

Redcar & Cleveland Local Development Framework

Landscape Character SPD

March 2010



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I. INTRODUCTION

The Role and Purpose of the Supplementary Planning Document

- I.1 The Landscape Character Supplementary Planning Document (SPD) forms part of the Redcar and Cleveland Local Development Framework (LDF). It will apply to development in that part of Redcar and Cleveland outside of the North York Moors National Park.
- I.2 The SPD explains the role of landscape character areas and sets out guidance to be used in designing development and new landscape features in each area, building on the 'Redcar and Cleveland Landscape Character Assessment' (2006). In determining applications, the authority will work with applicants to ensure that new proposals for development are consistent with the policies of the Local Development Framework and also respect the landscape character of the Borough.

Rural Landscape Design

- I.3 Rural design consists of the choice, selection and quality of built forms or other structures in a countryside location. Landscape design may either be an integral part of this process (as associated 'landscaping' - a term which includes planting) or be carried out on its own, for example as countryside management or access improvements.

What is landscape?

In basic terms, landscape is 'the appearance of land' or 'scenery' but landscape is also 'a living record of the way that our physical environment has interacted with cultural influences over time' (Landscape Character Network). It is also 'an area as perceived by people whose character is the result of the action and interaction of natural and/or human factors' (European Landscape Convention).

'Landscape is about the relationship between people, place and nature. Landscape is a human concept and as such encompasses how we view and experience the land, and the feelings, memories or associations that the land evokes'. (The Countryside Agency 'Landscape, Beyond The View' (2006).

- I.4 Landscape design is an integral part of the planning and development process. High quality landscape design can improve both the development it is associated with and the local environment in which it is located. It is essential to consider landscape issues early in the design process.

Landscape Proposals

Understanding the character of a site and its broader setting is fundamental in the development of a successful landscaping proposal. New development in the countryside or on the edges of settlements should be designed to relate to its landscape context, ie to the character of the local and wider landscape, in addition to local 'built form.' Both are major considerations to be taken into account when drawing up Design and Access Statements to support planning applications.

Design and Access Statements

- 1.5** This SPD will help applicants to draw up Design and Access Statements, which are a requirement of planning applications. These Statements cover the design principles which underpin development proposals and which will include, among other considerations, an analysis of the site and its environs, how the design relates to, and enhances, its context, and the principles behind the development's architectural and landscape design. A useful reference is *Design and Access Statements. How to Write, Read and Use Them*, CABI (the Commission for Architecture and the Built Environment) (2006).

Urban Design Guidelines SPD

- 1.6** This Landscape Character SPD is a companion guide to the Urban Design Guidelines SPD. 'The Urban Design Guidelines for Redcar and Cleveland' SPD (2006) has been produced to promote higher standards of design in the Borough. It applies to settlements in both urban and rural areas. The premise of the document is that every development of any scale has the potential to make a positive environmental contribution.

What is 'design'?

'Design' implies a creative effort to achieve something that is functional and/or aesthetically pleasing. Where design is of 'good quality', function and aesthetics come together and the needs and expectations of its 'users' are met. This may be clearly evident in the case of buildings and structures; for planting, it implies that it has a purpose (for example for wildlife or shelter) and that it satisfies a visual expectation.

2. POLICY CONTEXT

National and Regional Guidance, Policies and Designated Sites

- 2.1 National planning policy on rural development, wildlife and landscape designations is set out in Planning Policy Statement 1 (PPS 1) (Delivering Sustainable Development), PPS7 (Sustainable Development in Rural Areas) and PPS 9 (Biodiversity and Geological Conservation). National policy on the historic environment is covered by Planning Policy Guidance 15 (PPG 15).
- 2.2 Regional Spatial Strategy Policy 31 sets out policy on landscape character, while Policy 33 supports the use of Countryside Design Strategies.
- 2.3 Appendix B sets out further details of these documents.

Redcar and Cleveland Local Development Framework

- 2.4 This SPD sets out design guidance to support the implementation of the following policies in the Redcar and Cleveland Core Strategy and Development Policies DPDs (adopted July 2007).

CS 24 Biodiversity and Geological Conservation

- supports the protection and enhancement of the Borough's biodiversity and geological resource.

CS 22 Protecting and Enhancing the Borough's Landscape

- supports the protection and enhancement of the Borough's landscape based on the character areas identified through the Landscape Character Assessment; and
- restricts any development which leads to the loss of important features of landscape character and supports measures to enhance, restore or create those special features.

CS 25 Built and Historic Environment

- supports the protection and enhancement of the built and historic environment and the positive contribution that development proposals can make to this character.

DPI Development Limits

- Controls and restricts development beyond the development limits.

Biodiversity and Landscape Designations

- 2.5** Each type of habitat supports well-adapted and distinct native vegetation, and retaining these habitats is a key element of sustainability. Many habitats are protected for their botanical, wildlife or other intrinsic value. Their protection also assists in retaining landscape character, as an area of planting or other habitat may be valuable both for biodiversity and visual reasons. In addition, there are sites outside designated areas that are valuable for biodiversity either in themselves or as links between habitats, for species movement and migration. Protection and enhancement of habitats and species in the Tees Valley is promoted by the Tees Valley Biodiversity Action Plan, which is a plan of action for threatened or locally characteristic habitats and species. In this context, certain species are protected in their own right, primarily under the provisions of the Countryside Act (1981).

Environmental Stewardship

A scheme known as Environmental Stewardship provides funding for farmers and other land managers who deliver effective environmental management of their land, including conservation of biodiversity, and maintain and enhance landscape quality and character. More information is available from Natural England (<http://www.naturalengland.org.uk/ourwork/farming/funding/es/default.aspx>)

What are 'biodiversity' and the 'Biodiversity Duty'?

Biodiversity is the variety of life on earth, and includes all plant and animal species. The Natural Environment and Rural Communities Act (2006), otherwise known as the NERC Act, places a duty on all public bodies to have regard to biodiversity in the exercise of their functions.

European and International Sites

- 2.6** The EU Habitats Directive and Birds Directive form the basis for the 'Natura 2000' network of conservation sites. In this country, these sites are designated as Special Protection Areas (SPA), or Special Areas of Conservation (SAC), and are given statutory protection. Within the Borough the following sites have international protection: the Teesmouth and Cleveland Coast SPA, which is also a 'RAMSAR' site, and the North York Moors SPA, which is also an SAC.

National Sites

- 2.7** Sites of Special Scientific Interest (SSSIs) are of national importance as the country's most valued wildlife sites and are given statutory protection under the Wildlife and Countryside Act 1981. Most SSSIs have been designated for their botanical value, with a small number designated because of their geological value.
- 2.8** The SSSIs in the Borough (outside the National Park) are the rocks and sands between Redcar and the Tees Estuary (also included in the SPA), and the sites of Lovell Hill Pools, Saltburn Gill, Boulby Quarry and Langbaugh Ridge.

Local Wildlife Sites

- 2.9** Formerly known as 'Sites of Nature Conservation Importance' or SNCIs, these are sites valued at a local level; they represent within the Borough a range of habitats including woodland, scrub, marsh, moorland, meadows, grassland, cliffs and ponds. They are protected by Local Development Framework Policy CS 24 and represent a material consideration in planning applications.
- 2.10** Following the publication of criteria for selection by DEFRA (2006), a review of the SNCIs in the Borough is being carried out and Local Wildlife Sites will be designated.

Local Nature Reserves

- 2.11** LNR's are statutory sites declared by the Council (and ratified by Natural England) to promote education and access to nature. There are 6 LNR's in the Borough and they are protected by Local Development Framework Policy CS 24.

Heritage Coasts

- 2.12** The Borough's coastline from Saltburn eastward is defined as the North Yorkshire and Cleveland Heritage Coast, an area protected against any development that may harm its special character. The purposes of Heritage Coasts are to:
- Conserve, protect and enhance the natural beauty of the coasts, their marine flora and fauna, and their heritage features.
 - Facilitate and enhance their enjoyment, understanding and appreciation by the public.
 - Maintain and improve the health of inshore waters affecting Heritage Coasts and their beaches through appropriate environmental measures.
 - Take account of the needs of agriculture, forestry and fishing, and of the economic and social needs of the small communities on these coasts.



The cliffs at Warsett Hill, near Saltburn

Hedgerows and Woodlands

- 2.13** Both hedgerows and woodlands are very significant elements in the landscape of the Borough and have a dominant influence on landscape character.
- 2.14** Hedgerows are regarded as 'the most significant wildlife habitat over wide stretches of lowland UK' (The UK Biodiversity Action Plan (BAP)). 'Ancient and species-rich hedgerows' are a priority habitat in the UK BAP as they tend to support the greatest diversity of plants and animals.' Although none are designated in the Borough as Local Wildlife Sites, the hedges in the Borough are very important for wildlife and landscape, and also provide a living link with the past.

The Hedgerow Regulations (1997)

These Regulations provide the protection of 'important' countryside hedgerows (ie excluding hedges bordering gardens) by controlling their removal by means of a system of notification to the Local Authority.

The key to whether a hedgerow can be protected is its 'importance'. This is assessed against a set of criteria which include historic/archaeological, landscape/amenity and ecological values. In addition, to be 'important', a hedge must be at least thirty years old and at least twenty metres long (or meet another hedgerow at each end).

Additional information is provided in a leaflet entitled 'The Hedgerow Regulations, Your Questions Answered' by the Department of Environment, Food and Rural Affairs (DEFRA). This may be viewed online at www.defra.gov.uk.



Hedgerows near Brotton

- 2.15** Trees, as individuals or grouped as copses or woodland, are also an integral part of the landscape of lowland, and much of upland, Britain. Trees have an essential role to play in supporting biodiversity and in providing shelter. In the Borough, the Tees Forest has contributed to the creation of new woodlands, and important established woodlands are found principally over higher land and in the steep sided valleys of East Cleveland, where many are classified as ancient woodland. Several woods have been designated as Local Wildlife Sites.

- 2.16** The Council has published a *Community Tree and Woodland Strategy* (March 2008), which is important in providing the Borough with a proactive approach to sustainable tree management, including management aims.

3. LANDSCAPE CHARACTER

- 3.1 Natural England has produced 'The Character of England Map', which divides England into national character areas which provide the broad framework for more detailed assessments at regional and local level. The map shows Redcar and Cleveland in the character areas known as the 'Tees Lowlands' and the 'North Yorkshire Moors and Cleveland Hills.'
- 3.2 Guidance in Planning Policy Statement 7 and from Natural England has moved away from policies based on landscape quality designations, such as Special Landscape Areas, towards those founded on assessments of landscape character.
- 3.3 The Redcar and Cleveland Landscape Character Assessment (2006) has been carried out in accordance with this approach.

What is Landscape Character?

'Landscape Character' has been defined by the Countryside Agency (now Natural England) as 'a distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse'.

Underlying geology and land form are often the main influences on landscape character, supplemented by river systems, soils, vegetation cover, settlement pattern and land use.

Landscape Character Assessment

- 3.4 'Landscape Character Assessment is an approach that aids recognition and understanding of the differences between landscapes. It can serve as a framework for decision-making that respects local distinctiveness. It allows us to 'unpack' the landscape and understand how its distinctive elements contribute to a sense of place' (Landscape Character Network).
- 3.5 The purpose of carrying out a Landscape Character Assessment in the Borough has been to provide a framework for understanding its diverse landscapes. The Landscape Character Assessment:
 - provides the context in landscape and biodiversity terms for rural planning decisions;
 - describes and maps variations in landscape character in the Borough;
 - analyses positive and negative attributes of each landscape unit;
 - draws attention to wildlife habitats including ancient woodland; and
 - indicates how landscape character and biodiversity may be improved.

- 3.6** The advantages of this method over the previous method of determining high quality landscape in visual terms are that countryside protection can be based on knowledge and understanding of the characteristics of the countryside, and that the countryside can be safeguarded as a whole rather than only the parts that are deemed to be of significant value.

Landscape Classification

- 3.7** The landscape character assessment has led to a classification of the rural landscape into two categories:
1. the 'Sensitive Landscapes,' in which much landscape structure is present to give high 'strength of character' which is sensitive to change; and
 2. the 'Restoration Landscapes,' where the land has lost a greater or lesser degree of landscape structure and would benefit from measures to restore that structure and character.
- 3.8** In the Borough, Sensitive Landscapes cover parkland, the coast, the wooded beck valleys and areas of upland, while the remainder of the rural areas outside the limits to development are classified as Restoration Landscapes. In both categories of landscape, preference should be given to planting locally-found native species. However, it should be recognised that, in some habitats and landscapes with an open rather than wooded character, new tree planting may not be the most appropriate course of action.
- 3.9** The landscape character areas are indicated on the Local Development Framework Proposals Map, and on Appendix D of this document.

Sensitive Landscapes

- 3.10** Here, the emphasis will be on retaining the elements that make up the landscape, in many cases with little intervention to change its character, other than taking the opportunity to screen or integrate any development which does take place into its setting. Care in the location and design of any development is of crucial importance.
- 3.11** In these areas, development should not only leave existing planting in place, thus also respecting areas of wildlife value and potential, but should also include 'new' planting to support the development. The design and detailing of the planting should take into account the character and detail of the landscape (including distinctive species) in which it takes place, and be related to the scale and siting of the development.

Restoration Landscapes

- 3.12** This landscape work may take place outside the immediate development site by agreement between the developer and the landowner in question and be targeted towards repair or reinstatement of the landscape structure, for example the restoration of hedgerows.

Historic Landscapes

Historic Landscape Characterisation

- 3.13** Historic Landscape Characterisation has been developing in England over the last 10 years. It is about 'identifying the traces of the past within the modern landscape, and recognising that essentially the landscape has its present character because of the changes it has undergone over the past millennia. The challenge, therefore, is to address how future change can sensitively respect local character and diversity'. English Heritage (2004).
- 3.14** Additional information is provided in Appendix C.

Broad Landscape Areas and Landscape Units

- 3.15** Under the Redcar and Cleveland Landscape Character Assessment, the countryside of the Borough is divided into four Broad Landscape Areas. These represent recognisable areas of landscape, determined by a particular combination of physical and land cover characteristics and geographical context. Although these areas cover large areas of land and may be quite diverse in character, they nevertheless have a distinctive local identity that sets them apart from neighbouring areas.
- 3.16** The four Broad Landscape Areas are as follows (these are indicated in the map in Appendix D):
- (a) Eston Hills (the uplands at Eston, Upleatham, and Skelton)
 - (b) Redcar Flats (the coast and countryside around Redcar and Marske)
 - (c) East Cleveland Plateau (the coast from Saltburn to Boulby and the countryside fringing the North York Moors)
 - (d) Guisborough Lowland (the broad valley from Nunthorpe to Margrove Park)
- 3.17** Each Broad Landscape Area is divided into Landscape Units, described as a landscape 'type', (eg undulating farmland), followed by a location, (eg 'East of Guisborough').

Landscape Guidelines

- 3.18** General guidance, applying throughout the rural area, is set out below, followed by a description and guidance for each of the four Broad Landscape Areas in the Borough.

Gardens on Settlement Edges

- 3.19** The edges of most towns and villages are bordered by gardens. Whilst they can provide a transition between the built up area and the countryside, the treatment of garden boundaries is important. It is advisable to follow local traditions in the choice of fence type, and use timber post and rail in preference to close-boarded or chain-link fences. It is preferable to consider locally-found native species for peripheral hedges, avoiding species such as Leyland cypress, which can lead to problems as a result of its fast growth. Ornamental planting on rural garden edges can also appear to be out of character. In addition, property entrances should be

of a scale appropriate to their setting, avoiding large gates and high brick pillars and walling, which introduce a more urban character.



Native species on the edge of a rural garden

Plant Selection in Rural Areas

3.20 Preference should be given to selecting locally indigenous species to encourage wildlife and respect and enhance local character. When used as screening, planting should not be used to remedy poor built design.



Leyland cypress is inappropriate in a rural setting

3.21 Planting proposals should be developed with the following in mind:

Design of planting layout

The layout of new planting will have a strong effect on how a development is perceived and the way it 'fits' into the landscape. In general, formal patterns of tree planting such as avenues are not appropriate in the rural areas of the Borough, and tree planting in hedgerows should be of varied spacing to reduce any semblance of regularity.

The pattern of the local landscape can often provide clues on the most appropriate way to arrange planting. Planting as a screen to new development should aim to integrate as well as to hide, so that the planting may be dense next to the development but 'taper off' to the sides before merging into, for example, adjacent existing field boundary hedgerows.

Treatment of boundaries is particularly important. These often provide a direct physical link to the neighbouring pattern of vegetation and landscape character. If hedgerows play a major part in local character, it may be fully appropriate to plant a hedge with trees as the boundary treatment of new development and to use the same or similar species.

The size and shape of 'new' woodland should be influenced by local landscape character and the pattern and distribution of existing woodland, in addition to landform and soil type.

It should be noted that allowing the natural colonisation of open ground by fencing against grazing animals is often preferable to planting cultivated trees.

Selection of species

Native species will, in general, support the greatest range of wildlife, and the most favourable opportunities for biodiversity will come from choosing those native species that are growing in nearby woodlands or hedgerows. The use of such species is particularly important where the planting is adjacent to, or is part of, habitat creation or management, which should be in line with local Biodiversity Action Plan targets.

Locally-occurring species are also the ones most likely to thrive under the local conditions of soil, situation or exposure, and will also be the most appropriate in visual terms. Planting stock should be selected from British sources.

Adjacent land uses

The location of new planting, especially on a large scale, must be carefully considered in relation to areas of historical or archaeological value and to existing habitats of biodiversity value, which may be more valuable to wildlife than woodland.



A wetland habitat close to new housing



Planting integrates development into the landscape

Guidance by Broad Landscape Area

3.22 This section summarises the findings of the Redcar and Cleveland Landscape Character Assessment (2006), which provides a valuable understanding of the nature of the local countryside, its character, the landscape elements that contribute

to this character, and how this may be strengthened, either in a management programme or ancillary to any development process.

- 3.23** The Landscape Units within each Broad Landscape Area are set out in the Landscape Character Assessment, together with a description of positive and negative attributes from a landscape analysis.

Eston Hills (the uplands at Eston, Upleatham and Skelton)

Description

- 3.24** The Eston Hills Broad Landscape Area is characterised by a complex of prominent steep-sided hills linked by low saddles which form a parallel series of foothills, or outliers, to the main escarpment of the Cleveland Hills, which lie within the North York Moors National Park. Open moorland and wooded hillsides and escarpments contribute to the distinctive character of this area and give it an identity unlike any other part of the Borough. An area of parkland at Wilton is important within this Area.
- 3.25** Extensive and contrasting views are available from many locations; of isolated woods and hedges set within a farmland context.
- 3.26** In the Sensitive Landscapes, changes in character are disco to the south there is the backdrop of the Cleveland Hills, whilst to the north there are views over the urban and industrial developments of Teesside and Redcar.
- 3.27** The Eston Hills Area consists of three distinct but closely grouped elevated areas: the Eston Hills upland between Dunsdale and Ormesby, the higher land at Upleatham, and that situated between Skelton and Slapewath. Associated with these uplands are ‘saddles’ of relatively lower land linking them and the slopes that edge them. Also included are the upper reaches of Skelton Beck, known as Tocketts Beck and Waterfall Beck in this Area.

Landscape Assessment

- 3.28** Under the Landscape Character Assessment, the landscapes in the Eston Hills Area are classified into ‘Sensitive Landscapes’ on the higher land, the beck valleys and the parkland, and ‘Restoration Landscapes’ on the remainder. The uplands have a high strength of character, a product of a dominant landform and a strong woodland pattern. The lower-lying areas are characterised by a more open landscape structure uraged and the emphasis is on retention of landscape elements; indeed, changes will take on a visual prominence over much of this area on the more elevated parts. New planting for screening or integration should closely reflect the nature and detail of the existing vegetation.
- 3.29** In the areas of Restoration Landscapes, retention of appropriate existing landscape features is important to integrate any new development into the landscape, to act as the basis for new planting, or for the creation of ‘new landscape’.
- 3.30** Eston Moor has, since the time of the Assessment, been designated a Local Nature Reserve. Sites and areas of biodiversity value occur outside these designated sites,

with value both in themselves and as wildlife links or potential areas for development of habitat.

3.31 In recognition of its archaeological value, the moor and its edges are designated as 'Eston Hills Historic Landscape.'

Landscape and biodiversity guidelines

- Habitat creation and management in line with local Biodiversity Action Plan targets to complement local landscape character.
- In the beck valleys, appropriate woodland management and the extension of woodland planting or other habitat creation onto adjacent land;
- In the parkland, encouragement of management of the woodlands;
- Management to conserve and enhance existing woodland and native semi-natural vegetation and associated wildlife;
- Tree planting to reinforce wildlife corridors, to link areas of isolated woodland, and, with hedgerow plants, to extend field pattern along field boundaries or create smaller fields;
- Management of hedges to ensure their long-term survival and introduce hedgerow trees to strengthen character and landscape pattern; and
- Planting of native broadleaved trees to soften the edges of coniferous woodland.



An aerial view looking over the Eston Hills and beyond

Species

3.32 Selection of species may include the following, with final choice related to aspect, exposure, soil type, and those species found growing locally, in compliance with any habitat management plan that may be in place.

- **Woodland and copse trees:** English oak (*Quercus robur*), Sessile oak (*Quercus petraea*), Rowan (*Sorbus aucuparia*), Scots pine (*Pinus sylvestris*), Beech (*Fagus sylvatica*), Birch (*Betula pendula* and *Betula pubescens*), Wild cherry (*Prunus avium*), with Common alder (*Alnus glutinosa*) as a nurse, providing early shelter.
- **Hedgerow trees:** Ash (*Fraxinus excelsior*), English oak (*Quercus robur*), Sessile oak (*Quercus petraea*).
- **Garden edge trees:** as above, relating to available space.
- **Hedging plants:** Hawthorn (*Crataegus monogyna*), Blackthorn (*Prunus spinosa*), as the principal species, with Guelder rose (*Viburnum opulus*), Dog rose (*Rosa canina*), Holly (*Ilex aquifolium*), Field maple (*Acer campestre*).
- **Herbaceous species,** appropriate to the local habitat.

Settlements

- 3.33** Settlements within the Eston Hills Broad Landscape Area include Wilton Village and Upleatham, both estate villages, which along with Guisborough on the southern edge of the zone are designated as conservation areas.

Built Design

- 3.34** The local jurassic sandstone is the principal material for earlier buildings, with brick being increasingly used during the nineteenth century. Buildings of both stone and brick usually now have pantiled or slated roofs, and the use of these materials should be encouraged in any new development or in alterations to existing buildings.

Redcar Flats (the coast and countryside around Redcar and Marske)

Description

- 3.35** The Broad Landscape Area of 'Redcar Flats' is bordered by the escarpment of the Eston Hills to the south and the coast to the north. Over the inland part of the zone, the presence of high quality farmland has encouraged intensive arable cultivation and the enlargement of fields. The hedgerow pattern is sparse and there are few landscape features to interrupt the open, gently sloping landscape.
- 3.36** Long views predominate in this landscape, and skyline features take on particular importance. The industry at Wilton Works, and the abrupt urban edges of Redcar, Marske, New Marske, Saltburn and the A174 and railway corridors have a strong local influence on landscape character.

Landscape Assessment

- 3.37** The Character Assessment has classified the landscape in this Broad Landscape Area as 'Restoration Landscape'. Existing features in this open landscape are relatively sparse and their retention is important to 'place' new development, to act as the basis for additional planting, or for the creation of 'new landscape'. Additional planting may comprise, for example, a hedgerow to continue the line of an existing one, or, in preference, form a hedgerow pattern or network and combine with tree planting to create an enhanced landscape structure.
- 3.38** Whilst the inland parts of this Area have a weak character resulting from hedgerow decline and loss, the land near the coast is of an open character due to maritime exposure. This presents a situation in which 'restoration' or the creation of new character will be inappropriate, and landscape treatment of any development may take the form of alternative measures such as mounding.
- 3.39** Sites and areas of biodiversity value occur outside these designated sites, with value both in themselves and as wildlife links or potential areas for development of habitat.

Landscape and biodiversity guidelines

- Habitat creation and management in line with local Biodiversity Action Plan targets to complement local landscape character.

- Beyond the coastal fringe, reinforcing and extending hedgerows and introducing copses of appropriate scale; and
- Planting on settlement edges to reduce the effect of visually-harsh urban edges.

Species

3.40 Selection of species may include the following, with final choice related to aspect, exposure, soil type and those species found growing locally, in compliance with any habitat management plan that may be in place. Exposure to winds from the sea is an important consideration in this area. In areas of the tract more distant from the coast or where shelter is available, the choice of species is wider; species listed under the sections relating to the other tracts may be used as a guide.

- **Woodland and copse trees:** English oak (*Quercus robur*), Sessile oak (*Quercus petraea*), Rowan (*Sorbus aucuparia*), Ash (*Fraxinus excelsior*), Sycamore (*Acer pseudoplatanus*)
- **Hedgerow trees:** as above
- **Garden edge trees:** as above, relating to available space.
- **Hedging plants:** Hawthorn (*Crataegus monogyna*), Blackthorn (*Prunus spinosa*), as the principal species, with Guelder rose (*Viburnum opulus*), Dog rose (*Rosa canina*), Holly (*Ilex aquifolium*), Field maple (*Acer campestre*).
- **Herbaceous species,** appropriate to the local habitat.

Settlements

3.41 The only settlement within this countryside tract is Kirkleatham, an estate village designated as a conservation area. Farm complexes on this better quality land tend to be larger than elsewhere in the Borough, which, coupled with the flat nature of the land, makes them significant landscape features.

Built Design

3.42 The predominance of stone and brick combined with pantiles and slate for traditional buildings is as elsewhere in the Borough, and the use of these materials should be respected in any new development or in alterations to existing buildings.



An aerial view over Marske

East Cleveland Plateau (the coast from Saltburn to Boulby and the countryside fringing the North York Moors)

Description

- 3.43** This Broad Landscape Area consists of an open, elevated coastal plateau rising towards the south to meet the North York Moors. The plateau has an exposed, open rural character with large-scale farmland bordered by hedges. A number of lanes are also characterised by hedges on each side. The plateau is dissected by a complex system of deeply-incised sheltered, heavily-wooded, valleys or gills, which meet the coast at two points within this Area; these are separated by higher land, where dramatic cliffs fall to wave-cut platforms at sea level.
- 3.44** A history of mining and related industries within the Area has left its mark on the landscape, and pockets of industry associated with villages and in the open countryside, spoil heaps and disused mineral railways have a strong influence on the landscape character. Many of the spoil heaps have now been regraded and planted, as at Liverton Mines and Lumpsey, and some removed as at Lingdale. Others, though, remain, most notably that at Kilton which is visible over a wide area.

Landscape Assessment

- 3.45** Under the Landscape Character Assessment, the wooded valleys are classified as Sensitive Landscapes, whilst the remainder of the Area falls in the Restoration Landscape category.

- 3.46** In the Sensitive Landscapes generally, changes in character are discouraged, and the emphasis is on retention of landscape elements;
- 3.47** The landscape of this area, classed as 'Restoration Landscape,' is essentially an open one, with comparatively few features (woodland and hedges) and large fields; the retention of these landscape features is important to 'place' new development, to act as the basis for additional planting, or for the creation of 'new landscape'. Additional planting may comprise, for example, a hedgerow to continue the line of an existing one, or, in preference, form a hedgerow pattern or network and combine with tree planting to create an enhanced landscape structure.
- 3.48** Sites and areas of biodiversity value occur outside the designated sites, with value both in themselves and as wildlife links or potential areas for development of habitat.

Landscape and biodiversity guidelines

- Habitat creation and management in line with local Biodiversity Action Plan targets to complement local landscape character.
- Woodland management in the beck valleys and the extension of woodland planting or other habitat creation onto adjacent land;
- Extension of woodland cover to link with existing tree belts, wooded valleys and vegetation on old railway lines and to help screen and integrate village edges into the landscape;
- Extension and repair of existing hedgerows and incorporation of hedgerow trees;
- Woodland planting in belts and blocks to extend woodland habitat and link existing woodlands; and
- On moorland fringe areas, improvement in the maintenance and management of stone walls.

Species

- 3.49** Selection of species may include the following, with final choice relating to aspect, exposure, soil type and those species found growing locally, in compliance with any habitat management plan that may be in place.
- **Woodland and copse trees:** English oak (*Quercus robur*), Sessile oak (*Quercus petraea*), Rowan (*Sorbus aucuparia*), Scots pine (*Pinus sylvestris*), Beech (*Fagus sylvatica*), Birch (*Betula pendula* and *Betula pubescens*), Wild cherry (*Prunus avium*), with Common alder (*Alnus glutinosa*) as a nurse, providing early shelter.
 - **Hedgerow trees:** Ash (*Fraxinus excelsior*), English oak (*Quercus robur*), Sessile oak (*Quercus petraea*).
 - **Garden edge trees:** as above, relating to available space.

- **Hedging plants:** Hawthorn (*Crataegus monogyna*), Blackthorn (*Prunus spinosa*), as the principal species, with Guelder rose (*Viburnum opulus*), Dog rose (*Rosa canina*), Holly (*Ilex aquifolium*), Field maple (*Acer campestre*). (There is a local dominance of holly in hedges bordering Mill Lane to the south of Carlin Howe).
- **Herbaceous species,** appropriate to the local habitat.

Settlements

3.50 The settlements to the north of the plateau - Skelton, Brotton, Skinningrove and Loftus - have ancient origins but grew to serve the ironstone mining and related industries. In the southern part of the zone the villages of Liverton and Moorsholm, both designated conservation areas, have retained much of their agricultural character and clearly display their Medieval origins in their form. These villages contribute positively to the character of the area.

Built Design

3.51 Traditional buildings in the area are primarily of stone or brick with pantiles or slate, and the use of these materials should be acknowledged in the Design Statement for any new development or in alterations to existing buildings.

Guisborough Lowland (the broad valley from Nunthorpe to Margrove Park)

Description

3.52 This Area encompasses Guisborough and lies to the south of the Eston Hills. It is gently undulating with a distinctive lightly wooded character. Woodland blocks are numerous but small, and hedges tend to be thin or gappy with few trees. It is physically confined, sandwiched between Eston Hills to the north, the Langbaugh Ridge to the south. The largely arable farmland is undulating in the west, but is flatter towards Guisborough and starts to rise towards Roseberry Topping.

3.53 The urban edge of Nunthorpe has an intrusive visual impact on fringe farmland, and the A171 is prominent locally.

Landscape Assessment

3.54 The zone to the west of Guisborough takes its character largely from the hedgerow network over the farmland, with only scattered small woodlands, rather than from any strongly wooded content.

3.55 To the east of Guisborough, however, there is a varied character of farmland, hedges and woodland associated with the parkland at Gisborough Hall.

3.56 The Character Assessment has classified the landscape in this tract as being 'Restoration Landscape' except for the parkland at Gisborough Hall, which is a 'Sensitive Landscape,' where changes to character are discouraged.

3.57 The retention of existing features is important to 'place' any new development, to act as the basis for additional planting, or for the creation of 'new landscape'. Additional planting may comprise, for example, a hedgerow to continue the line of an existing one, or, in preference, form a hedgerow pattern or network and combine with tree planting to create an enhanced landscape structure. The landscape of this zone is noted for the scarcity of hedgerow trees and the scattered small woodland blocks.

3.58 Sites and areas of biodiversity value occur outside the designated sites, with value both in themselves and as wildlife links or potential areas for development of habitat.

Landscape and biodiversity guidelines

- Habitat creation and management in line with local Biodiversity Action Plan targets to complement local landscape character.
- Management and restoration of existing hedgerows and extend pattern; include hedgerow trees;
- In the parkland, encouragement of the management of the woodlands; and
- Establishment of new woodland blocks or copses, for example at field corners.

Species

3.59 Selection of species may include the following, with final choice related to aspect, exposure, soil type and those species found growing locally, in compliance with any habitat management plan that may be in place.

- **Woodland and copse trees:** English oak (*Quercus robur*), Sessile oak (*Quercus petraea*), Rowan (*Sorbus aucuparia*), Scots pine (*Pinus sylvestris*), Beech (*Fagus sylvatica*), Birch (*Betula pendula* and *Betula pubescens*), Wild cherry (*Prunus avium*), with Common alder (*Alnus glutinosa*) as a nurse, providing early shelter.
- **Hedgerow trees:** Ash (*Fraxinus excelsior*), English oak (*Quercus robur*), Sessile oak (*Quercus petraea*).
- **Garden edge trees:** as above, relating to available space.
- **Hedging plants:** Hawthorn (*Crataegus monogyna*), Blackthorn (*Prunus spinosa*), as the principal species, with Guelder rose (*Viburnum opulus*), Dog rose (*Rosa canina*), Holly (*Ilex aquifolium*), Field maple (*Acer campestre*).
- **Herbaceous species,** appropriate to the local habitat.

Settlements

3.60 The Broad Landscape Area is centred on, but excludes, Guisborough, but within the Area itself is a scattered distribution of farm buildings, and the villages of Pinchinthorpe and Mountpleasant.

Built Design

- 3.61** Traditional buildings in the area are primarily of stone or brick with pantiles or slate, and the use of these materials should be acknowledged in the Design and Access Statement for any new development or in alterations to existing buildings.

4. BUILT FORM

Village Form and Character

- 4.1 Any proposed development on the edge of a village should avoid disruption of any landscape features which define or conceal the village and should be sited to complement village form and character, integrating both with the settlement and the surrounding countryside.
- 4.2 The design, detail and materials of every proposed new development should reflect the particular local character of villages or groups of buildings.
- 4.3 Where the use of traditional materials is not possible, particularly with regard to larger agricultural or industrial buildings, it is important that the choice of modern materials is considered with the need to integrate with existing buildings as well as with the wider landscape.

Size and Scale

- 4.4 These considerations can be problematic with new developments in or adjoining the countryside, particularly where modern buildings, notably farm and industrial buildings, tend to be larger than traditional structures. They can disrupt the accepted scale of the landscape, especially where seen with older traditional buildings. The effect of size and scale can be reinforced or modified by choice of site, use of colour and design of details.



An elaborate entrance is inappropriate in a rural setting



Buildings of appropriate scale in the landscape

Location

- 4.5** Even small-scale development in the countryside relies for its visual success on an understanding and appreciation of its setting and context.
- 4.6** Integration of a development into the landscape is assisted by placing the development on lower land, against a background of trees and with the 'grain' (or 'contour') of the existing landscape. On the other hand, a development assumes more dominance when it is placed in a skyline position.



A development on the skyline can appear dominant

- 4.7** The relationship between development and existing landscape features is important. These features may include not only vegetation but also topography (ridges and valleys). Retaining a site's natural features can provide a stronger relationship between a new development and its surroundings. There are often opportunities to alter existing levels to lower a development into its site and at the same time to raise low mounds to 'nestle' the development into the landscape.

Colour

- 4.8** A light-coloured building will draw attention to itself and its scale in what is predominantly a dark coloured landscape. The generally soft light in this country actually intensifies colours rather than bleaching them, and this should be borne in mind when selecting the colour of materials. Greens should be used with particular care, as bright greens clash with almost all natural greens and draw attention. The preponderance of natural greens in our landscape can, in fact, lead to clashes with most other strong hues.



The effects of different colours in the landscape

- 4.9** Generally speaking, dark colours make objects appear smaller and less obvious. Where modern materials are being used, dark colours and tones are usually more compatible with the landscape. Shades varying from browns, through grey-browns, grey-greens and greys to near black are the most useful, with warm greys being particularly so. Darker colours should always be used for roofs. Pitched roofs reflect much more light than vertical walls and can easily look too light and conspicuous.

Detailing

- 4.10** As well as influencing building character at close range, detailing can affect how a building is read in the wider landscape setting. Contrasting materials, textures, profiles, projections and junctions all produce shadows and different degrees of

reflection that break up a building's shape and thus play down its apparent size. Variations in roof height can also help to reduce the scale of a building.

APPENDIX A: Planting Native Trees and Shrubs

A list of trees and shrubs native to Britain is set out in this section, together with some notes on the use of native species in new planting and the benefits of this approach.

Native Trees and Shrubs

A definition of a 'native plant' is one 'that has not been originally introduced by human agency,' Rackham (1986). Native plants have a varied distribution over Britain related to soils and climate.

Trees:

- English oak (*Quercus robur*)
- Sessile oak (*Quercus petraea*)
- Rowan (*Sorbus aucuparia*)
- Whitebeam (*Sorbus aria*)
- Beech (*Fagus sylvatica*)
- Birch (*Betula pendula* and *Betula pubescens*)
- Wild cherry (*Prunus avium*)
- Bird cherry (*Prunus padus*)
- Common alder (*Alnus glutinosa*)
- English elm (*Ulmus procera*)
- Wych elm (*Ulmus glabra*)
- Small leaved lime (*Tilia euchlora*)
- Large leaved lime (*Tilia platyphllos*)
- Ash (*Fraxinus excelsior*)
- Aspen (*Populus tremula*)
- Black poplar (*Populus nigra*)
- Willows (*Salix* species) (19 are native to Britain)
- Common lime (*Tilia europea*) ('possibly native' (Alan Mitchell 1974))

(Note that Horse chestnut and Sycamore have been introduced)

Shrubs:

- Hawthorn (*Crataegus monogyna*)

Blackthorn (*Prunus spinosa*)
 Guelder rose (*Viburnum opulus*)
 Dog rose (*Rosa canina*)
 Holly (*Ilex aquifolium*)
 Field maple (*Acer campestre*)
 Hazel (*Corylus avellana*)
 Juniper (*Juniperus communis*)
 Elder (*Sambucus racemosus*)

Small-leaved lime

There is a colony of Small-leaved lime in the ancient woodland to the south of Loftus and it is possible that there is a link between their presence in the woodland and their occurrence in some of the hedgerows around Loftus. Source: Wildflower Ark (2007)

The use of native species in new planting

Selection of species for planting should relate to local character. Planting of tree species not 'in character' erodes the difference between one area and another. Section 3 gives information about species in relation to local character according to the Landscape Character Assessment.

A good guide to selection of plants is to see which species are growing well nearby ie under similar conditions of soil and micro climate to the site of the new planting. Limes for example are better suited to limestone soils. Selection will also relate to the purpose of the planting, and this is considered above in section 3.

Mention should be made here that English elm has suffered from losses due to disease and is rarely planted now, although Wych elm is more resistant, and varieties of English elm have been cultivated for amenity urban planting.

In certain situations, there are undeniable benefits in planting non-native species, partly because of the much greater variety of plants available, but in rural locations non-native planting should be limited to the central parts of gardens within a perimeter of native species.

The benefits of using native species

Visual reasons

Because native species predominate in the countryside, the planting of native species is more likely to appear compatible in the setting of the development ie appropriate to local character. It will avoid the strong colours of foliage or flower, or the 'unusual' textures or formal shapes or dominance associated with some introduced species. For example, the

Leyland Cypress is a strong-growing hybrid of deep colour and dense, conical 'habit' ('form' or 'shape') that appears out of place in a rural context. Because of its dominant colour, Copper beech may draw attention to a development instead of screening it.

Wildlife reasons

Whilst the fruits and flowers of introduced species are beneficial to wildlife, native species support biodiversity more fully and encourage more wildlife than non-natives as insects have had associations over a lengthy time period with these plants.

Why there are few native trees in Britain

We have few native trees in Britain compared to continental Europe because of the Ice Age. The rich plant life occurring in Britain before the ice age was reduced by successive waves of ice, until almost all trees were lost. 'The ice retreated for the last time only 11,000 years ago and migration back from Europe was rapid, but was stopped about 6,000 years ago when the land connection' (with the rest of Europe) 'was breached. Only those trees which were already in north France could have made the crossing in time' (Alan Mitchell 1974).



Native species in a hedgerow

APPENDIX B: National Guidance and Policies

Planning Policy Statements and National Guidance

The main national guidance, including the stimulus for Landscape Character Assessment, is set out in this section, together with the relevant regional and local policies.

Planning Policy Statement 1 (Delivering Sustainable Development)

The Government's policy for design in the planning system is contained in Planning Policy Statement 1 (PPS 1). It includes the statement:

'Design which is inappropriate to its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.'

In addition,

'Planning should facilitate and promote sustainable patterns of urban and rural development by protecting and where possible enhancing the natural and historic environment and the quality and character of the countryside, and existing successful communities, by ensuring high quality development through good design', among others.

PPS 1 also states that a key objective for local planning authorities is to ensure that developments are:

'visually attractive as a result of good architecture and appropriate landscaping.'

Planning Policy Statement 7 (Sustainable Development in Rural Areas)

PPS 7 indicates that policies based on landscape character assessment will provide protection for locally-valued countryside. It also promotes enhancement where possible.

PPS 7 includes the statement:

'...planning authorities should ensure that development ...contributes to a sense of local identity and regional diversity and be of an appropriate design and scale for its location having regard to the policies contained in PPS 1...'

Planning Policy Statement 9 (Biodiversity and Geological Conservation)

PPS 9 advocates protection and enhancement:

'Plan policies and planning decisions should seek to maintain, or enhance, or add to biodiversity and geological conservation interests'.

It should be noted that in many instances 'landscape' and biodiversity are often firmly linked.

'Landscape Character Assessment Guidance' (2002) by the Countryside Agency

In their Guidance, the Countryside Agency emphasises the connection between development and character on the one hand and development and enhancement on the other:

- 'The aim of design guidance should be to ensure that essential change is sympathetic to the character of the landscape and where possible enhances it';
- '...there should be a clear link between the development and provision of enhancement, while the design of the development should be informed by the local character'; and
- 'Where a Landscape Character Assessment indicates that a strategy of enhancement or regeneration is appropriate for a particular area, this signals scope for significant change to the landscape, often by creation of a new landscape character to suit new circumstances.'

Regional and Local Policies

Regional Spatial Strategy (RSS)

The RSS sets out the broad framework for the different types of development in the region over the next 20 years. Among its main principles is that of protecting and enhancing the environment.

Policy 31 ('Landscape Character') in the Regional Spatial Strategy states:

'Strategies, plans and planning proposals should:

(c) have regard to landscape character assessmentsto justify the retention or creation of any local landscape designations, guide policy formulation and development control decisions, and assist in targeting landscape restoration and environmental improvement schemes.

(d) promote integrated management initiatives to sustain nationally, regionally and locally valued landscapes, including the Durham, North Northumberland and North Yorkshire and Cleveland Heritage Coasts and urban fringe landscapes.

(e) recognise the role that character-based planning tools such as Town Design Statements, Village Design Statements, Countryside Design Summaries and Concept Statements can play in promoting high quality development that respects local character and distinctiveness'.

Policy 33 ('Biodiversity and Geodiversity') in the Regional Spatial Strategy includes:

'Strategies, plans and programmes, and planning proposals should ensure that the Region's ecological and geological resources are protected and enhanced to return key biodiversity resources to viable levels by:

(b) reversing habitat fragmentation and species isolation particularly in Biodiversity Target Zones.

(c) developing habitat creation / restoration projects particularly in the priority Habitat Creation and Enhancement Areas.

Redcar and Cleveland's Sustainable Community Strategy: 'Building a Better Borough'

Building a Better Borough provides a long-term sustainable vision in the Borough and sets out local area priorities.

There are four themes to the strategy. One of these is: 'A high quality and sustainable living environment', a theme supported throughout this SPD.

Redcar and Cleveland Local Development Framework

The Council is preparing its Local Development Framework (LDF). The LDF will consider how the Borough outside the National Park will develop over the next 15 to 20 years. It will provide the spatial planning framework for many plans and strategies prepared by the Council and other bodies. The LDF documents will form part of the statutory Development Plan for the Borough along with the Regional Spatial Strategy for the North East.

The following documents were adopted in 2007:

- The **Core Strategy Development Plan Document (DPD)** - This sets out a spatial vision and aims for the LDF and the strategic policies to help deliver that vision.
- The **Development Policies DPD** - This sets out the criteria against which planning applications for the development and use of land and buildings will be considered and sets standards for the development of sites.

APPENDIX C: Historic Landscape Characterisation

HLC takes into account known archaeological sites in an area and also the patterns and shapes of field boundaries, woodlands, settlements and roads, heathland and moorland. Assessment of all these elements helps the understanding of the historical and archaeological development of a landscape. 'Any change should take into account an area's sensitivity, vulnerability and capacity for change in the context of specific proposals. HLC was designed to provide information and understanding of the character and change within the landscape, in order to inform, among other things, developments and land management decisions' (Durham County Council Archaeology Section 2007).

It can be appreciated from this discussion that there are strong links between the processes and aims of the two approaches: Historic Landscape Characterisation makes an important contribution to Landscape Assessment.

Local Historic Landscape Characterisation

HLC is currently taking place, county by county, across England. Tees Archaeology is working with North Yorkshire County Council to develop HLC for the former County of Cleveland.

Certain landscapes in the Tees Valley, in particular the Eston Hills in Redcar and Cleveland, are of particular importance because of the range and quality of the archaeological and historic components they contain. Tees Valley contains a number of parks and gardens that are of historic interest; of these, the Valley Gardens in Saltburn is categorised as Grade II on the Register of Parks and Gardens of Special Historic Interest. Tees Valley also contains many conservation areas and listed buildings.

Urban development in the Borough over the last 150 years or so has had a dominant influence on the major settlements. Many smaller towns and villages outside the main urban areas have only seen limited development and have retained much of their vernacular and historic character.

The Borough is largely a rural area despite the fact that many of the founding industries of Teesside were located within it. The area has abundant mineral wealth which has been exploited throughout history.

Industries have developed around the extraction of minerals such as alum and ironstone, and other materials have been worked to feed the services and infrastructure required by these industries, for example sand, gravel, clay and stone extraction. 'Many industrial sites have, through time, become assimilated into the countryside following their abandonment. Industrial features such as ironstone mines, are now often remote and add a sense of history to the diverse landscapes of the Borough'. Tees Archaeology (2007).

Field Patterns

Hedgerows provide a major role in the character of the landscape and are indicative of the history of both land use and landscape. They indicate a direct connection with previous land use, settlement distribution, boundaries and highways.

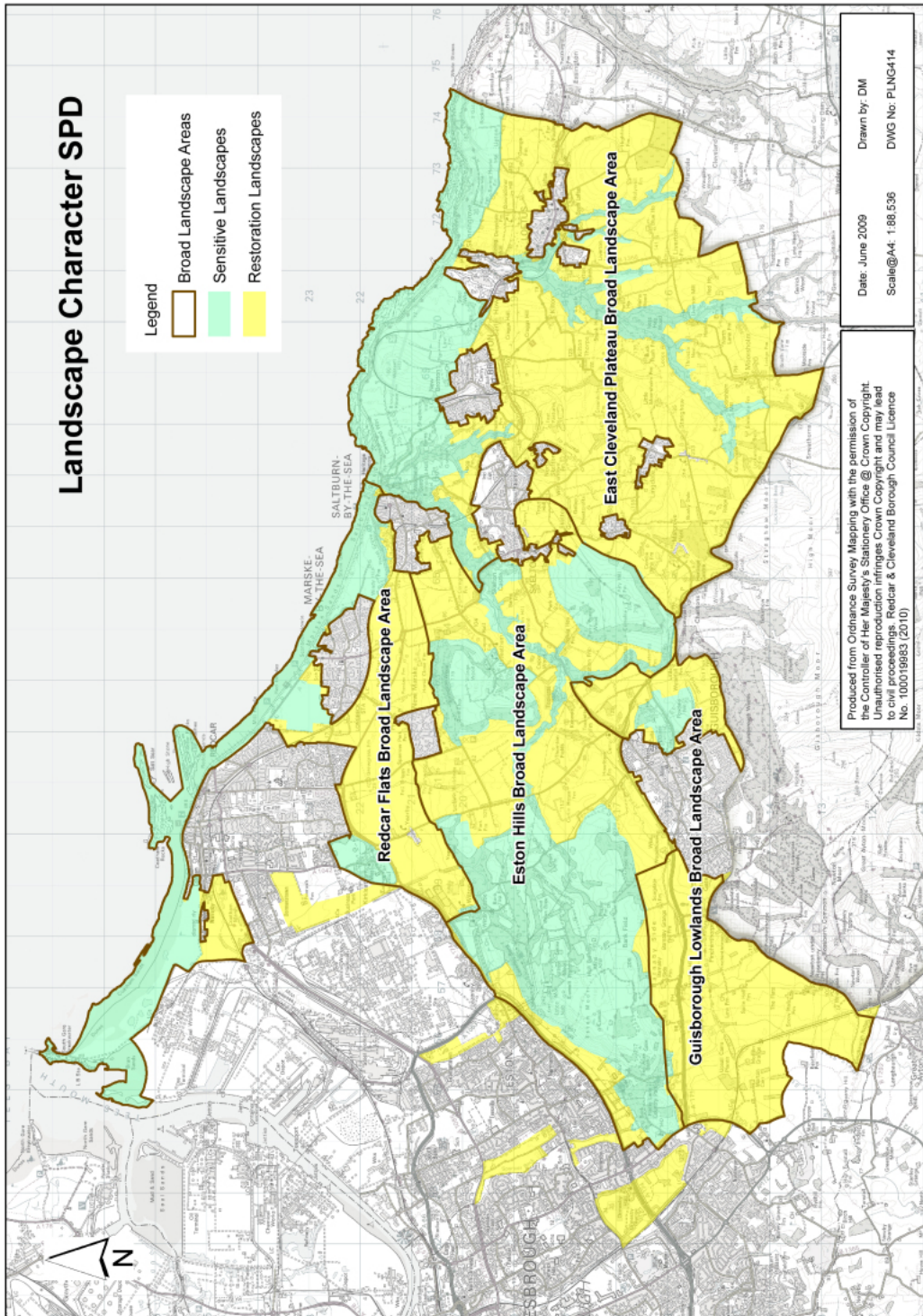
The following information has been taken largely from 'Heritage Hedgerows of Redcar and Cleveland' (2007) by Wildflower Ark at the Botanic Centre, Middlesbrough.

Enclosure was the process of dividing up the medieval open field system into smaller enclosed fields that could be bounded by ditches, walls, fences or hedgerows. Records of enclosure can detail the means and dates of creating the field boundary, thus allowing its accurate dating. However, most records of enclosure are incomplete, and can only be used to date the period in which an area was enclosed, giving an approximate age to the feature of that landscape.

Within Redcar and Cleveland the current field patterns were created predominantly during three different periods of enclosure: medieval, pre-1720 and post-1720. Medieval enclosure (largely associated with priories, abbeys and their outlying farms/granges) and pre-1720 enclosure (often referred to as early enclosure) both took place by private agreement, and usually resulted in a characteristic piecemeal field enclosure pattern. Post-1720 enclosure took place under parliamentary acts and can be recognised by its uniform and regular fields.

Research into historical documents has revealed that the greater part of Redcar and Cleveland was enclosed during the process of early enclosure, ie before 1720, and parliamentary enclosure occurred mainly in the Teesmouth area (for example at Redcar, Coatham and Kirkleatham) and in areas of common land (for example on Easington Moor and Moorsholm Moor).

APPENDIX D: Landscape Character Areas



APPENDIX E: Redcar and Cleveland Special Protection Areas

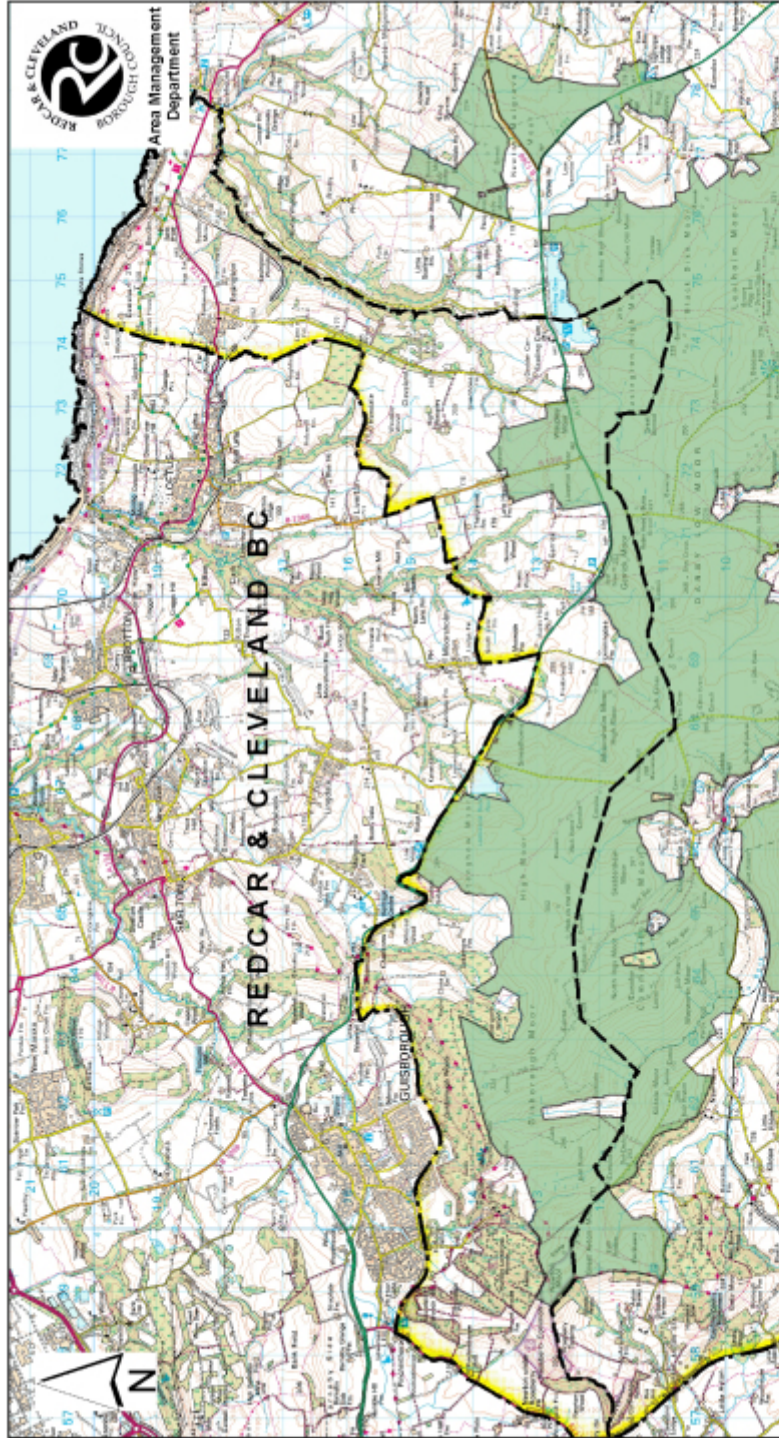


The Teesmouth and Cleveland Coast
Special Protection Area / RAMSAR Sites

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Scale@A4: 1:88,007 DWG No: CON054



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**North York Moors
Special Protection Area / Special Area of Conservation**

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Drawn by: DM
DWG No: CON053

Legend

-  Special Protection Area and Special Area of Conservation
-  Boundary for Redcar & Cleveland BC
-  Boundary for Redcar & Cleveland BC Local Development Framework

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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 بريل أو على شريط صوتي أو بخط كبير. لمزيد من المعلومات اتصل بـ 01642 774774

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 تلفن فرمایید.

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

ئەگەر داوا بکەیت، دەتوانیت ئەم زانیارییانە بە زمانەکانی تر، بە بریل (شیوای نووسینی نابینا)، لەسەر شریتی دەنگ یان بە چاپی پیتی گەورە، دابین بکەیت. بۆ زانیاری زیاتر تکیایە پەیوەندی بە ژمارەی 01642 774774 بکە.

இத்தகவல் தேவையான மற்ற மொழிகளிலும், பிரெய்ல், ஒலி நாடா மற்றும் பெரிய அச்ச எழுத்துக்களிலும் கிடைக்கின்றன. மேலும் கூடுதல் தகவல்களுக்கு தொடர்பு கொள்ளவும் 01642 774774.

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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