

Redcar & Cleveland Local Development Framework

**PROPOSALS MAP
DRAFT AMENDMENTS**

March 2009



I. INTRODUCTION

- I.1** The Redcar and Cleveland Local Development Framework (LDF) is a series of documents which will eventually replace the Redcar and Cleveland Local Plan that was adopted in 1999. It will consider how the Borough (outside the North York Moors National Park) will develop over the next 15 to 20 years. The LDF will provide the spatial planning framework for many plans and strategies prepared by the Council and other bodies including members of the Redcar and Cleveland Local Strategic Partnership.
- I.2** The new development plan making process means that not all documents of the LDF will be prepared at the same time. The series of documents that make up the LDF will be prepared over time. The Local Development Scheme sets out the details of the documents the Council will prepare in the next few years and when each will be prepared.

The Adopted Development Plan

- I.3** Once adopted, LDF documents will form part of the statutory Development Plan for the Borough along with the Regional Spatial Strategy for the North East. The Development Plan is used to help direct a range of implementation plans and decisions on planning applications.
- I.4** The transition from the old to the new system is taking place over a number of years. During this period, the adopted Development Plan will be made up of a combination of the Regional Spatial Strategy for the North East, the 'saved' policies from the Redcar and Cleveland Local Plan and the Redcar and Cleveland LDF.
- I.5** A guidance note is available to help clarify exactly which planning policies make up the adopted Development Plan for Redcar and Cleveland during this transitional period. The guidance note is subject to change and will be updated regularly. Please ensure you have the latest version, which is available from Planning Services and on the Council website: www.redcar-cleveland.gov.uk/ldf

LDF Proposals Map 2007

- I.6** The adopted LDF Proposals Map was prepared in September 2007. It includes the adoption of the Core Strategy and Development Policies Development Plan Documents, and those Local Plan Policies that were 'saved' under the Planning and Compulsory Purchase Act 2004.
- I.7** The purpose of the Proposals Map is to geographically illustrate the site specific policies, allocations and designations of the adopted development plan.
- I.8** The Proposals Map forms part of the Local Development Framework for Redcar and Cleveland.

'Draft Amendments' Proposals Map 2009

- 1.9** Amendments are being proposed to the Proposals Map to reflect the changes that would be brought about through emerging policy set out in the Communities DPD Preferred Options. It also includes a review of the designations of other adopted policies in the LDF, and a number of consultation zones that are not currently shown on the LDF Proposals Map (see below).
- 1.10** The proposals shown on the 'Draft Amendments' Proposals Map are being published for consultation alongside the Communities DPD Preferred Options. Further revisions will be made to the Proposals Map following the adoption of the Communities DPD.
- 1.11** For further details about the Proposals Map, please visit the Council website at: www.redcar-cleveland.gov.uk/ldf.

Consultation Zones

- 1.12** This 'Draft Amendments' Proposals Map includes a number of consultation zones that indicate the following:
- Health and Safety Executive Consultation Zones (including pipelines);
 - Civil Aviation Authority Airport Safeguarding Area; and
 - Environment Agency Flood Risk Zones.
- 1.13** The Council will refer any development proposals within these zones to the relevant agency, to seek their advice on the suitability of the proposals, the risks of proceeding with the proposed development and whether any mitigation measures will be required.
- 1.14** These consultation zones have been defined by each agency. They may be subject to periodic review. For further details regarding these zones, please contact Planning Services or the relevant agency directly.

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- 1.16** The information shown on the 'Draft Amendments' Proposals Map is accurate to the best of the knowledge of Redcar & Cleveland Borough Council at the time of publication.
- 1.17** The LDF Proposals Map is subject to change throughout the LDF period. The definitive map is available to view on request at Belmont House, Guisborough. Please contact Planning Services if you require further information regarding this.

- I.18** Discussion on the clarification of the boundary with the North York Moors National Park is ongoing. The boundary shown is correct to March 2008.

Contact

- I.19** If you have any queries regarding the Redcar and Cleveland Local Development Framework please contact:

Redcar & Cleveland Borough Council
Planning Services
Belmont House
Rectory Lane
Guisborough
TS14 7FD



E-mail: planning_policy@redcar-cleveland.gov.uk

Telephone: 01287 612356









Website: www.redcar-cleveland.gov.uk/ldf











LEGEND










-  Boundary of Redcar & Cleveland Local Development Framework
-  Area outside of Redcar & Cleveland Local Development Framework

SAVED LOCAL PLAN POLICIES





-  General Industry, Business and Warehousing IND3
-  Prime Shopping Area SH3
-  Food and Drink Uses in Late Opening Zone, Redcar SH8
-  Amusement Centres in Redcar and Saltburn SH9
-  Rail Halt at the Ings T9
-  New Pedestrian Route T15
-  Proposed Cycle Routes T16
-  Cleveland Way and Teesdale Way TO5

CORE STRATEGY DPD






-  Protecting Employment Areas CS9
-  Steel, Chemical and Port Related Industries CS10
-  Town, District and Local Centres CS18
-  Protecting and Enhancing the Borough's Landscape Tees Forest CS22
-  Sensitive Landscape Areas CS22
-  Restoration Landscape Areas CS22
-  Green Infrastructure (Green Wedges) CS23b
-  Open Spaces CS23c

-  Strategic Landscape Areas CS23d
-  Biodiversity and Geological Conservation (SPA/Ramsar Site) CS24
-  Biodiversity and Geological Conservation (LNR) CS24
-  Biodiversity and Geological Conservation (RIGS) CS24
-  Biodiversity and Geological Conservation (SNCI) CS24
-  Biodiversity and Geological Conservation (SSSI) CS24
-  Biodiversity and Geological Conservation (Wildlife Corridors) CS24
-  Built and Historic Environment (Conservation Areas) CS25
-  Built and Historic Environment (Historic Landscape - Eston Hills) CS25

DEVELOPMENT POLICIES DPD

-  Development Limits DP1
-  Heritage Coast DP8
-  Conservation Areas DP9
-  Archaeological Sites and Monuments (Scheduled Monuments) DP11

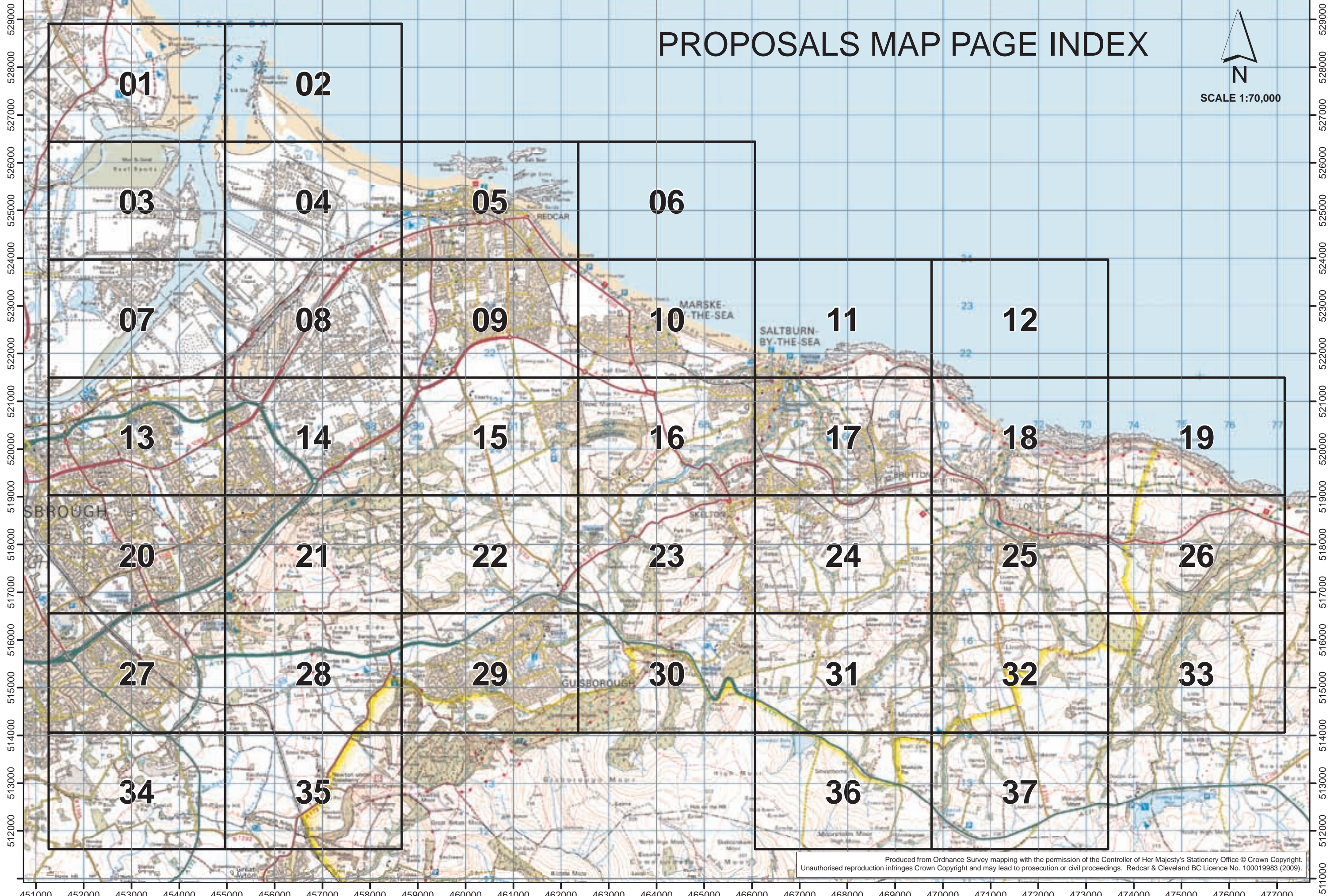
COMMUNITIES DPD

-  Housing Allocations CM1
-  Regeneration Sites CM2
-  Housing Allocations CM3
-  Sites for Gypsies, Travellers and Travelling Showpeople CM10
-  Education Facilities CM14

PROPOSALS MAP PAGE INDEX



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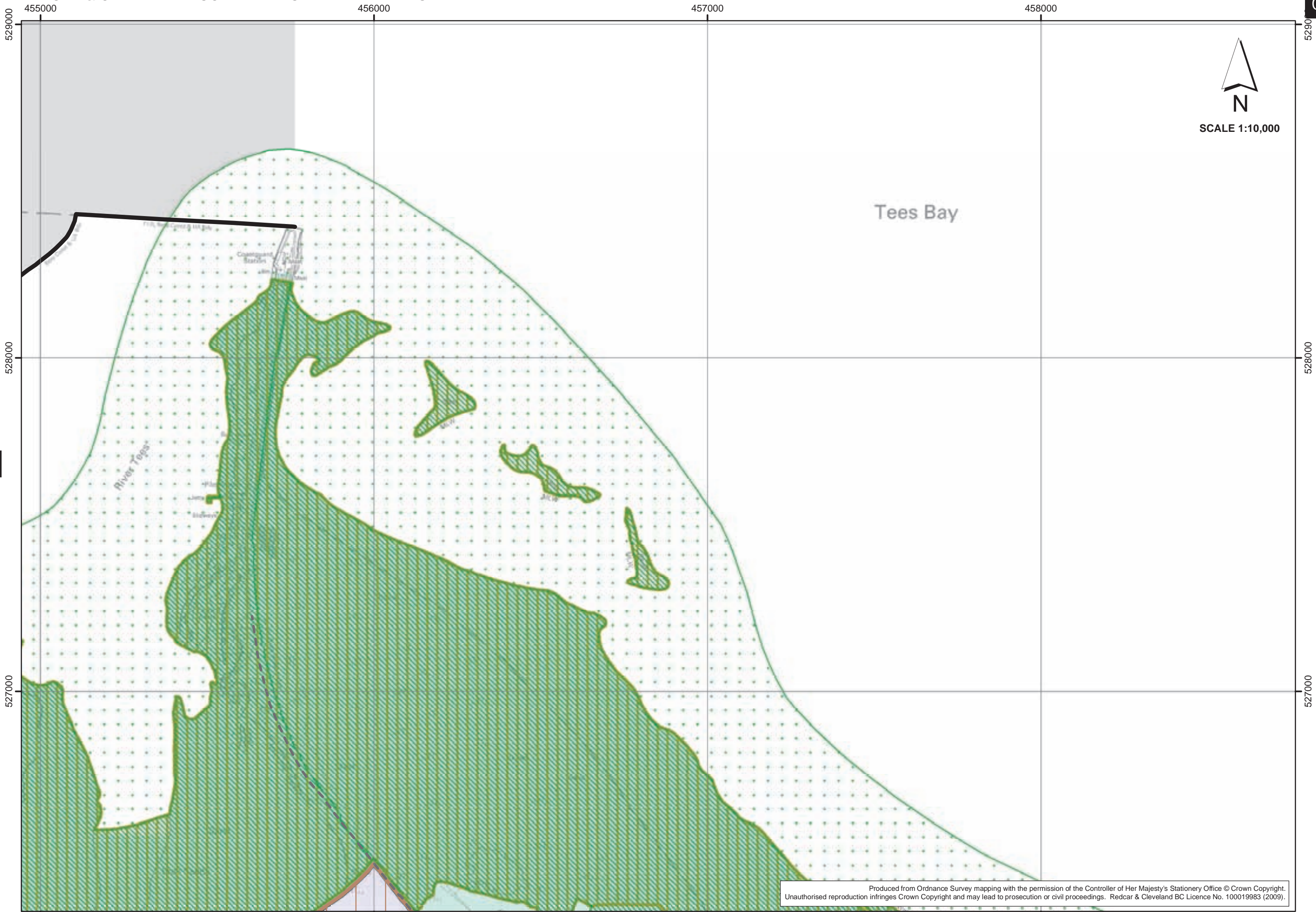


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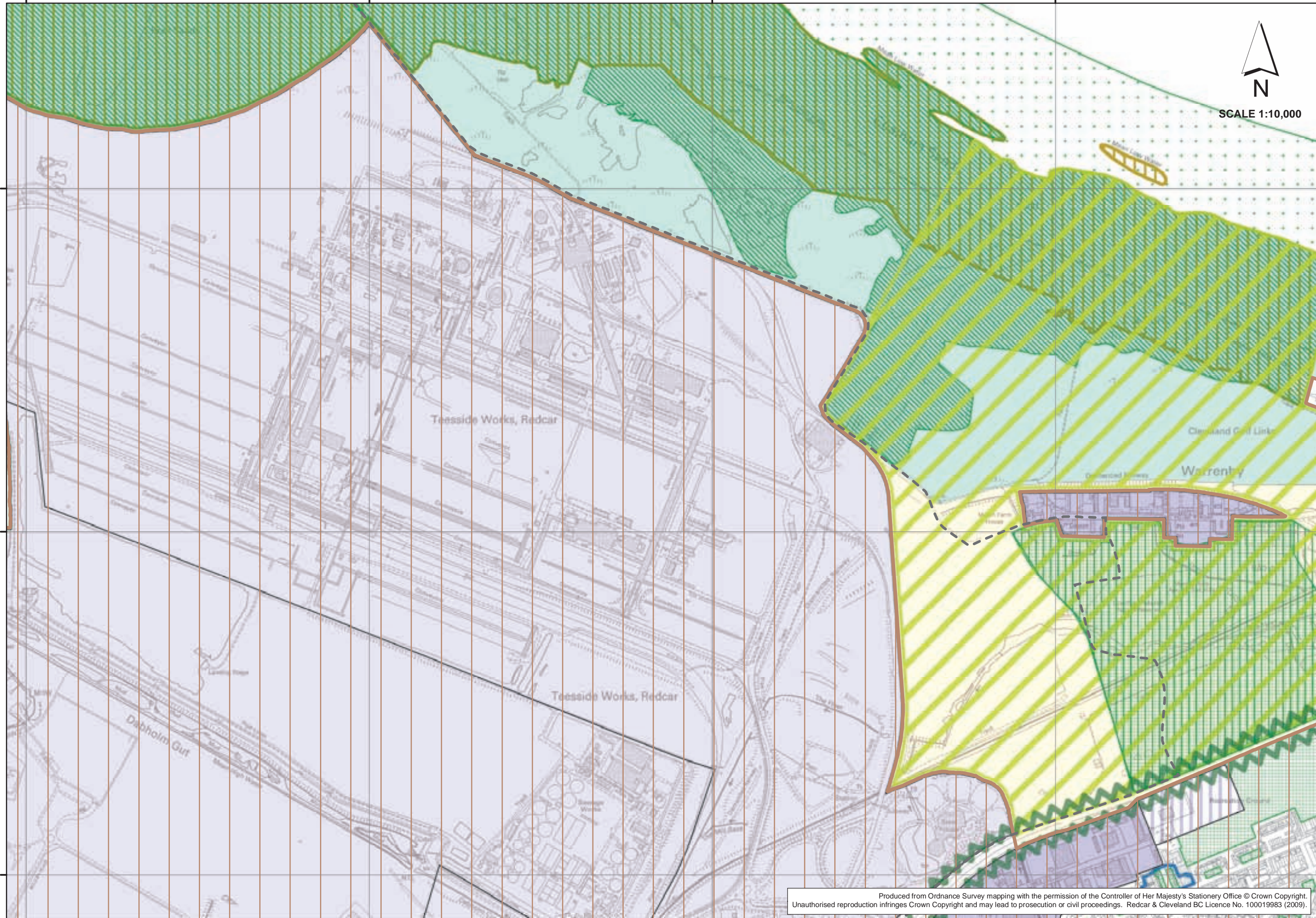
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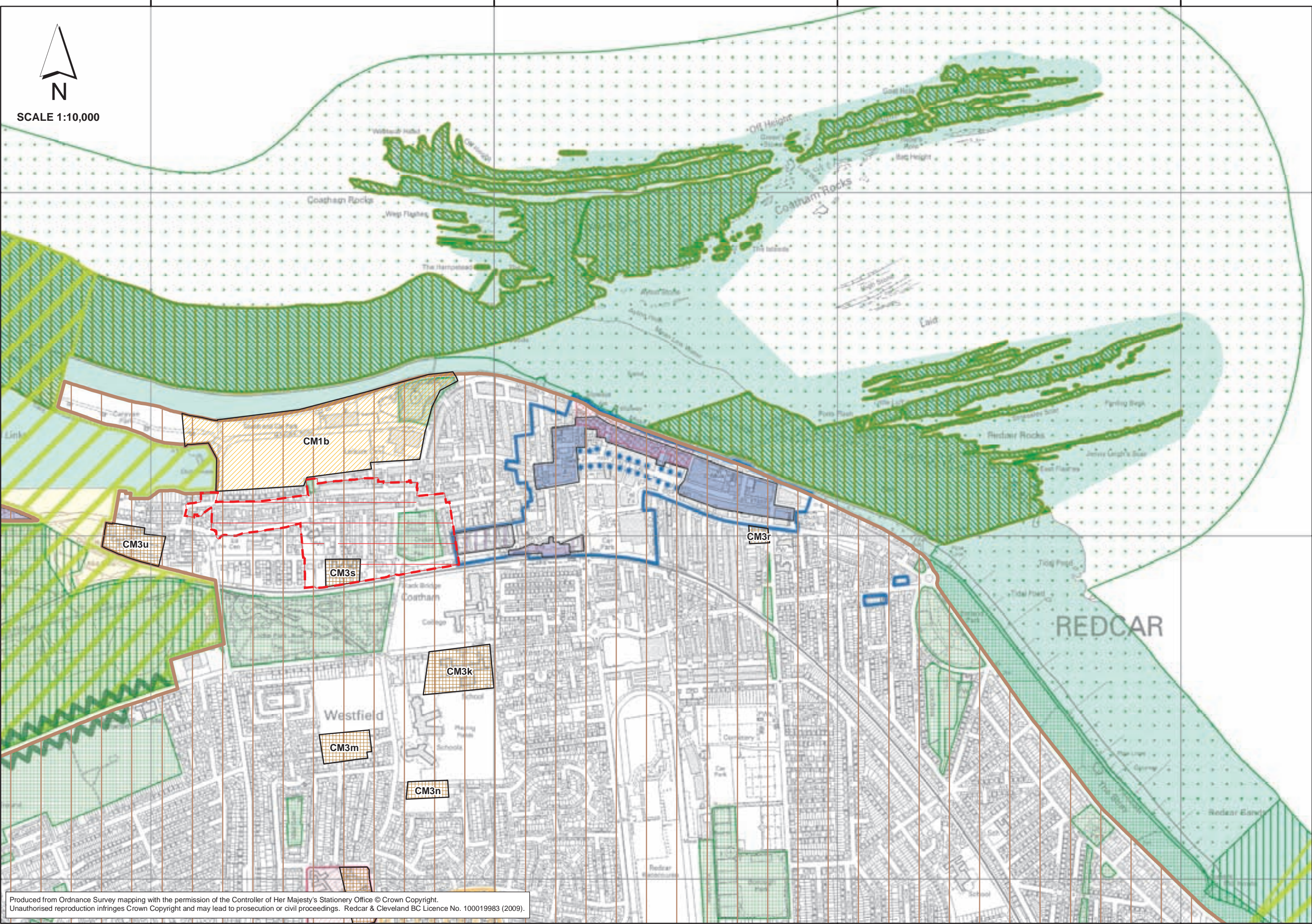
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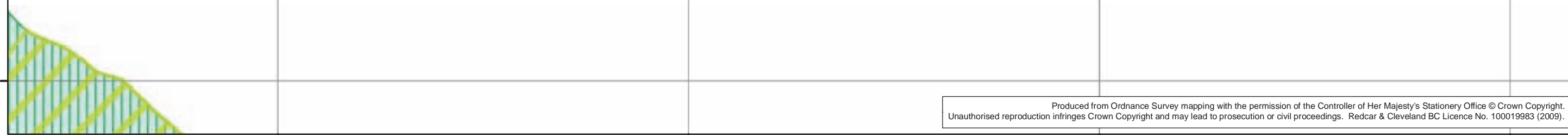
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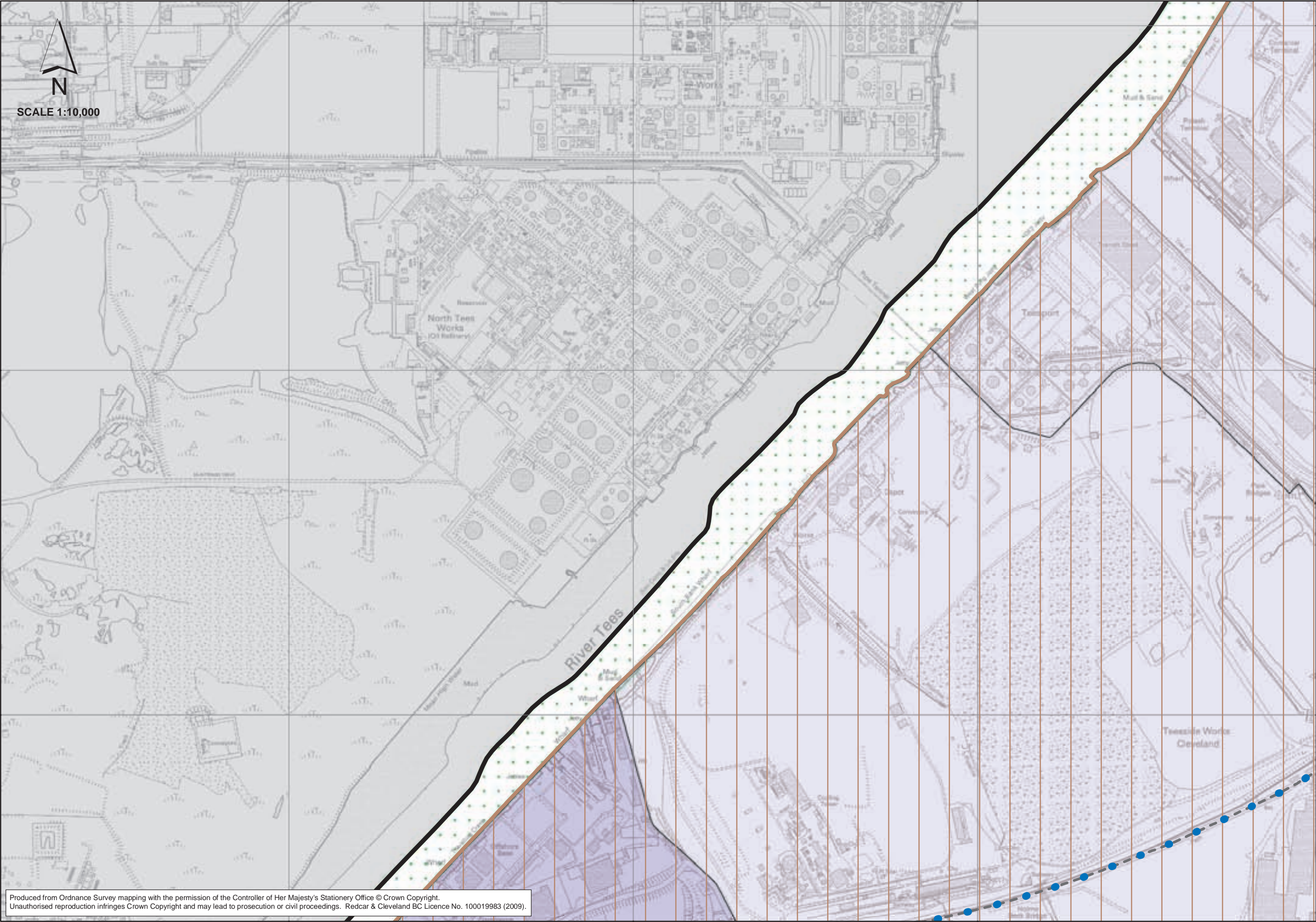
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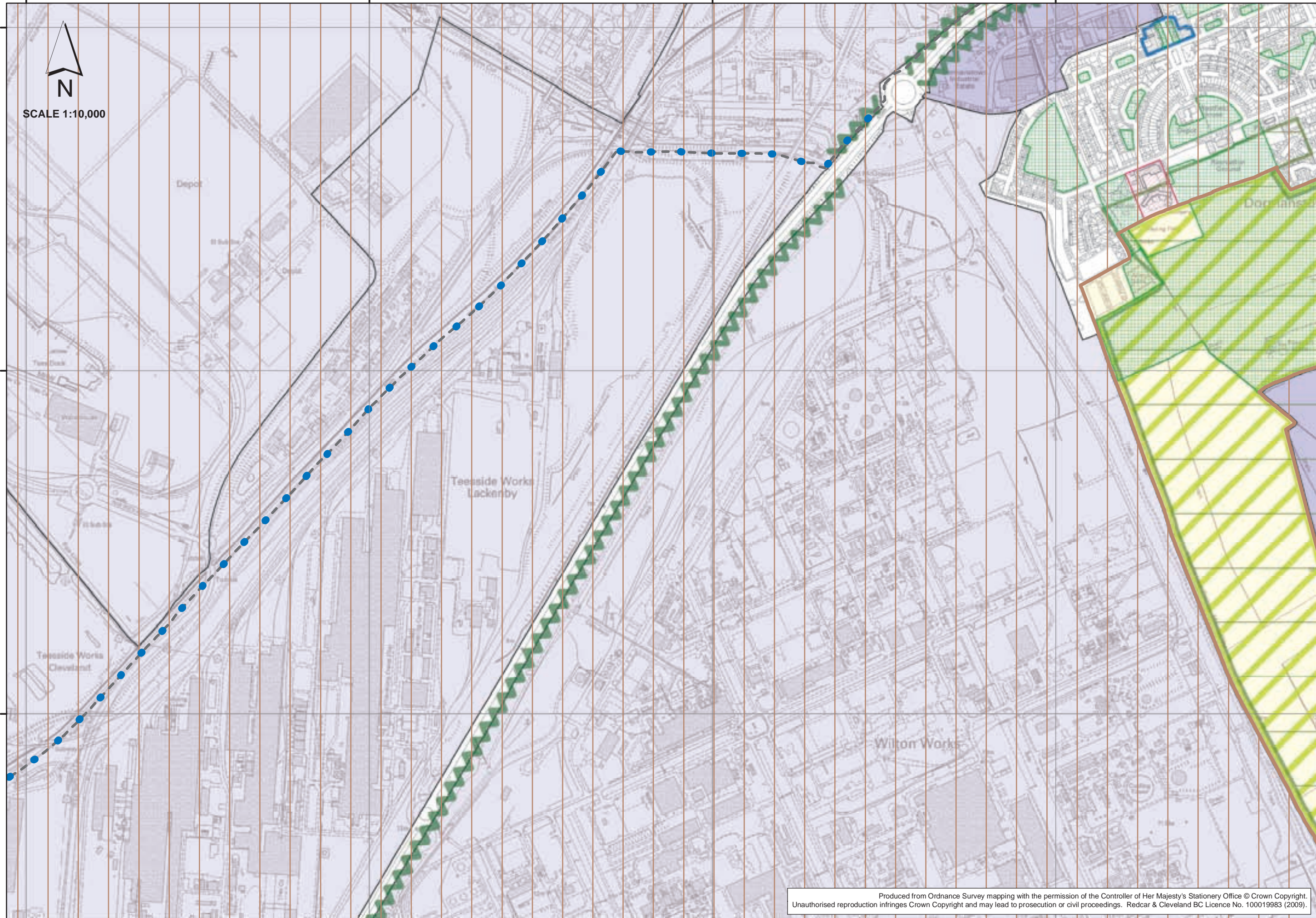
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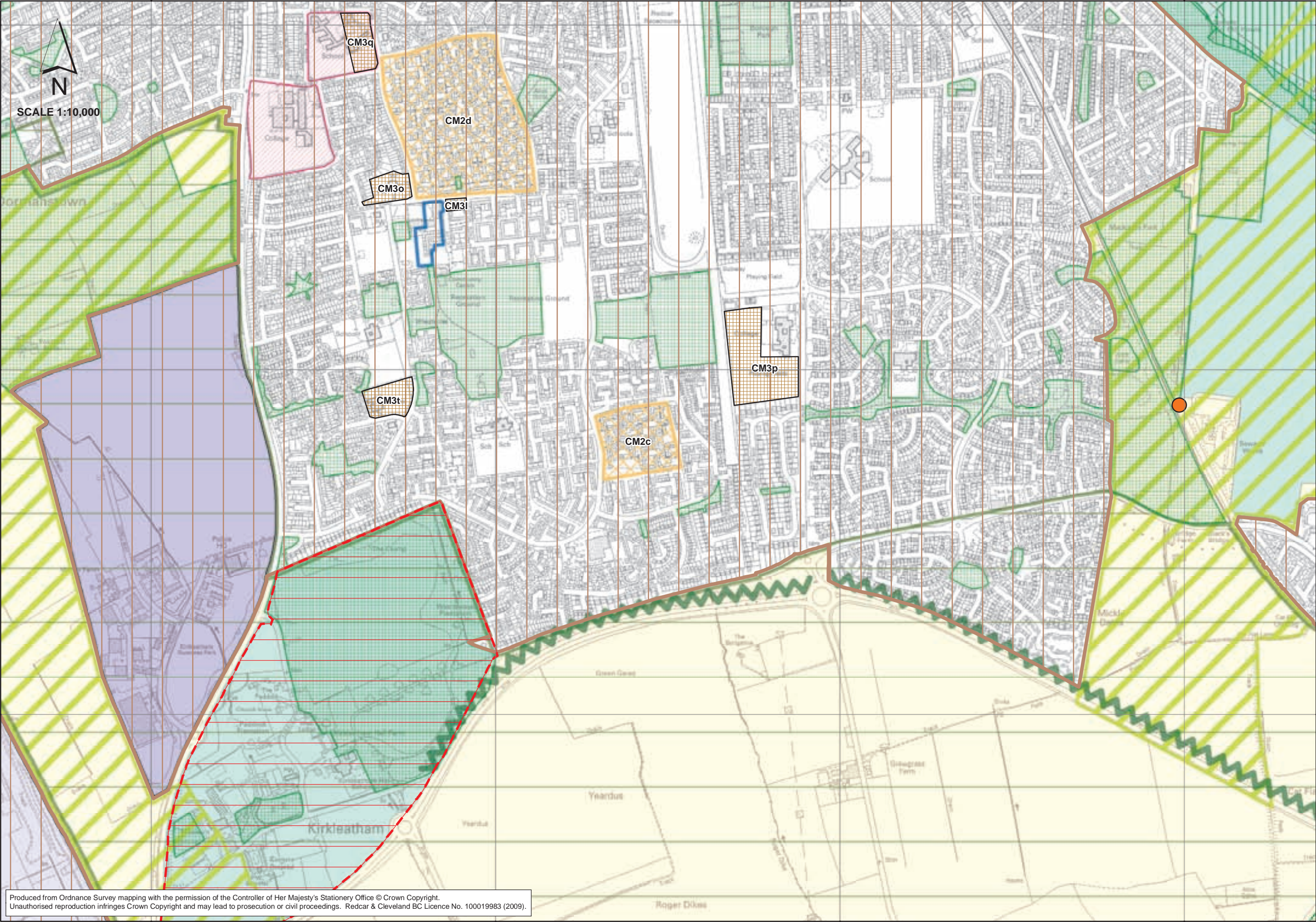
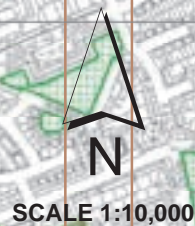
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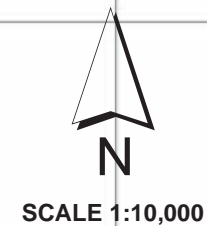
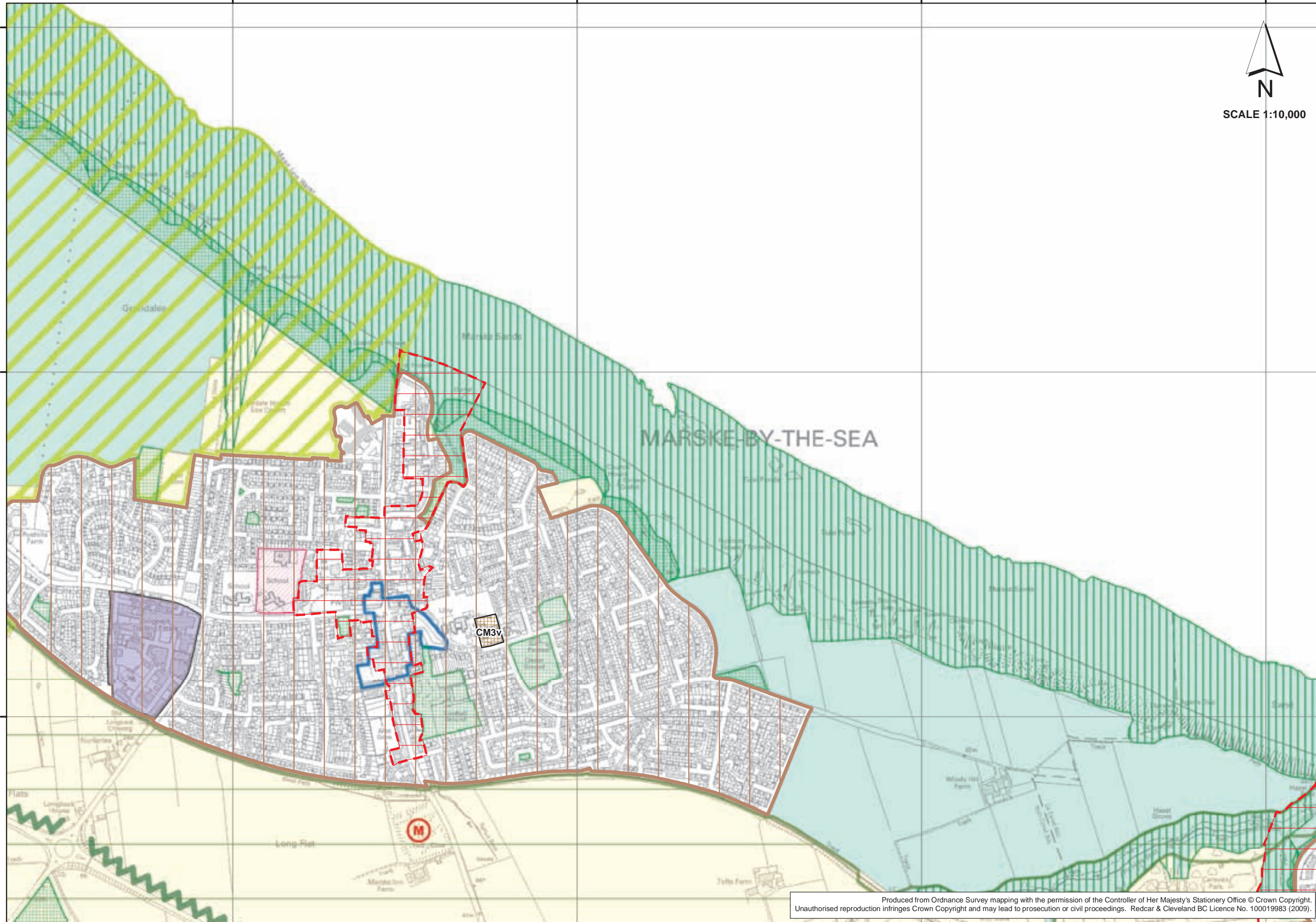
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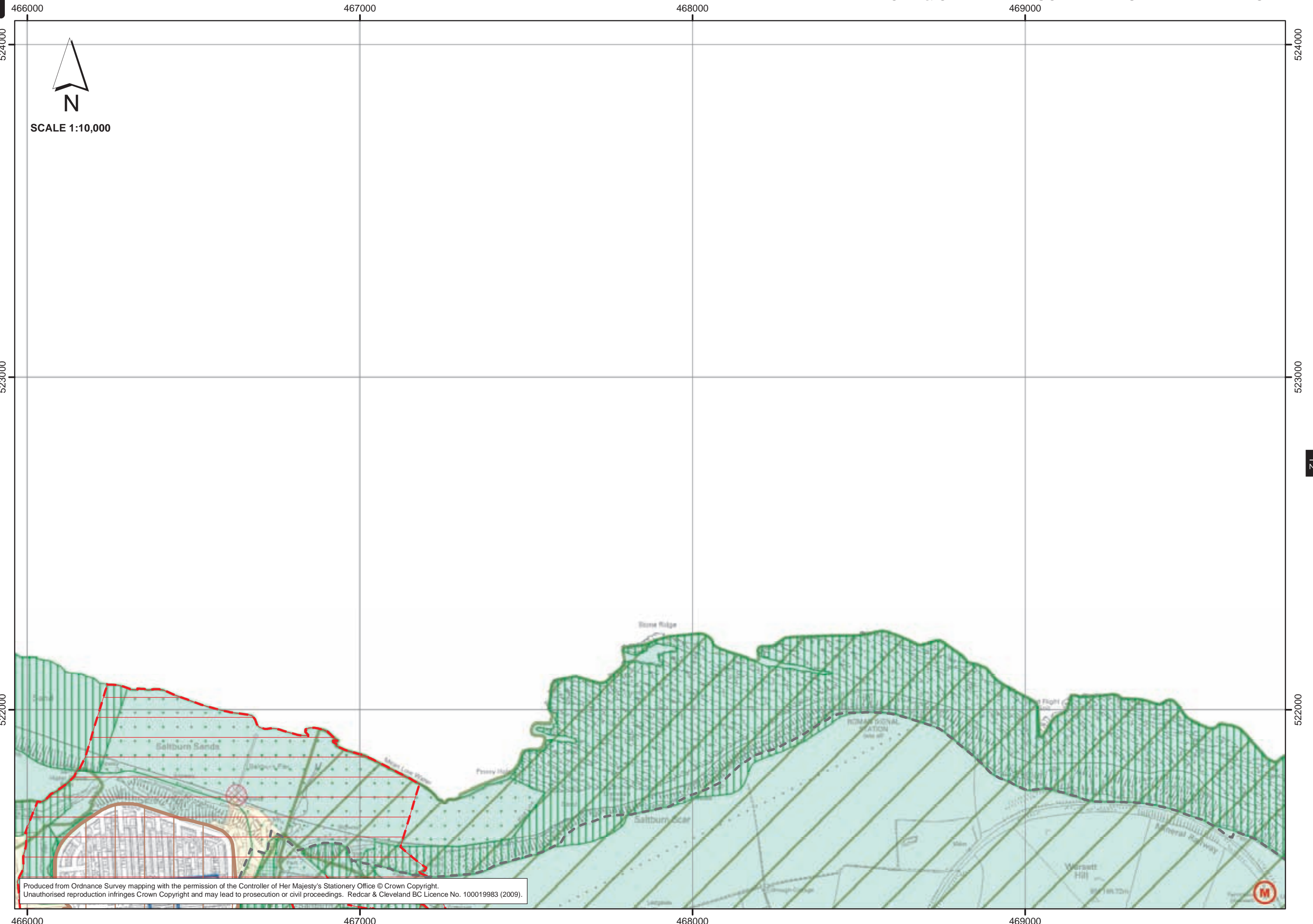
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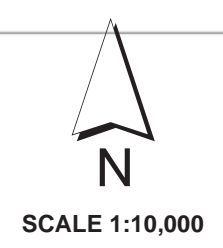
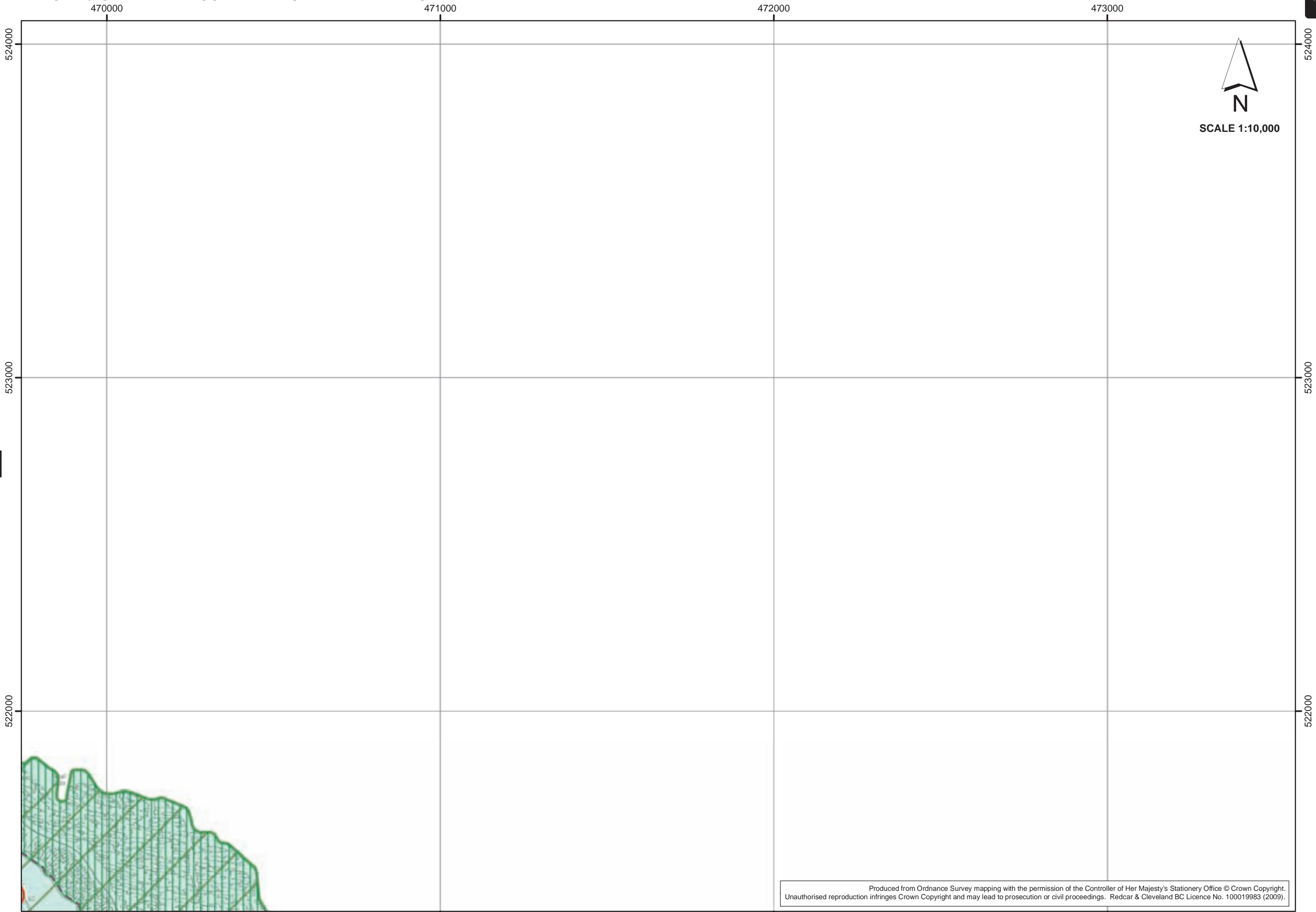
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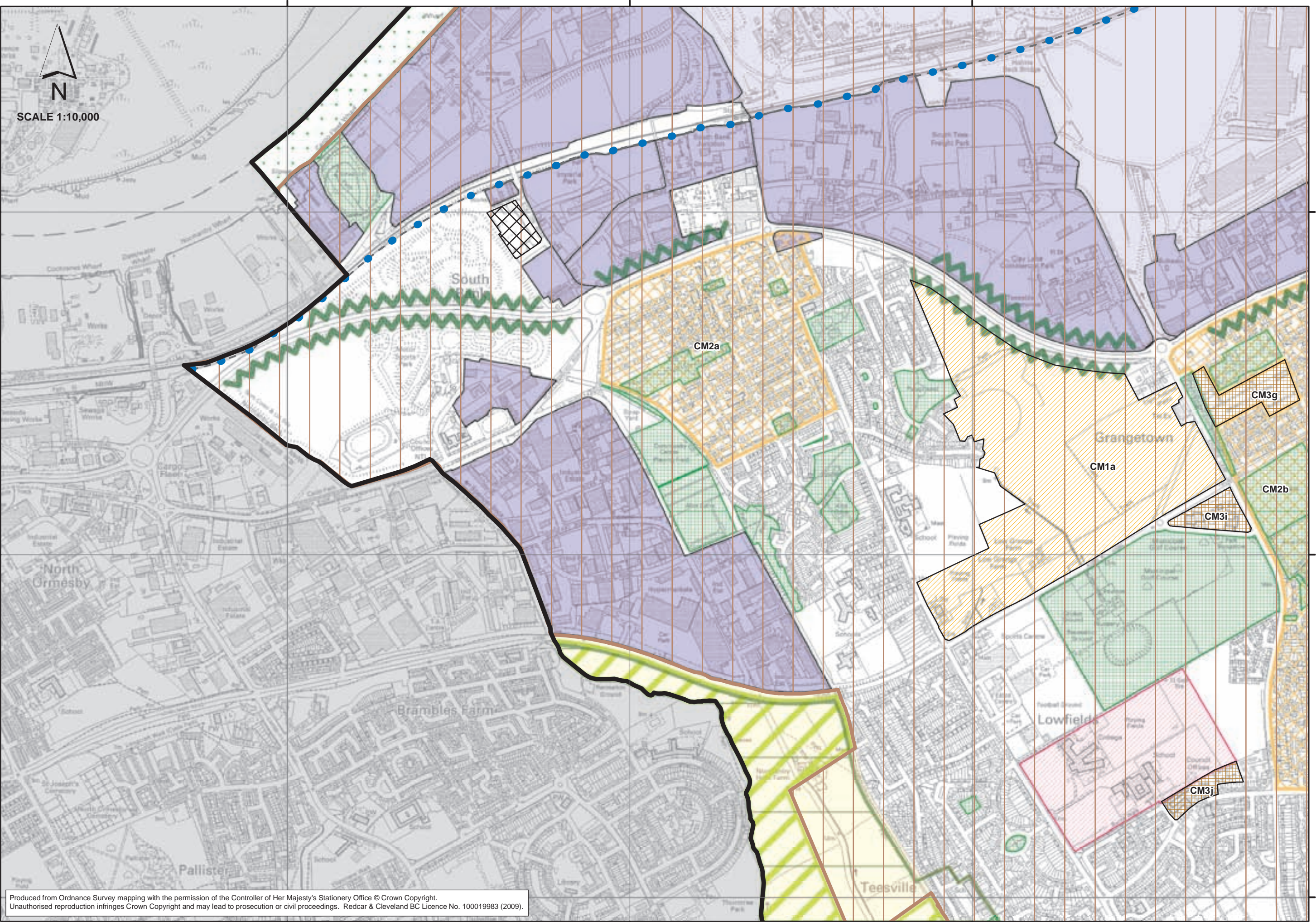
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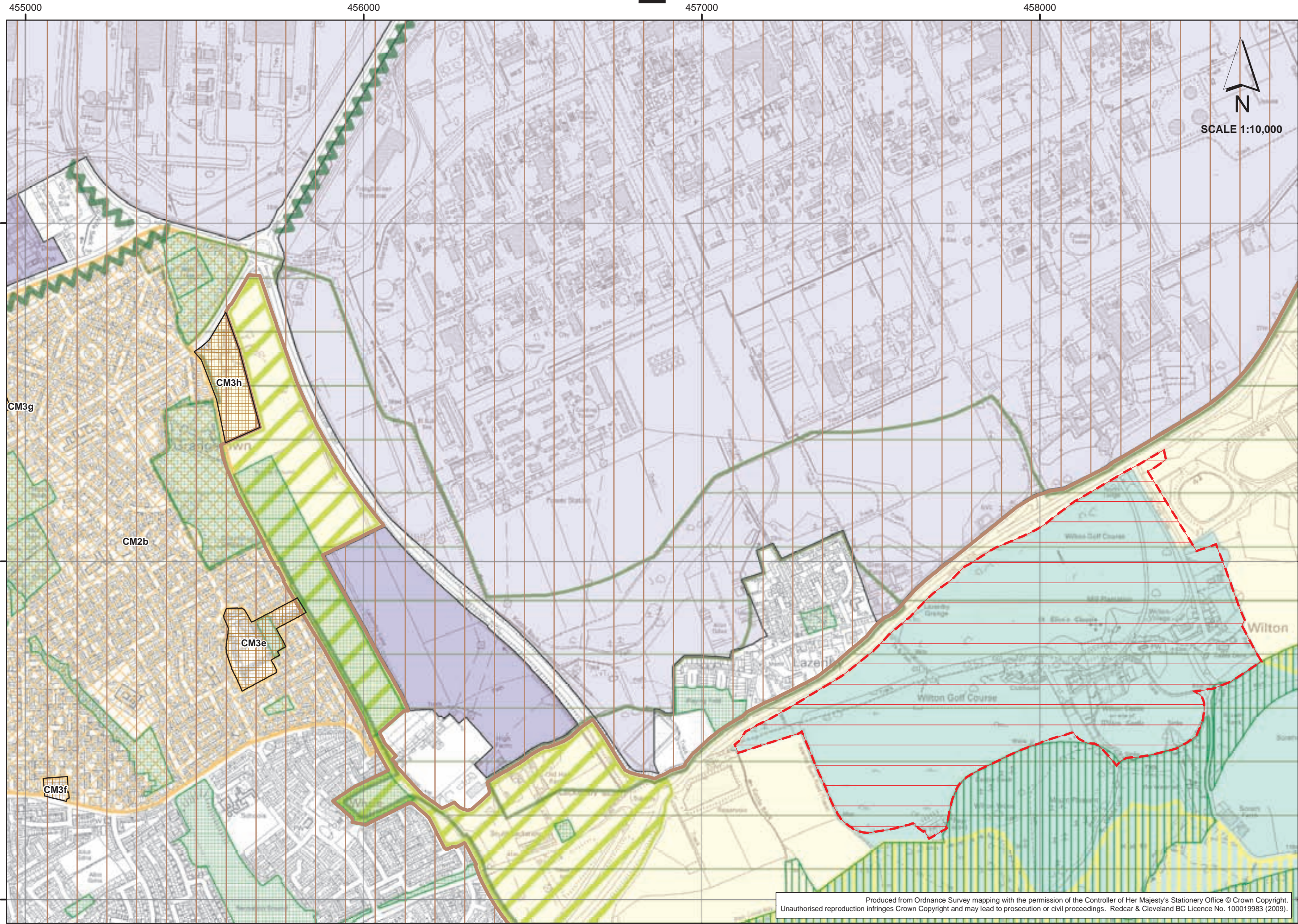
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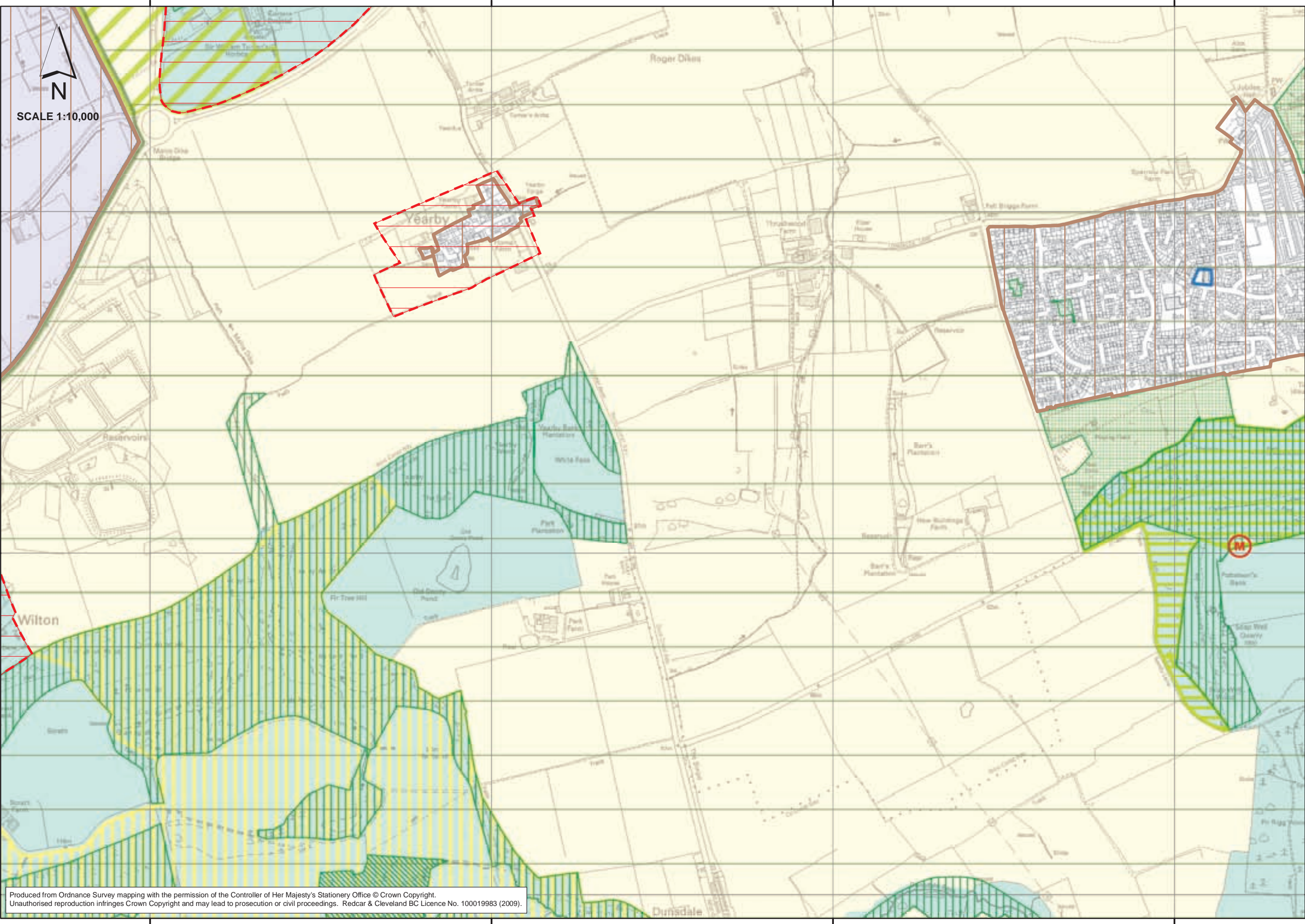
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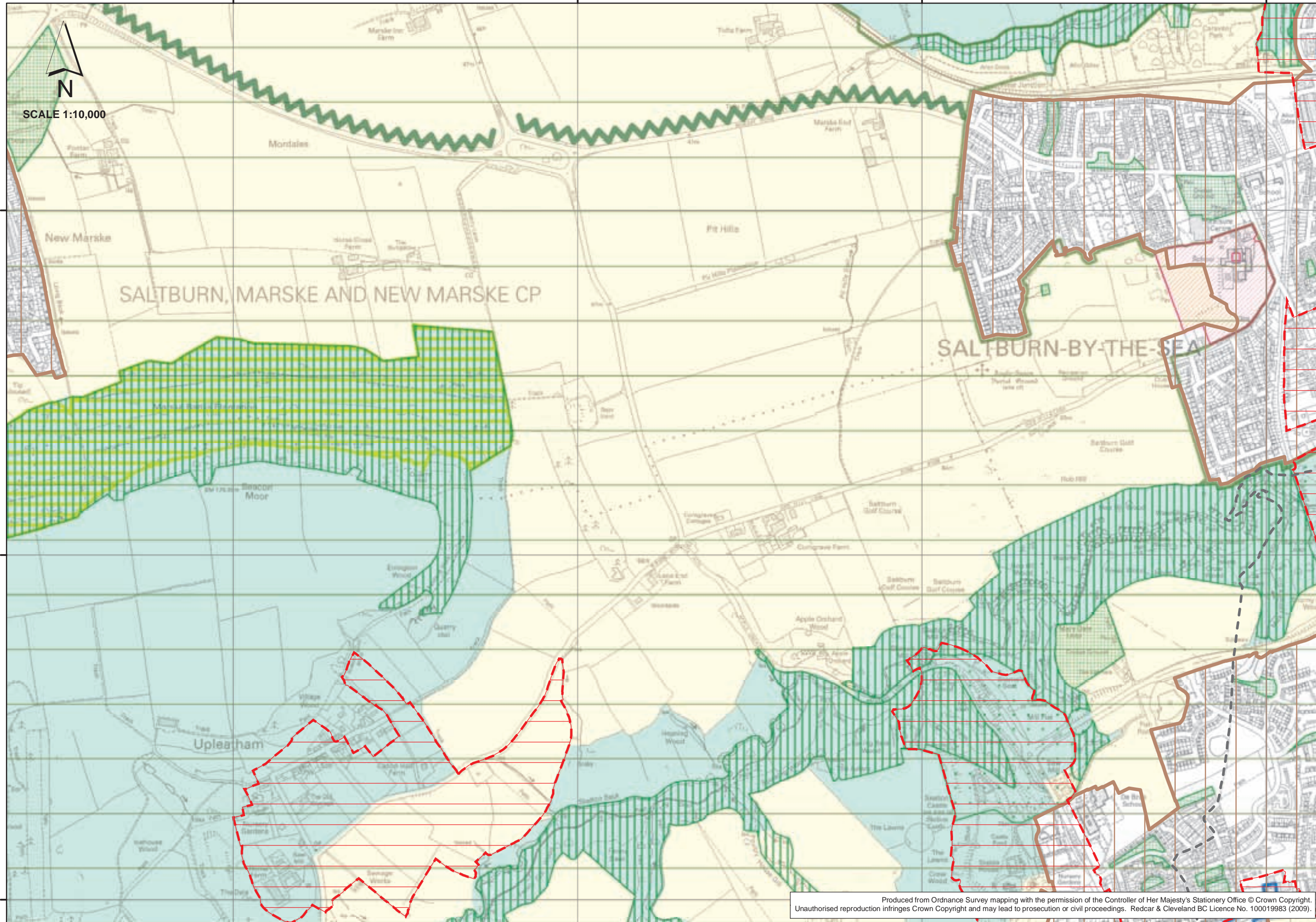
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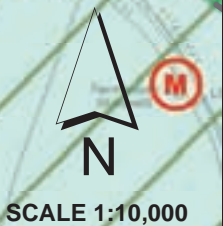
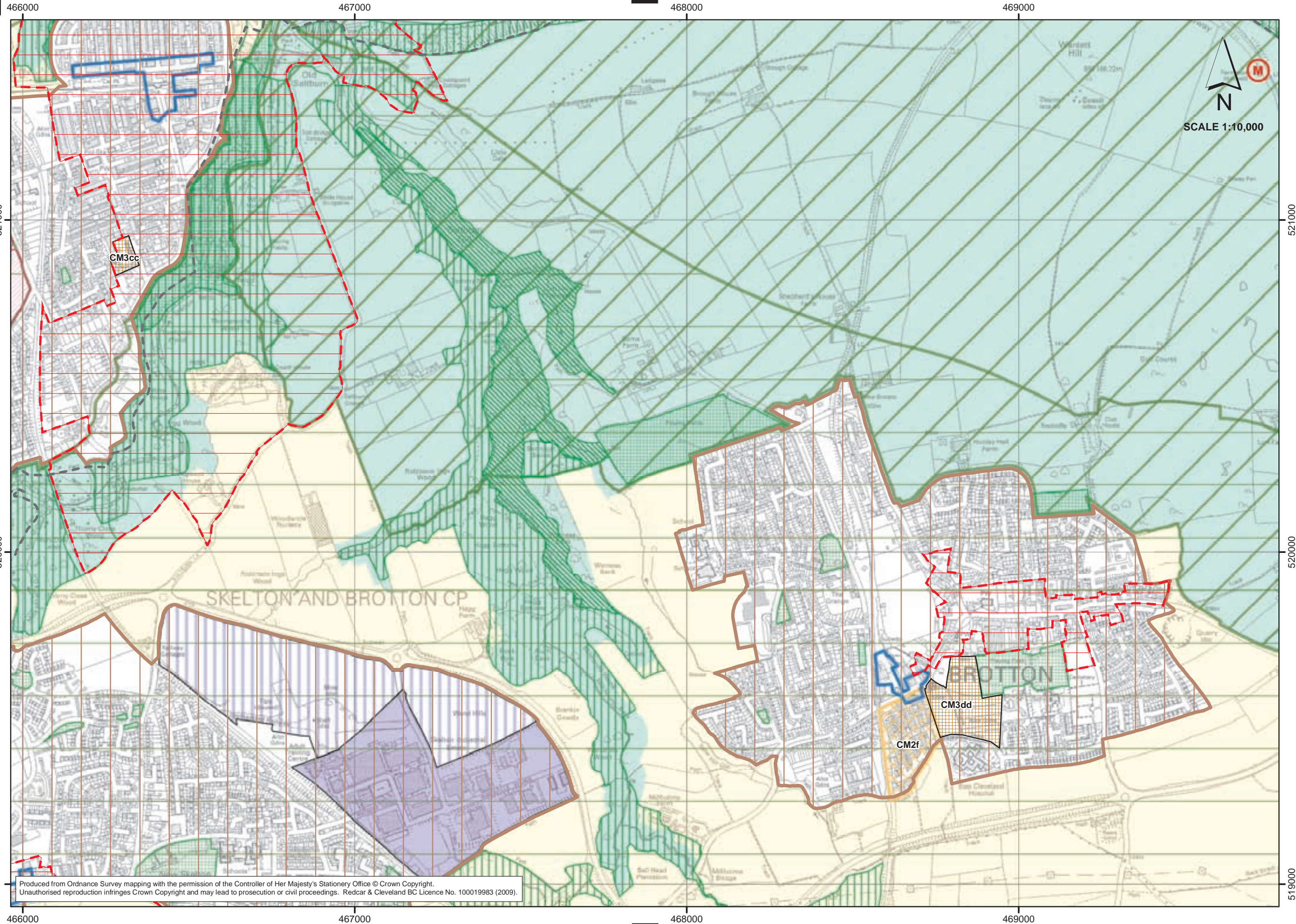
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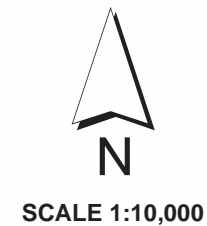
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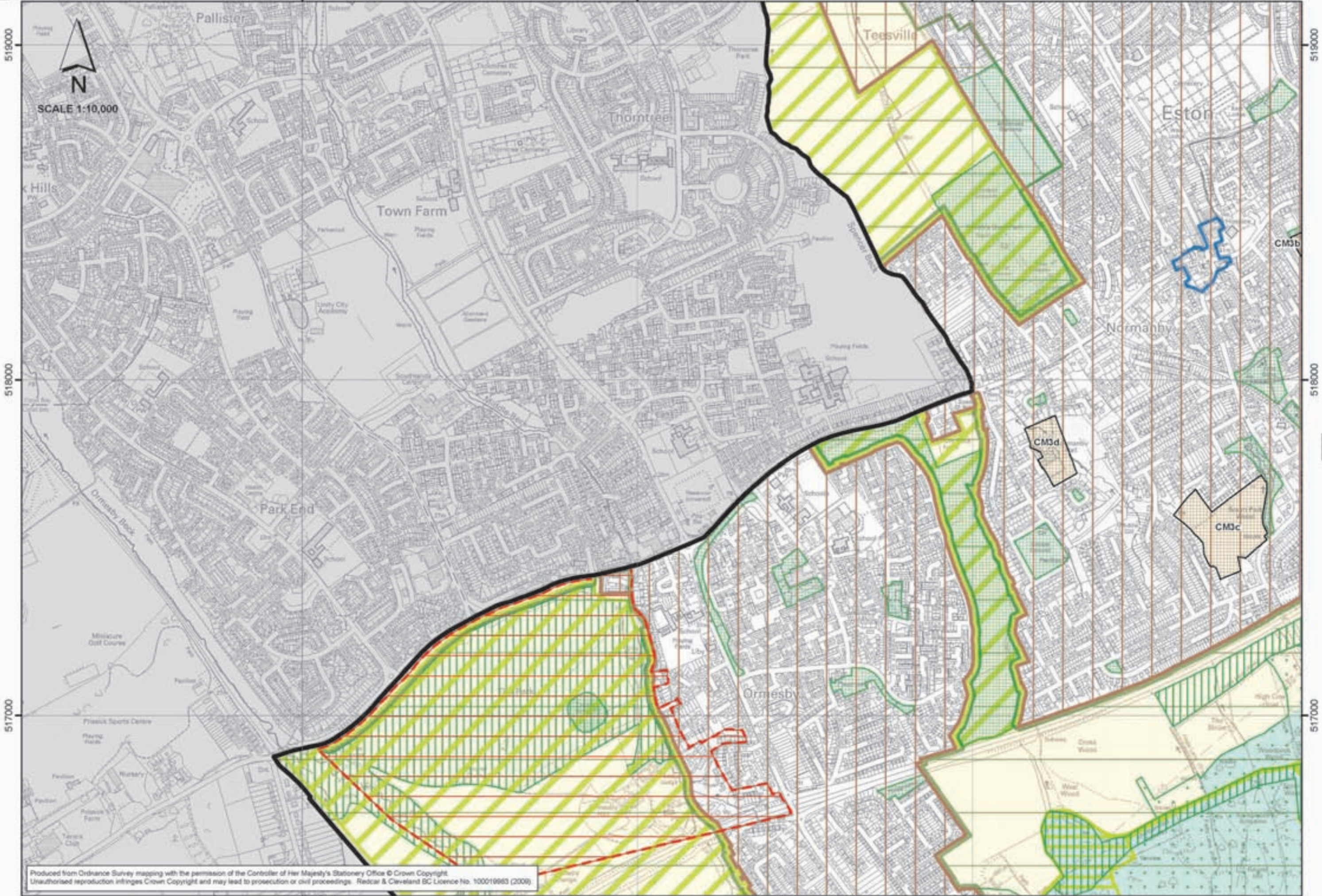
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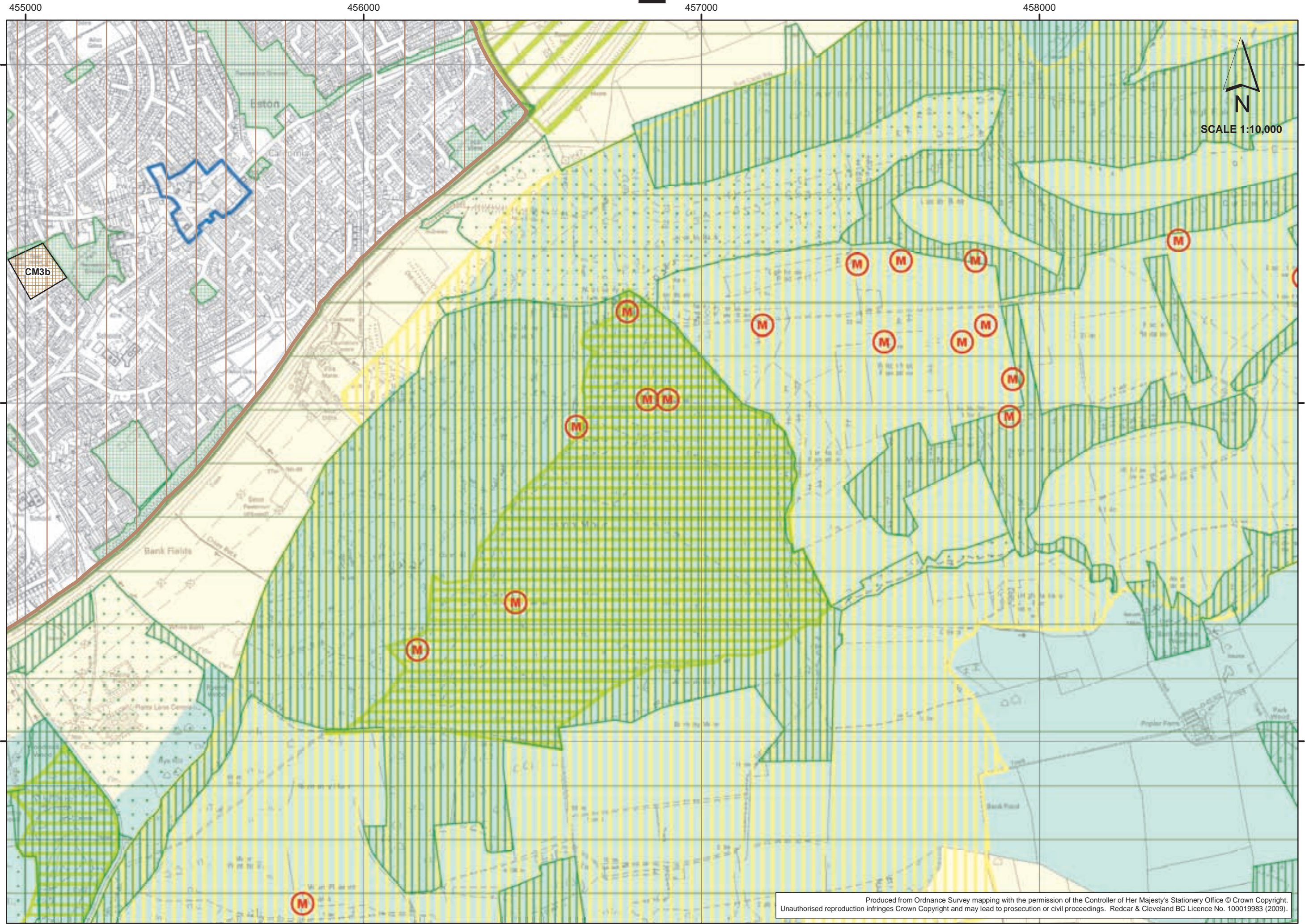


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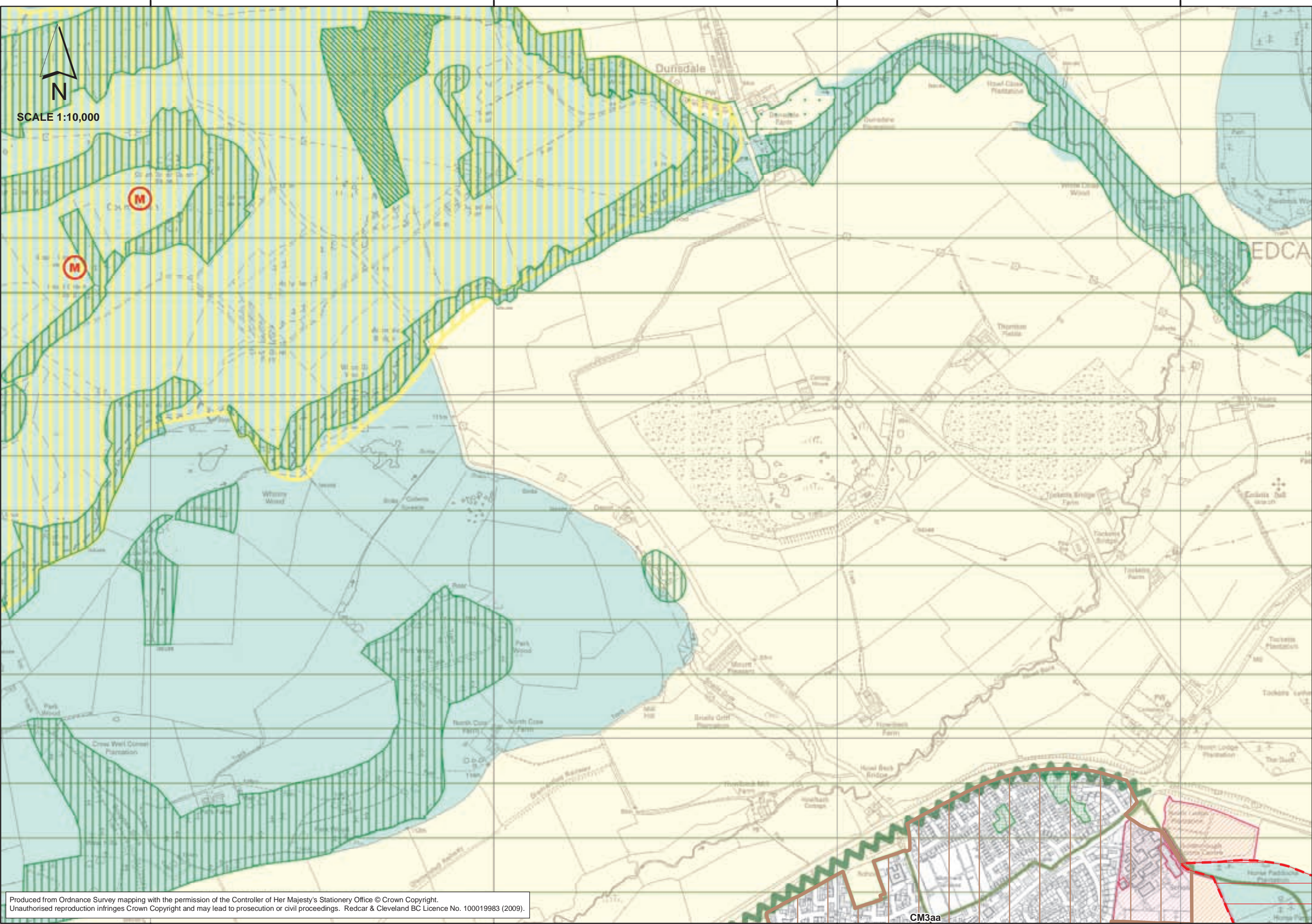
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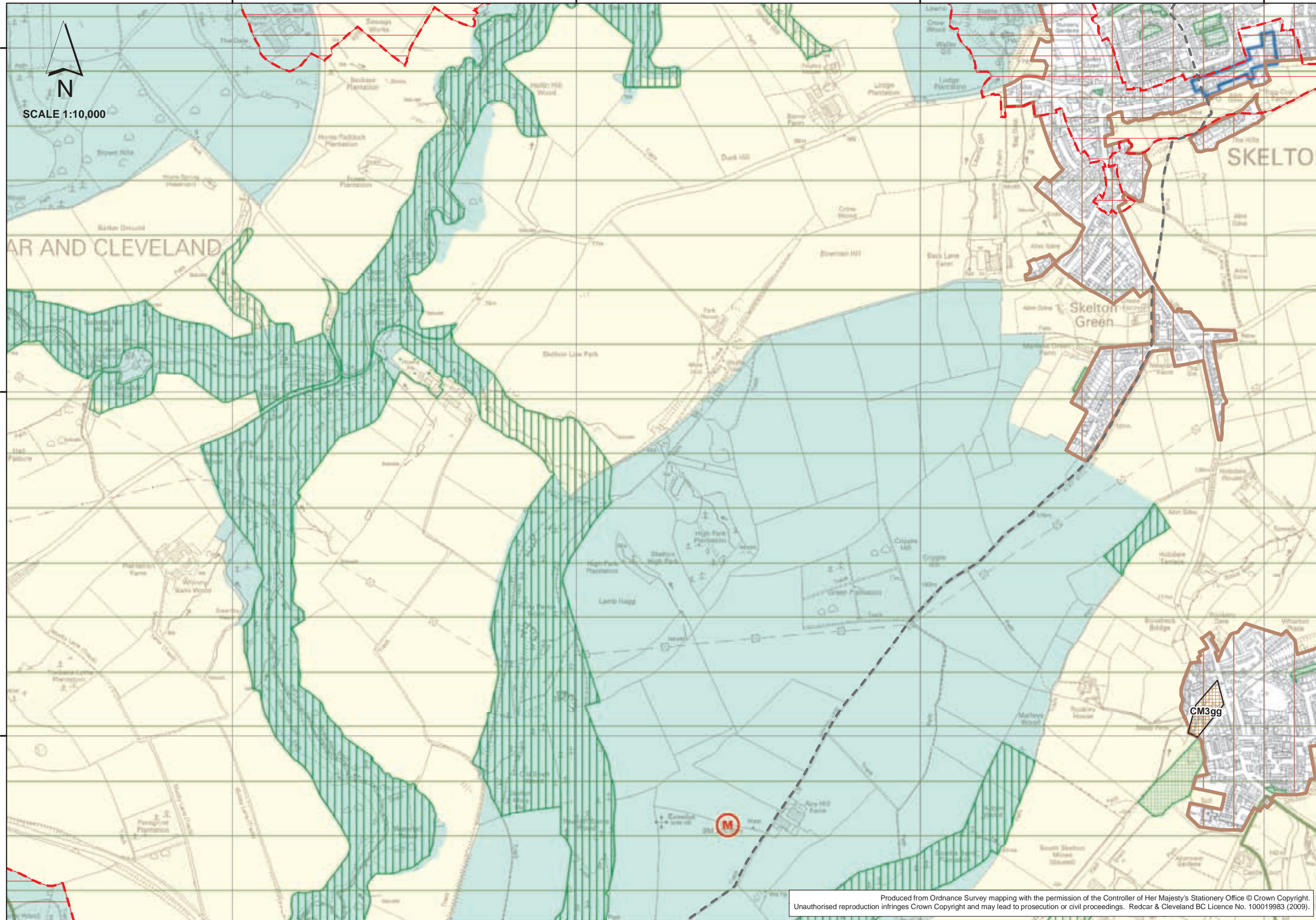
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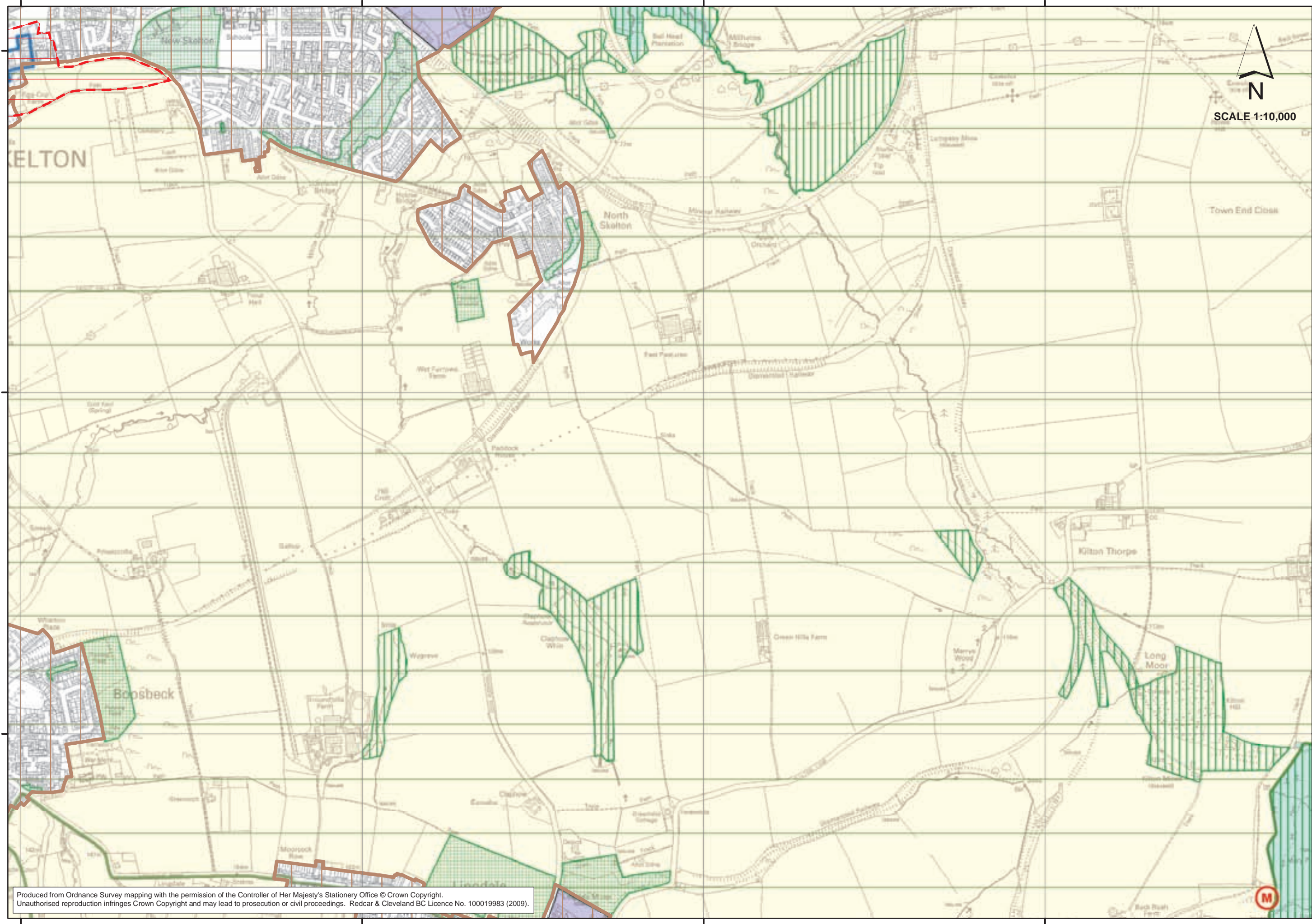
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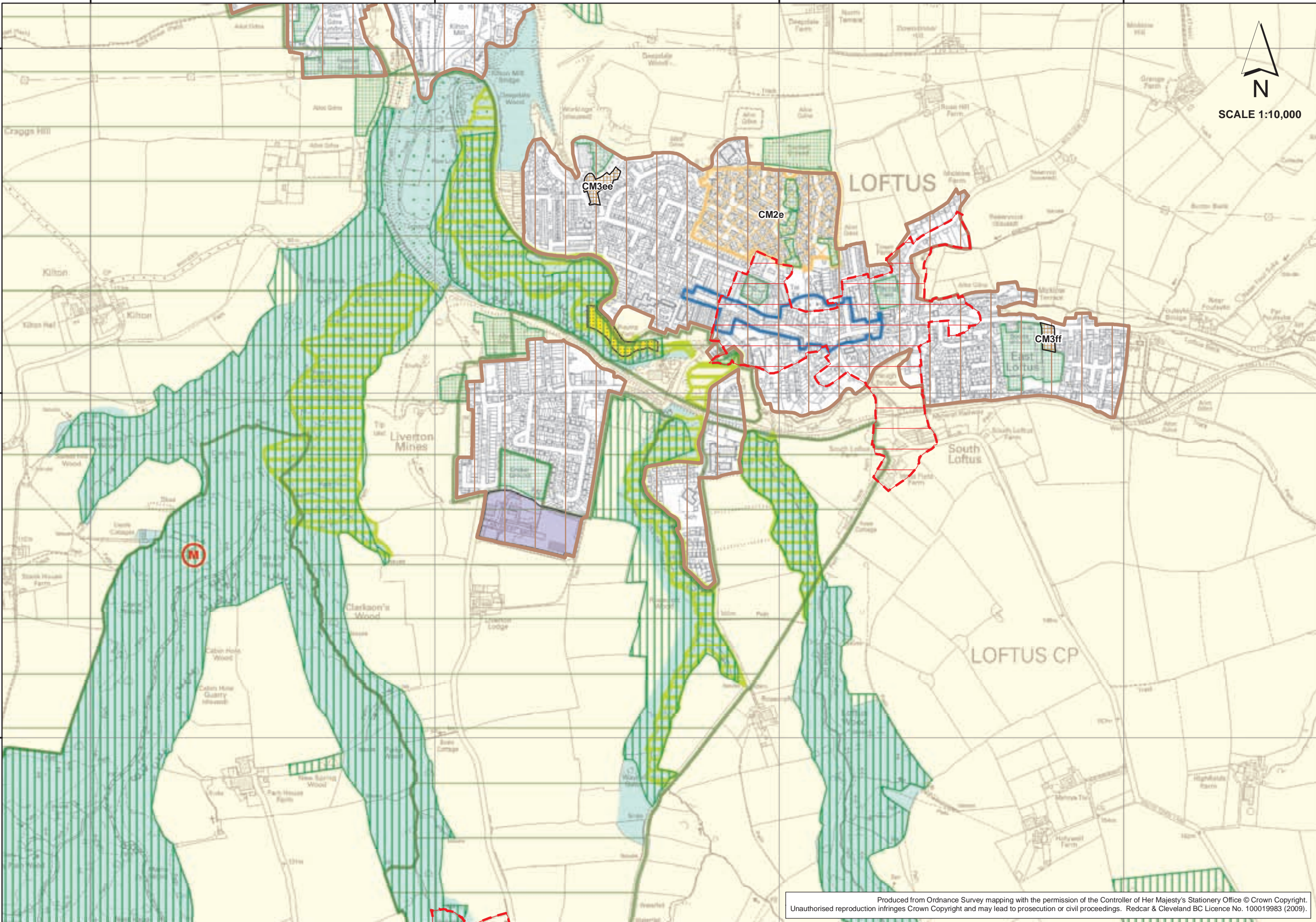
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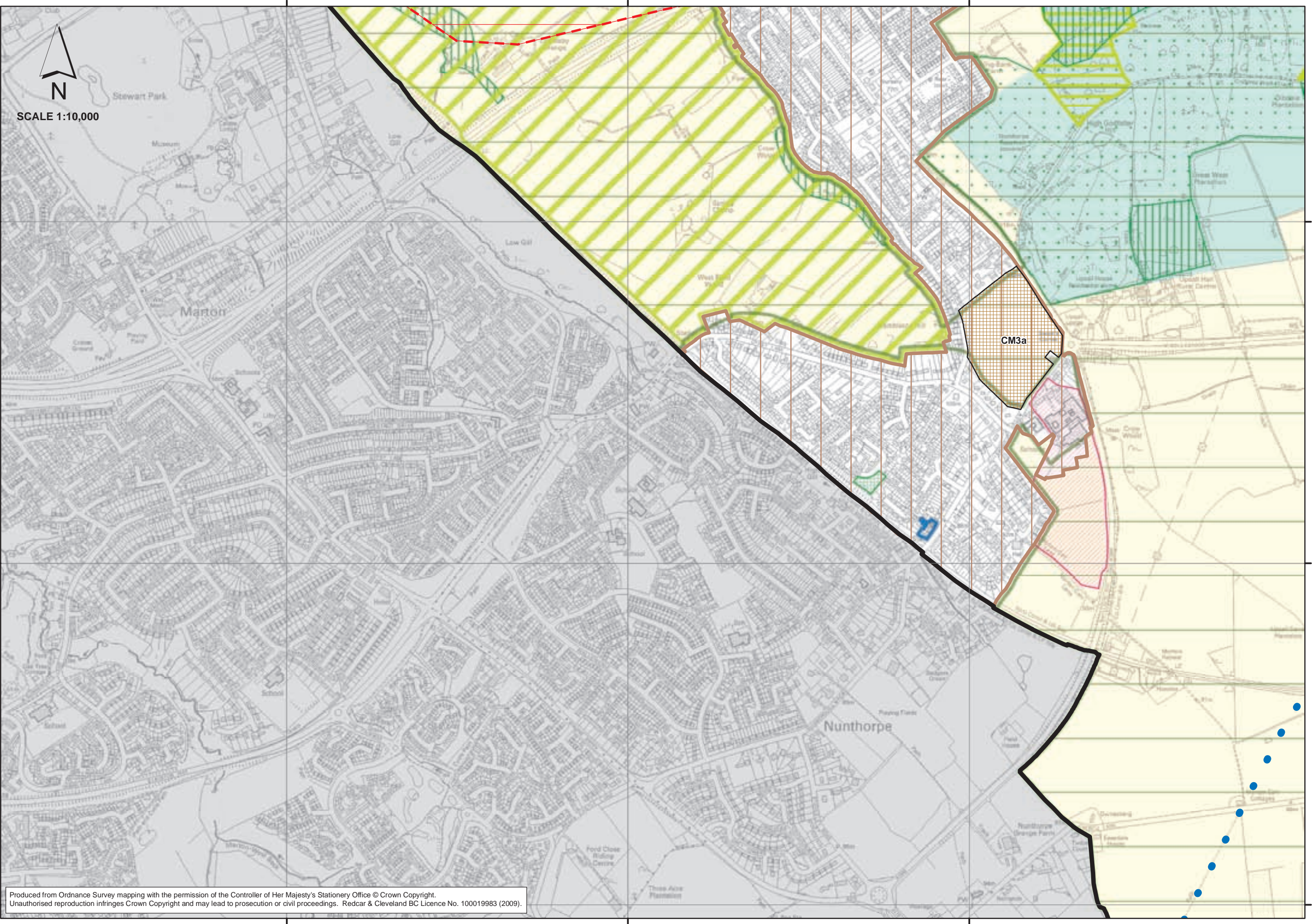
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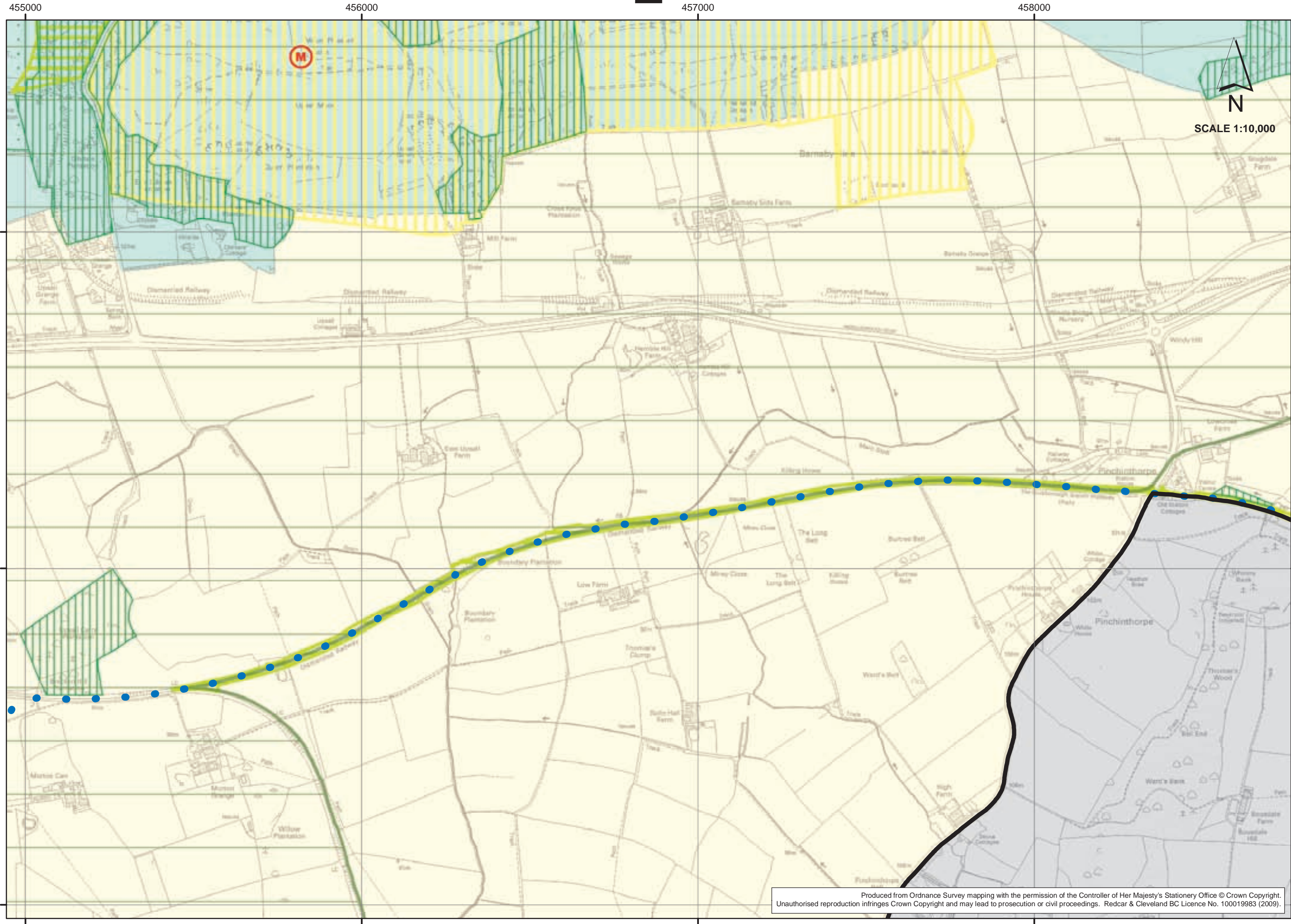


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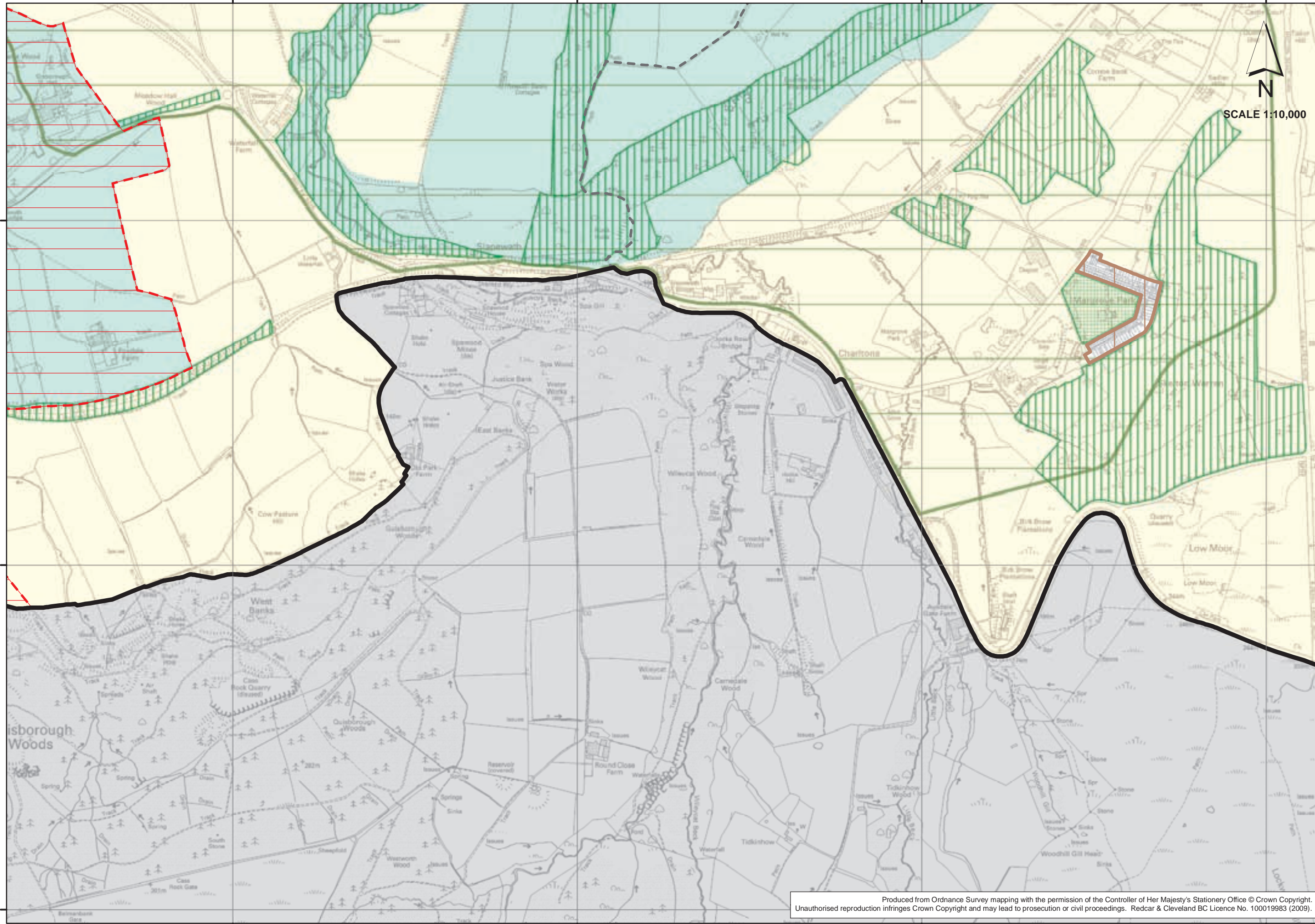
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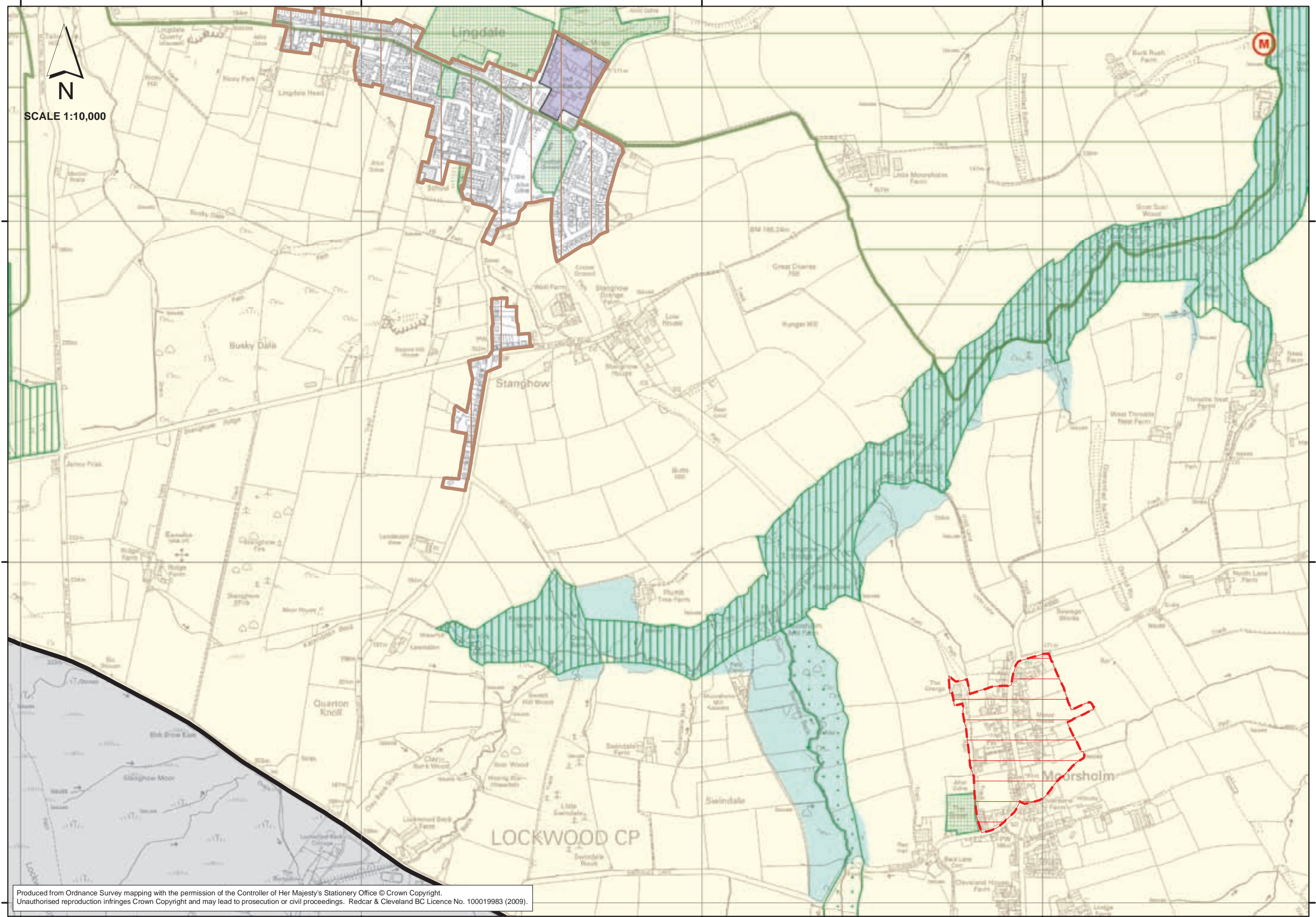
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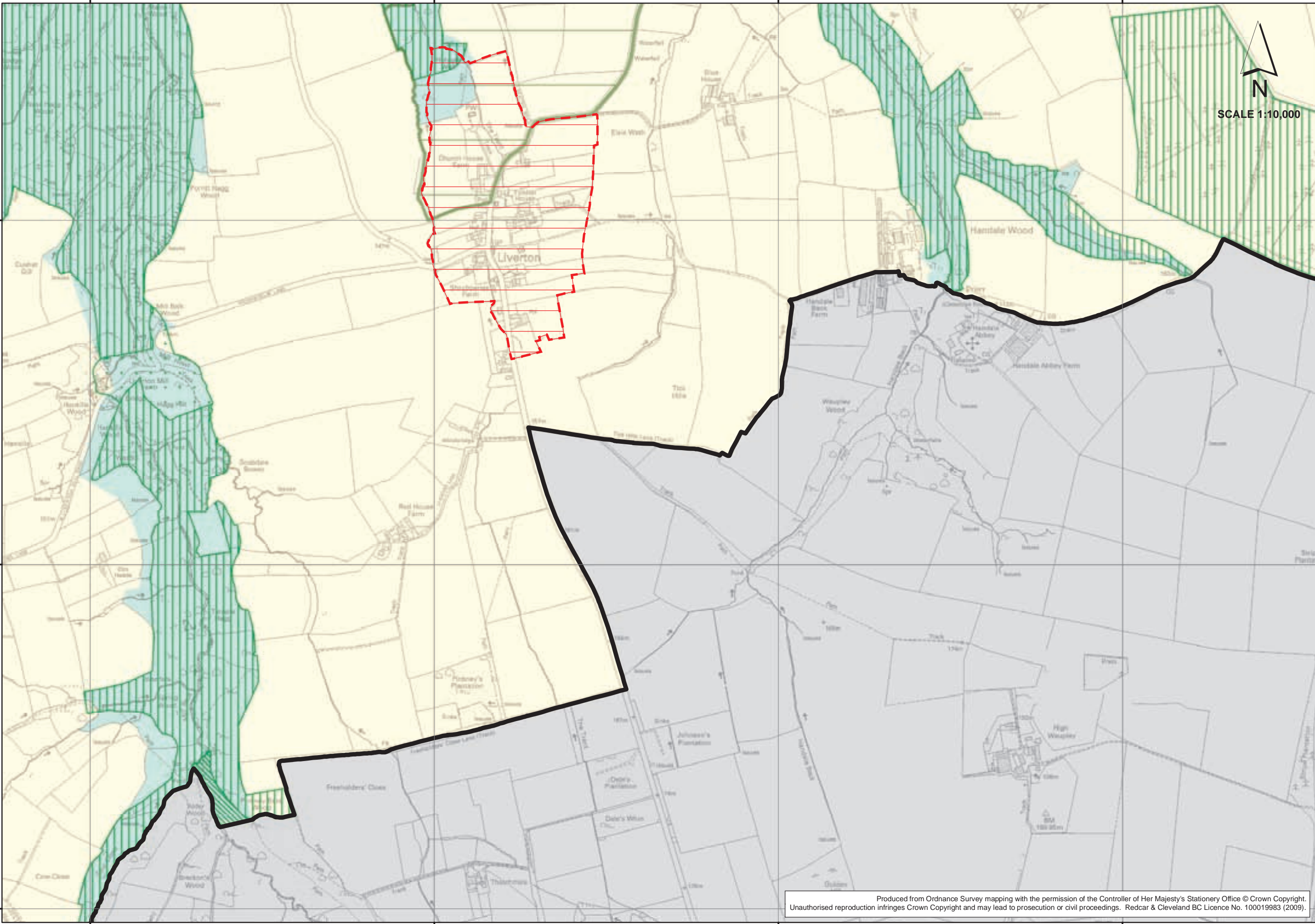
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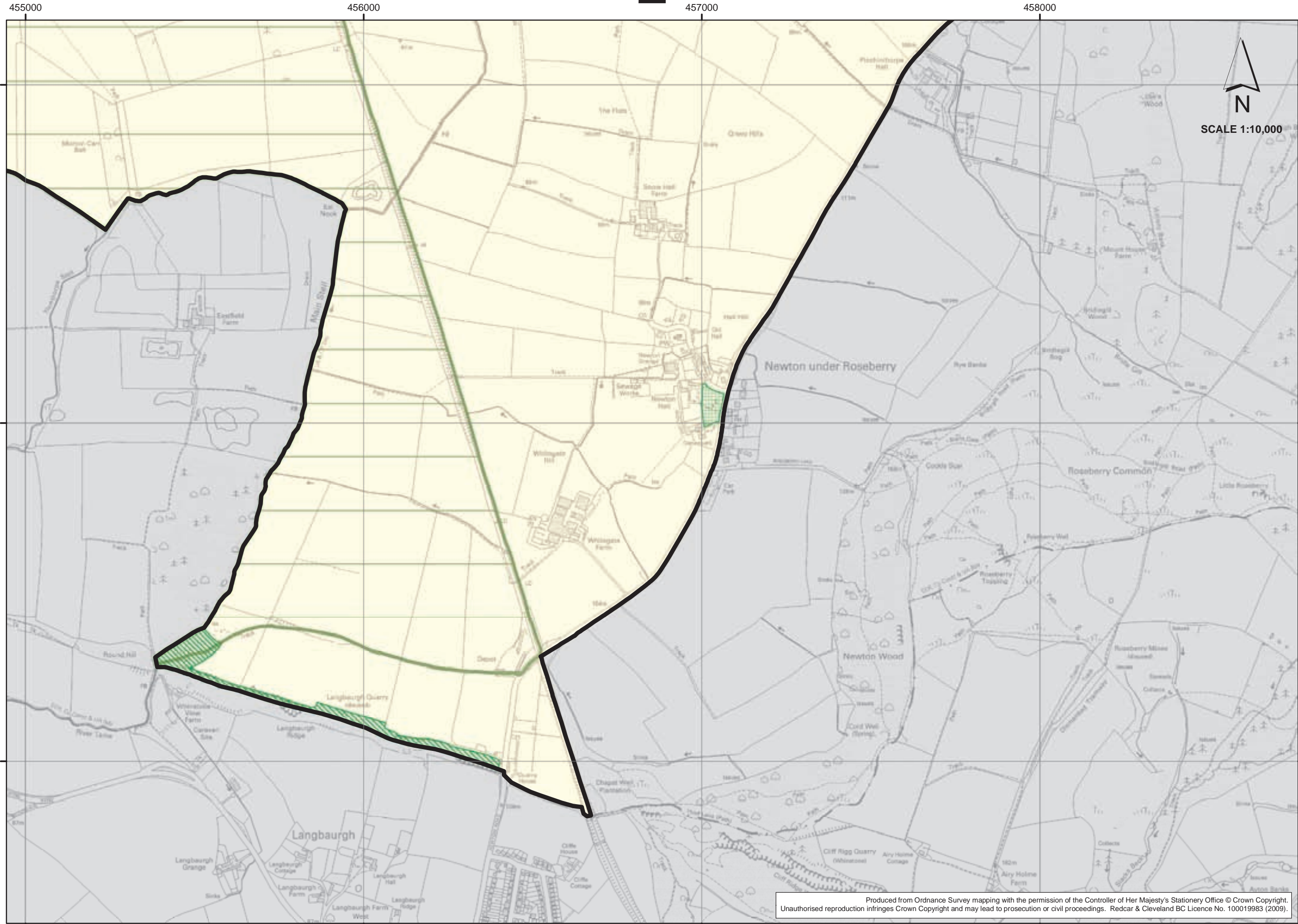
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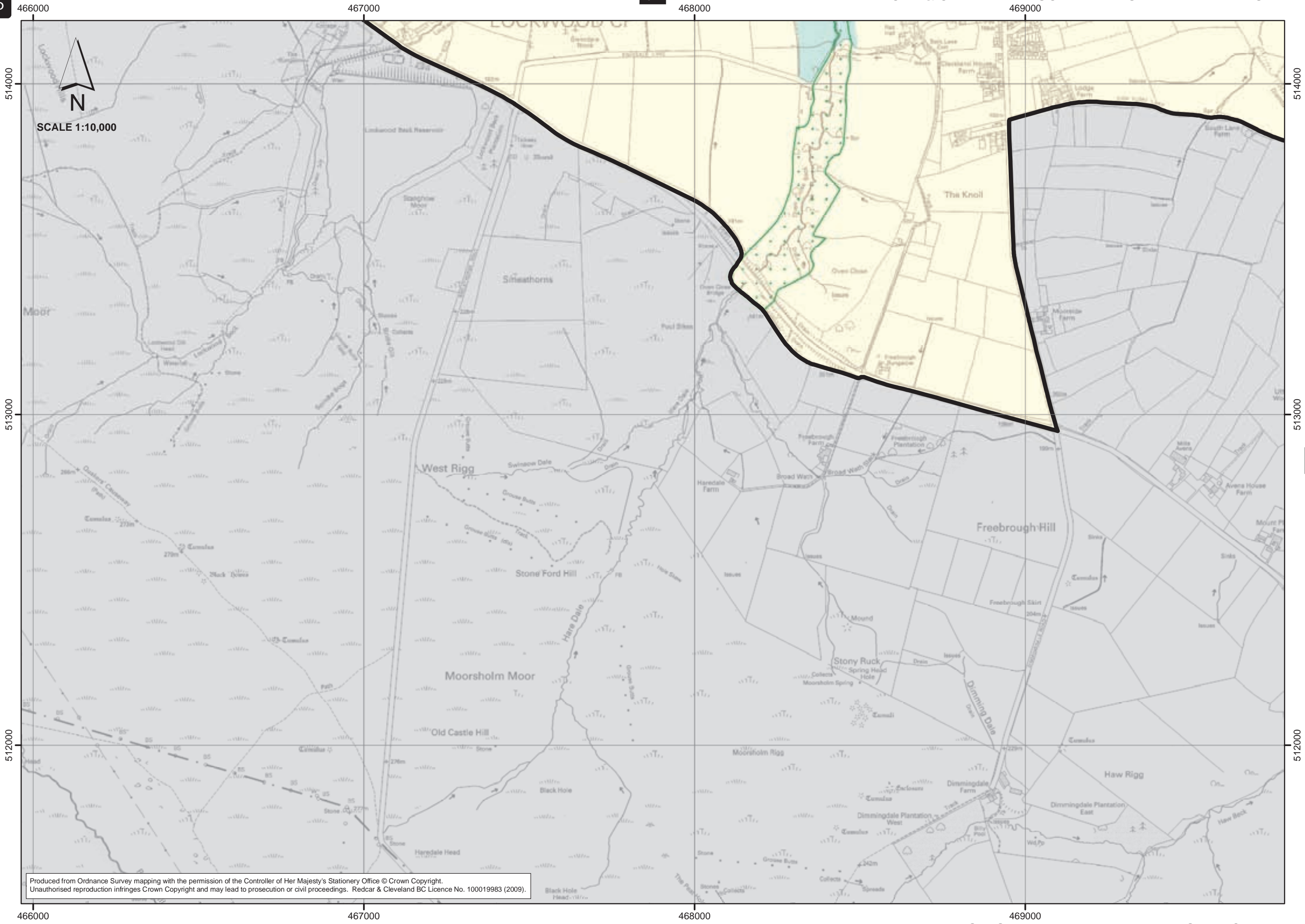
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SCALE 1:10,000

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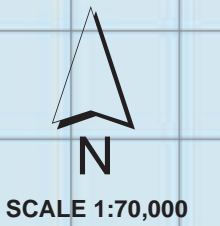
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POLICY DP6 CONSULTATION ZONES INDEX



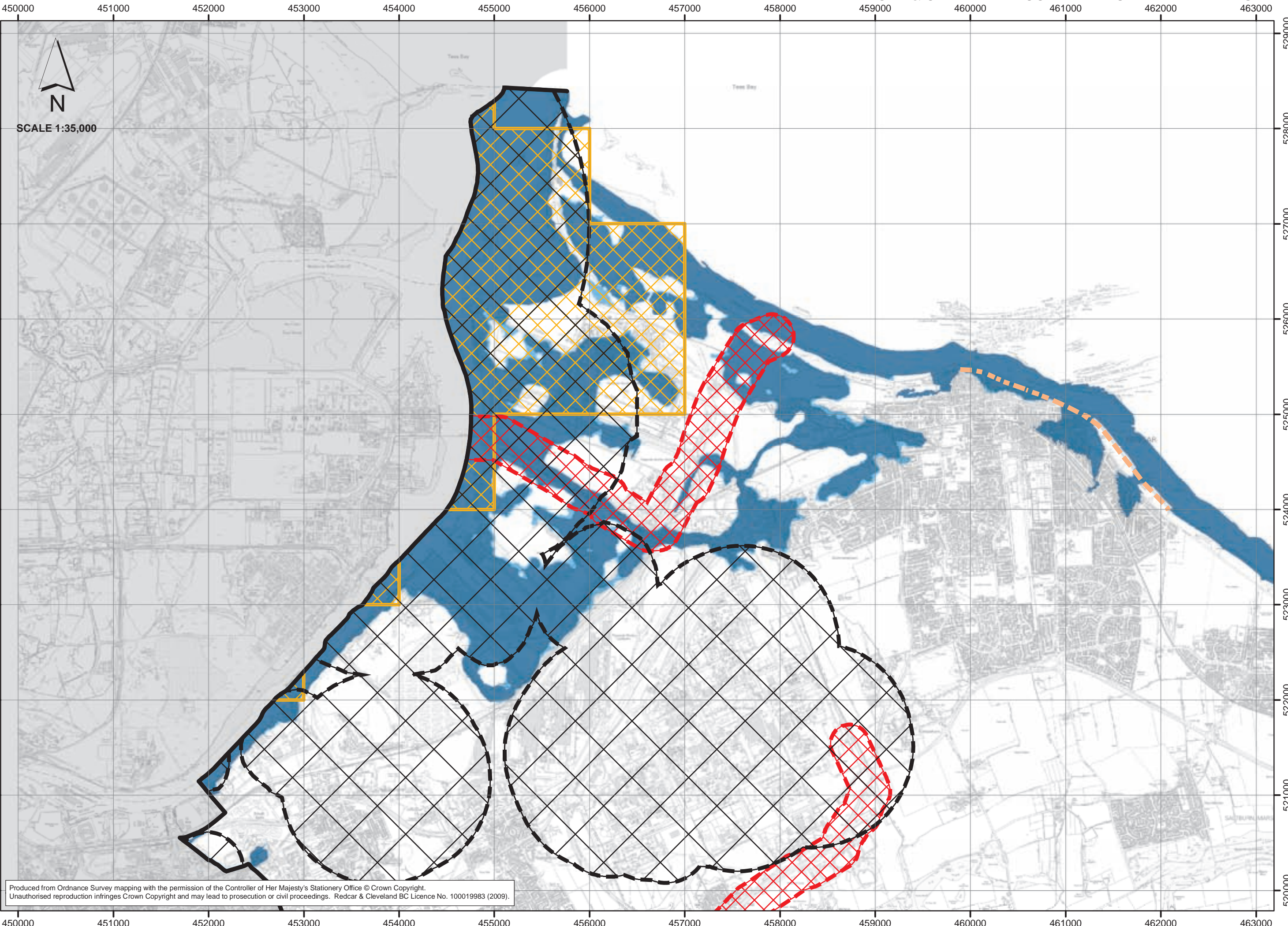
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02

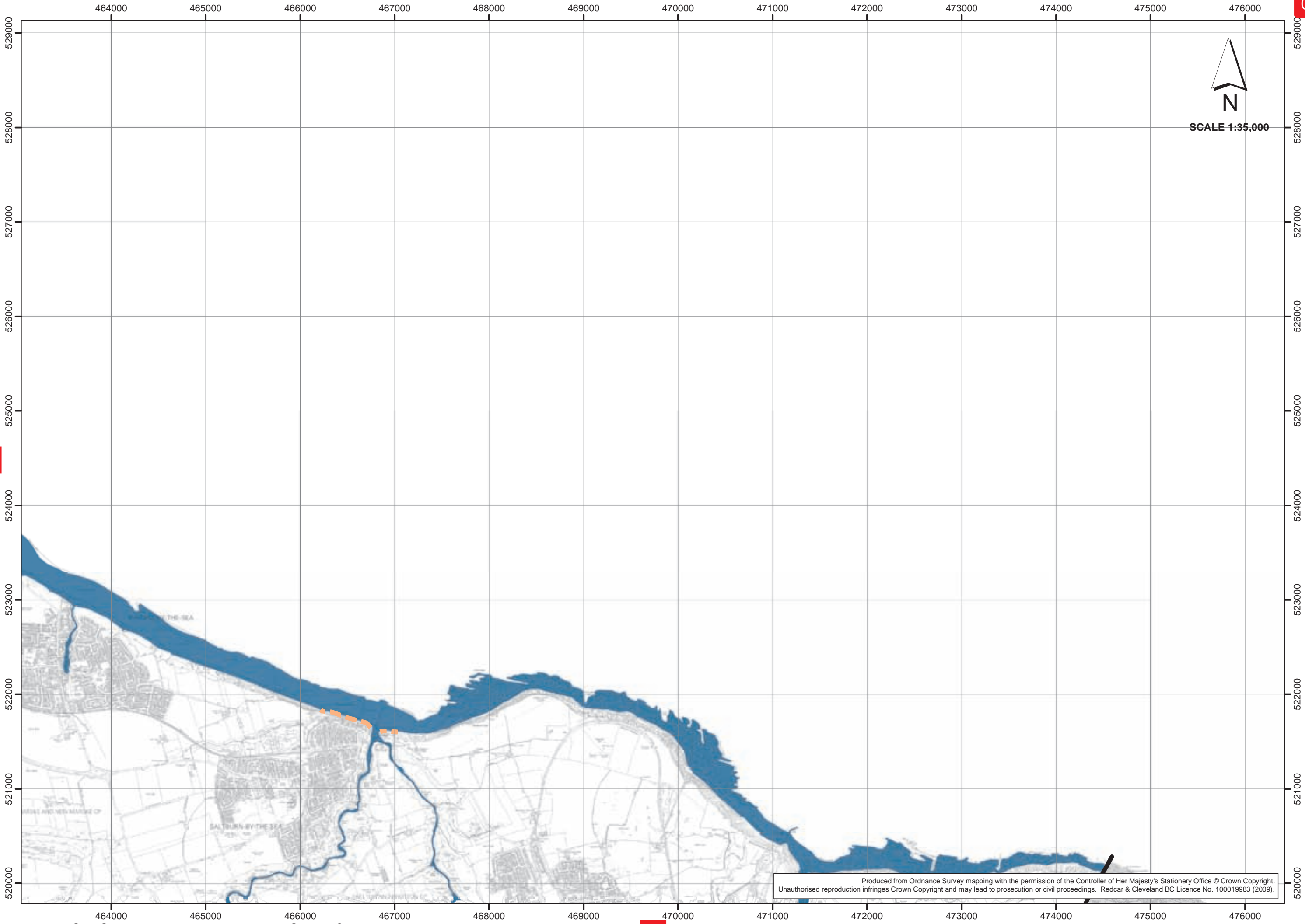
03

04

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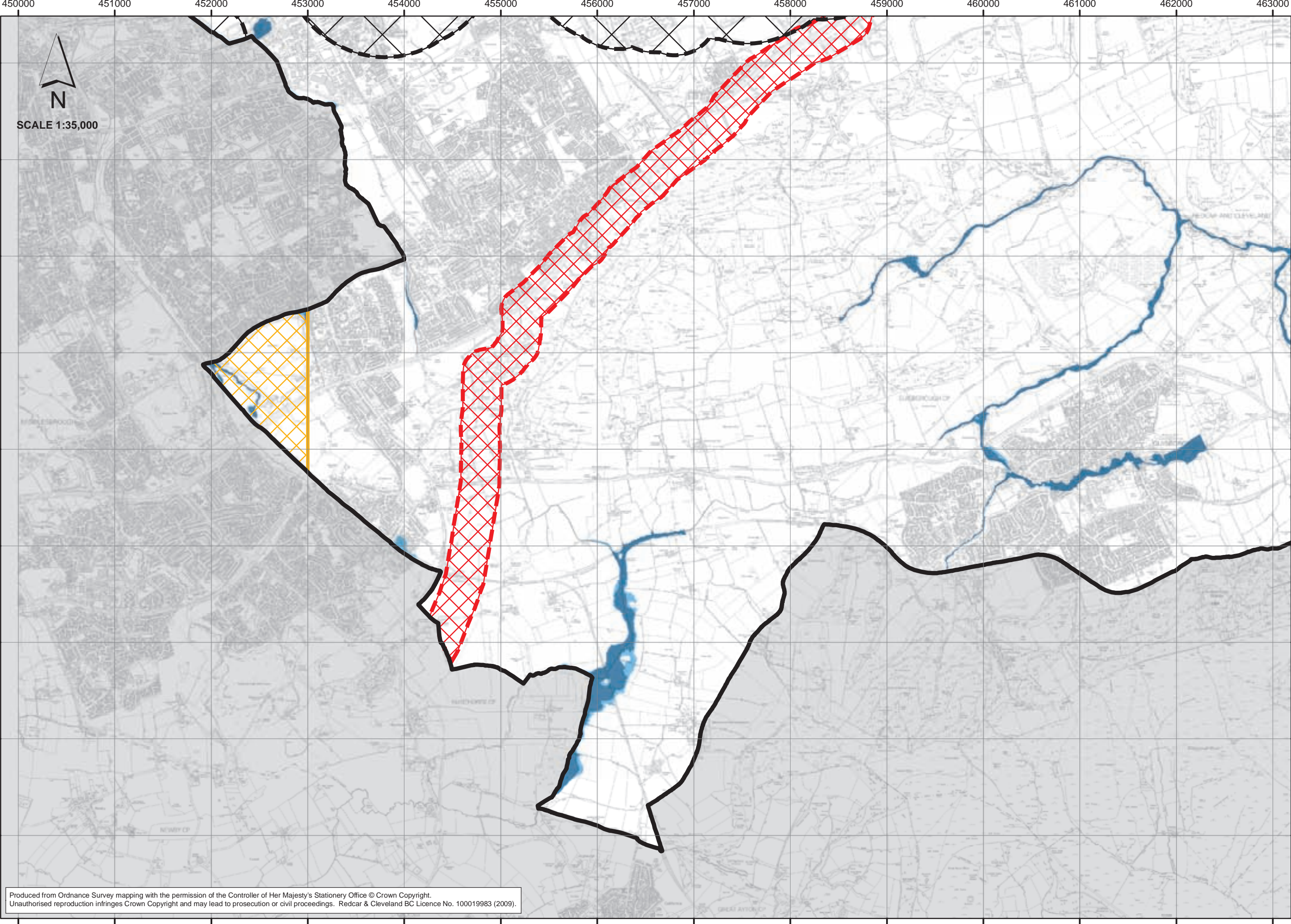


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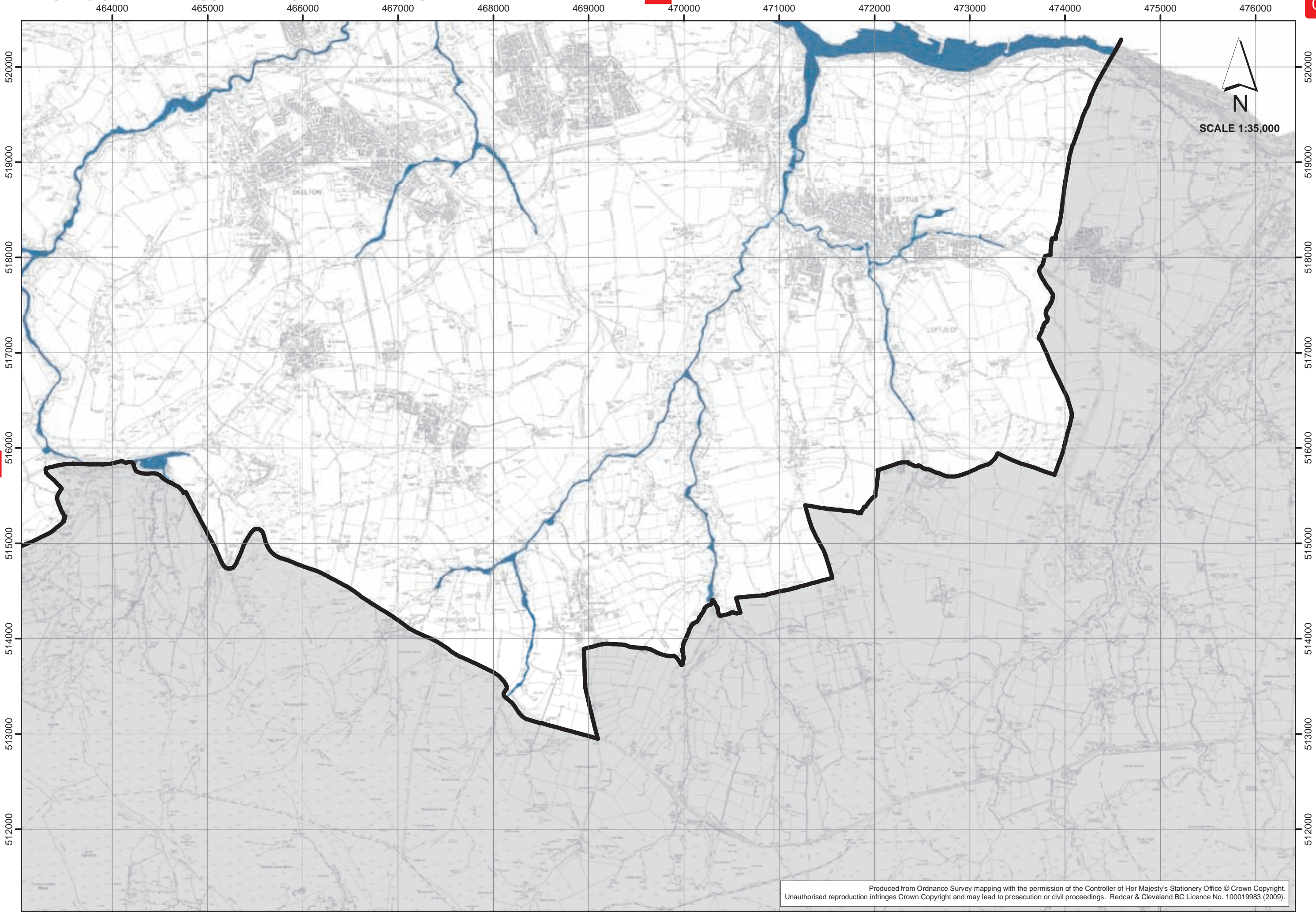


01

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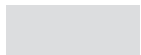


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LEGEND

-  Boundary of Redcar & Cleveland Local Development Framework
-  Area outside of Redcar & Cleveland Local Development Framework

DEVELOPMENT POLICIES DPD

-  Airport Safeguarding Area DP6
-  HSE Consultation Zones DP6
-  Pipelines Notifiable to HSE DP6
-  Flood Zone 3 DP6 (Jan 2009)
-  Flood Zone 2 DP6 (Jan 2009)
-  Flood Defences DP6 (Jan 2009)

This information is available on request in other languages, in Braille, on tape and in Large Print. For further information contact 01642 774774.

يمكن الحصول على هذه المعلومات، عند طلبها، بلغات أخرى أو بلغة برايل أو على شريط صوتي أو بخط كبير. لمزيد من المعلومات اتصل بـ 01642 774774

شەنگەر داواکەرت، دەتوانرێت ئەم زانیارییانە بە زمانەکانی تر، بە بریل (شێوازی نووسینی نابینا)، لەسەر شێتی دەنگ یان بە جایی پیشی گۆرد، داڕین بکەن. بۆ زانیاری زیاتر تکایە بەمۆدێکی بە زامەری 01642 774774 بکە.

این اطلاعات در صورت درخواست به زبانهای دیگر، به خط بریل، روی نوار صوتی و یا بصورت چاپ شده با حروف بزرگ موجود است. برای کسب اطلاعات بیشتر به شماره 01642 774774 تکلن فرمایید.

இந்தக் கருவியை மற்ற மொழிகளில், பிள்ளை, குறுக்கப்பட்டவர்களுக்கு அல்லது பெரிய எழுத்துகளுடன் அச்சிடப்பட்டுள்ளது. மேலும் கூடுதல் தகவல்களுக்கு தொடர்பு கொள்ளுங்கள் 01642 774774.

Bi daxwazê va ev agahî bi zimanên din, bi Braille*, li ser kasetan û bi Tip û Herfên Mezin heye. Ji bo bêtir agahî, peywendî bi telefona 01642 774774 dahînin.
Braille*çikîê ko kesê nikarin baş bibînin dikarin pê boxwînin

یہ معلومات درخواست کرنے پر دیگر زبانوں، بریل، ٹیپ اور بڑے حروف میں دستیاب ہے۔ مزید معلومات کے لیے 01642 774774 پر رابطہ کریں۔



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