

## **AGENDA ITEM**

### **REPORT TO PLANNING COMMITTEE**

**14 July 2010**

**CORPORATE DIRECTOR OF  
DEVELOPMENT AND  
NEIGHBOURHOOD SERVICES**

## **LOCAL DEVELOPMENT FRAMEWORK: REVIEW OF THE LIMITS TO DEVELOPMENT AND GREEN WEDGE**

### **SUMMARY**

1. It is proposed that the Regeneration DPD will include policies concerning the 'limits to development' and 'green wedge'. In order for these policies to be robust they must be reviewed and updated to reflect the changes made to the landscape since the last review of these policies as part of the Local Plan in the mid-1990s. It is intended that the revised limits of development and green wedges will be consulted upon as part of the Regeneration DPD Preferred Options Report. A technical paper containing the methodology, mapping and justification for reviewing these policy boundaries will support the Regeneration DPD Preferred Options as an evidence base document.

### **DETAIL**

2. The Regeneration DPD will include policies concerning the 'limits to development' and 'green wedge'. In order for these policies to be robust they must be reviewed and updated.
3. Policy boundaries contained within the Stockton-on-Tees Borough Council's Local Plan (adopted June 1997) were produced using base map Ordnance Survey (OS) information available at the time. However, changes in OS base mapping, improvements in GIS technology and physical changes on the ground necessitate a review of policy boundaries to form an evidence base document for the Regeneration DPD.
4. The Regeneration DPD Issues and Options Report asked the question whether or not green wedges should 'be included within the limits to development?' A total of 64 responses were received to this question with 57 wishing for green wedges to be removed from the limits to development thereby strengthening their protection from development. As such the purpose of this review of the limits to development is two fold:
  - place a limits to development around each settlement in the conurbation
  - review the existing limits to development to ascertain whether any changes are required.
5. The Council published the 'Planning the Future of Rural Villages in Stockton-on-Tees Borough' report in October 2008; during consultation on this report it was evident that the overriding preference of village residents was to retain the limits to development. As such limits to development around villages will be retained and where necessary revised (this will include the provision of limits to development around Wynyard Village).
6. It is intended that the revised limits of development and green wedges will be consulted upon as part of the Regeneration DPD Preferred Options Report. A technical paper containing the methodology, mapping and justification for reviewing these policy boundaries will support the

Regeneration DPD Preferred Options as an evidence base document. The technical paper is available in the **Members' Library**. Also available in the Members' Library is a series of overview maps detailing the Local Plan and the Regeneration DPD preferred options boundaries for the limits to development and green wedge.

### **NEXT STEPS**

7. Following consideration by planning committee a report will be referred to Cabinet on 5 August 2010 for Members agreement

### **RECOMMENDATION**

8. Members are recommended to: -
  - i) Note the content of the report

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### **Background Papers**

The technical paper is available in the **Members' Library**

### **Financial Implications**

The cost of producing the technical report is being met through current budgetary provisions.

**Environmental Implications** – None.

**Community Safety Implications** – None

**Human rights Implications** – The provision of the European Convention of Human Rights 1950 has been taken into account in the preparation of this report.

**Ward and Ward Councillors** – All ward Councillors