornaby Football Club



Playing fields to south of change in levels (top of bank)



West of Thornaby Football Club towards Middlesbrough (wider green wedge)



Area 2- Assessment of Landscape Unit 70

View from within green wedge towards Thornaby



Middlesbrough (wider green wedge) from Thornaby



Area 3- Assessment of Landscape Unit 69



Area 4- Assessment of Landscape Units 67 and 68

Landscape unit 68 (Leahope Court amenity space)



West of Eltham Crescent



West of Teesside Industrial Estate





River Tees Valley from Surtees Bridge, Stockton to Yarm

Area 1- Assessment of Landscape Unit 66

Bowesfield Industrial Estate from Thornaby (images in order from north to south)



Thornaby bank from within green wedge



Bowesfield Industrial Estate from within green wedge



Thornaby from Bowesfield Industrial Estate (images in order from north to south)





Thornaby from within the green wedge



Area 2- Assessment of Landscape Units 64 & 65

Bowesfield from within green wedge (images in order from north to south)





View southwards from within green wedge towards Ingleby Barwick.



Thornaby from Bowesfield (images in order from north to south)





View from Bowesfield towards Ingleby Barwick



Area 3- Assessment of Landscape Units 48, 62 and 63

Fields west of Yarm Road (viewed from Yarm Road within green wedge, north to south)



Preston Farm from Yarm Road



Preston Farm Industrial Estate from Preston Lane (images west to east)



Preston Farm Industrial Estate, Bowesfield and Thornaby from within green wedge



Preston Farm and associated development from within green wedge



Towards Yarm Road from within Green Wedge (over Preston Lane Allotments)



Preston Park from within green wedge



Ingleby Barwick from within green wedge



Views within Preston Park



Wider green wedge from within Preston Park



Ingleby Barwick towards Bowesfield and Preston Farm Industrial Estate





Ingleby Barwick to Preston Park



Area 4- Assessment of Landscape Units 49 & 61

Eaglescliffe Golf Course (from club house towards Ingleby Barwick and southwards)



Ingleby Barwick towards Eaglescliffe (golf course, Teesside High School and residential at Tees Bank Avenue- images north to south)



Tees Bank Avenue from within green wedge





Development at Barwick Farm



North and south from Riverview Ingleby Barwick



Southwards from Riverview across to Sandhill (extant consent)



Area 5- Assessment of Landscape Units 50, 58, 59 & 60

Ingleby Barwick from Eaglescliffe (south of golf course- images as moving eastwards into green wedge)



Eggescliffe as moving eastwards into green wedge



Ingleby Barwick from Eggescliffe





Eaglescliffe from Egglecliffe (northwards view)



North of Egglecliffe Village westwards towards main built up area



Eaglescliffe/Egglecliffe from Land to rear of Marchlyn Crescent, Ingleby Barwick



Land to rear of Marchlyn Crescent, Ingleby Barwick from within green wedge



Eaglescliffe/Egglecliffe from Bettys Close Farm, Ingleby Barwick





Yarm from Bettys Close Farm



Bettys Close Farm from within green wedge



Area 6- Assessment of Landscape Unit 55 & 56

View from Ingleby Barwick (Round Hill Castle) towards



View from Ingleby Barwick (Bettys Close Farm) towards Egglecliffe/Yarm



Yarm from Eggescliffe



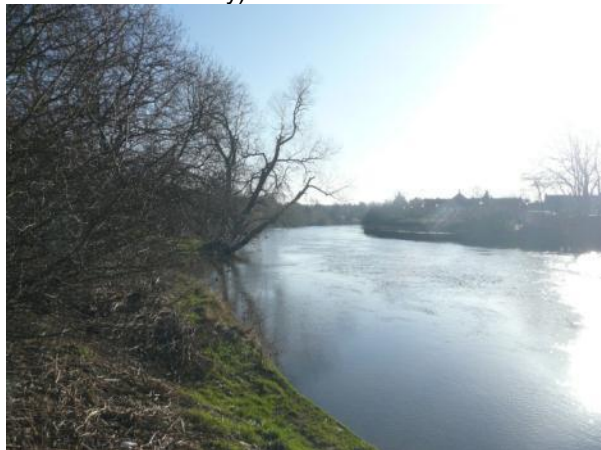
Northwards view from rear of Blue Bell PH/Bank House towards Butts Lane



Blue Bell PH, Eggescliffe and Yarm from Yarm Bridge



Along the River Tees south of Eggescliffe (images from Teesdale Way)





Area 7- Assessment of Landscape Unit 57

Green wedge from Yarm Bridge



Views from within the green wedge (images as moving westwards through green wedge from Yarm Road)





Yarm from within the green wedge



Leven Valley between Yarm and Ingleby Barwick

Area 1- Assessment of Landscape Units 51 and 54

Views of Yarm and Mount Leven from Round Hill Castle



Views from Crosswell Park/Castlemartin, Ingleby Barwick (images in order north/west and south)





Views from Bridleway off Challacombe Crescent, Ingleby Barwick (images in order north, west and south)





Views from within green wedge moving along bridleway northwards from green lane



Views from Right of Way through Mount Leven (images north to east in order)



Area 2- Assessment of Landscape Unit 52

Views from Barwick Lane (images in order north, west and south)



Billingham Beck Valley

Area 1- Assessment of Landscape Unit 130

Norton from A139



Billingham from open space to rear of King Edwin School



Towards Billingham from rear of Redwing Lane, Norton



Views from within green wedge (north of A1027)



Norton from Bypass Road (south of A1027)



Area 2- Assessment of Landscape Units 153 and 154

Billingham and Norton from A139



Towards 'Land at Chesham Road, Norton' (SHLAA 13)/ Amble/Ramsey View from A139



Views from Amble/Ramsey View over 'Land at Chesham Road, Norton' (SHLAA 13) and wider green wedge (images in order north, east and south)



Junction of A139/New Road towards Norton and residential development at Imperial Road respectively



Views towards Billingham and Billingham Chemical Complex from cyclepath/footpath which runs from New Road across the northern part of the green wedge before following A19 southwards (images in order as moving away from New Road)







Billingham Bottoms towards Norton from Imperial Road, Billingham.



Green wedge towards Protrack Lane from New Road (between residential at Imperial Road and Billingham Chemical Complex)



Between North Billingham and Cowpen Lane Industrial estate

Area 1- Assessment of Landscape Unit 175

Views from Cowpen Lane



Views from Flodden Way



View from Beamish Road



View from Gilside Road

