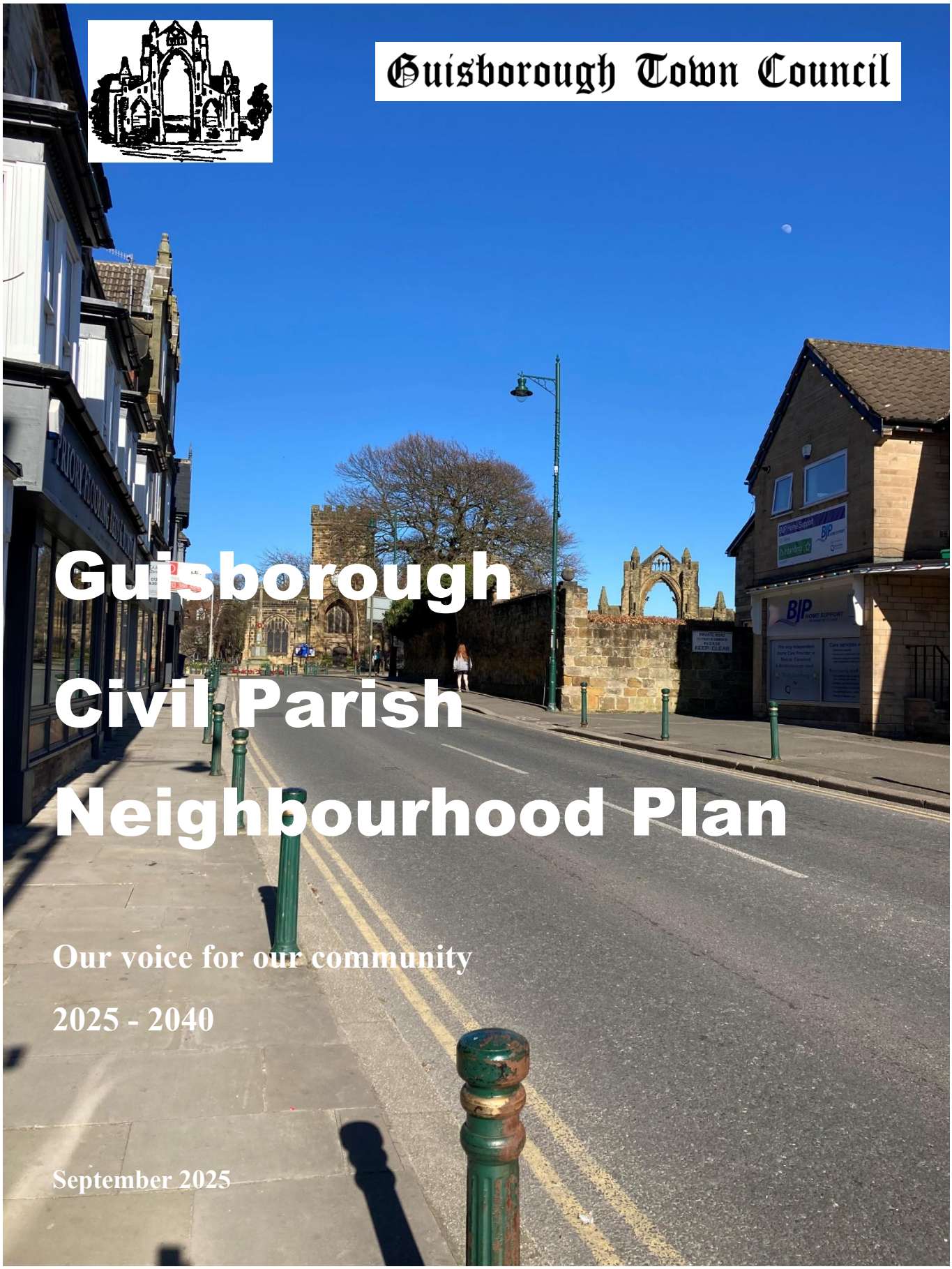

Guisborough Town Council
Guisborough
Civil Parish
Neighbourhood Plan
Our voice for our community
2025 - 2040
September 2025

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# 1.0 Neighbourhood Plan Summary

1.0.1 This 'Neighbourhood Plan' has been produced by Guisborough Town Council to give the people of Guisborough Civil Parish (which includes Dunsdale, Newton under Roseberry, Hutton Village, Upleatham and a very small part of Slapewath) a say in how our community develops over the next 15 years (2025 to 2040).

1.0.2 The Plan is based on the views and concerns of the people of the parish which have been provided in surveys, feedback and consultation, both in face-to-face engagement sessions and on-line.

1.0.3 Information and evidence have been gathered about the subjects of concern to this community, and this was compared to the feedback and responses received. Subsequent analysis highlighted any gaps between perceptions and reality and these gaps were addressed, in some cases resulting in policies and aspirations.

**Table of Policies and Parish Aspirations**


| Policy Number | Policy Title | Page Number |
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**The Policy Maps are in Appendix 1.**

1.0.4 This Neighbourhood Plan has two stages of formal public consultation The first is 'Pre-submission' (required by Regulation 14 of the Neighbourhood Planning Regulations 2012), which is organised locally in Guisborough and gives people an opportunity to make comments and alterations to the first draft of this Plan. The second and final 'Submission' consultation (required by Regulation 16) is run by Redcar & Cleveland Borough Council. Each of these two consultations is for six weeks.

1.0.5 Following the final public consultation and an independent examination to ensure the Plan complies with all applicable requirements, it is put to a vote of all parish residents. If a simple

majority ‘yes’ vote is achieved, this Neighbourhood Plan comes into force and any future development proposals for our Civil Parish must take account of policies contained within it.

**Acknowledgements** The Guisborough Neighbourhood Plan Steering Group provided their voluntary contributions, both in time and expertise, on behalf of the Town Council, who gave their full support.

Thanks also to Katie Atkinson, our planning consultant, for her invaluable advice and guidance.

Finally, without the interest and input from residents of Guisborough Civil Parish this plan would not have been possible, so huge thanks to all of you.

Officers of Redcar & Cleveland Borough Council and our local Ward Councillors have also been very supportive.

# 2.0 List of Acronyms and Supporting Documentation

## 2.1 Acronyms used in this document

| | |
|---|---|
| RCBC | Redcar & Cleveland Borough Council |
| CP | Civil Parish |
| GNP | Guisborough CP Neighbourhood Plan |
| ONS | Office for National Statistics |
| NPPF | National Planning Policy Framework |
| SEA | Strategic Environmental Assessment |
| HRA | Habitat Regulation Assessment |

## 2.2 Supporting Documentation

| |
|---|
| Evidence Base for Guisborough CP NP |
| Green Space Site Reports for Guisborough CP Neighbourhood Plan Part 1 and Part 2 |
| Guisborough NP Statement of Public Consultation |
| Guisborough NP Pre-submission Consultation |
| Basic Conditions Statement for Guisborough CP NP |
| SEA Screening Guisborough Neighbourhood Plan |
| HRA Screening Guisborough Neighbourhood Plan |
| Summary of Responses to Regulation 16 Consultation of the Guisborough Neighbourhood Plan 2025 |

## 3.0 Introduction to Our Neighbourhood Plan

3.0.1 The future development of our local environment is designed and delivered across the whole of a borough (in our case Redcar & Cleveland) and is laid down in their Local Plan[2]. However, the Localism Act of 2011[20] introduced the ability of towns, villages and other small communities to have their own say if they want to, by producing their own 'Neighbourhood Plan', covering whatever borough and town council services they would like to consider. When a Neighbourhood Plan has progressed through all the required steps and processes, it becomes part of the Borough Council's Statutory Development Plan for the area, and so any future development proposals must take account of policies contained within the Neighbourhood Plan.

3.0.2 A Neighbourhood Plan must be based on evidence from the area it covers and must represent the views of the local people of the area, so public consultations are held to review the draft plan and, before it comes into force, it must be put to a vote of those local people.

3.0.3 A Neighbourhood Plan cannot be used to prevent future development, but can guide development to be the most appropriate it can be, in terms of location, quality, appearance and meeting the needs of the local community. It must be consistent with local planning policy, demonstrate how it will contribute towards sustainable development and be compatible with EU obligations which are now transposed into English law.

3.0.4 The Civil Parish of Guisborough (the three wards of Guisborough, namely Belmont, Guisborough and Hutton, which together include the neighbouring villages of Newton under Roseberry, Dunsdale, Upleatham, Hutton Village and a very small part of Slapewath) is a rural and semi-rural community. Its historic cobbled market high street and green open spaces are particularly important to its distinctive character and therefore to the economic and social well-being of the parish. The continued economic prosperity of the town and villages depends on this semi-natural character within and around the conurbations to attract inward investment, visitors and new residents.

3.0.5 People need to continue to choose to come here to live, work, visit and shop to keep the town and surrounding villages vibrant and healthy, so it's important that we identify and understand what makes this civil parish attractive and distinctive. Therefore, this neighbourhood Plan focuses on the aspects which draw people to come to the parish as well as the issues that detract from the everyday life in this community.

3.0.6 This is achieved through engagement with those who live, work or visit the parish. From their feedback, an initial list to topics was developed and evidence was gathered. Analysis identified any gaps between perception and reality, and action plans have been drawn up to address those issues that have a gap.

3.0.7 After full public scrutiny and independent inspection, our neighbourhood plan is put to a vote of Guisborough Parish residents. If it receives majority support, it will be adopted by Redcar & Cleveland Borough Council and put into practice.

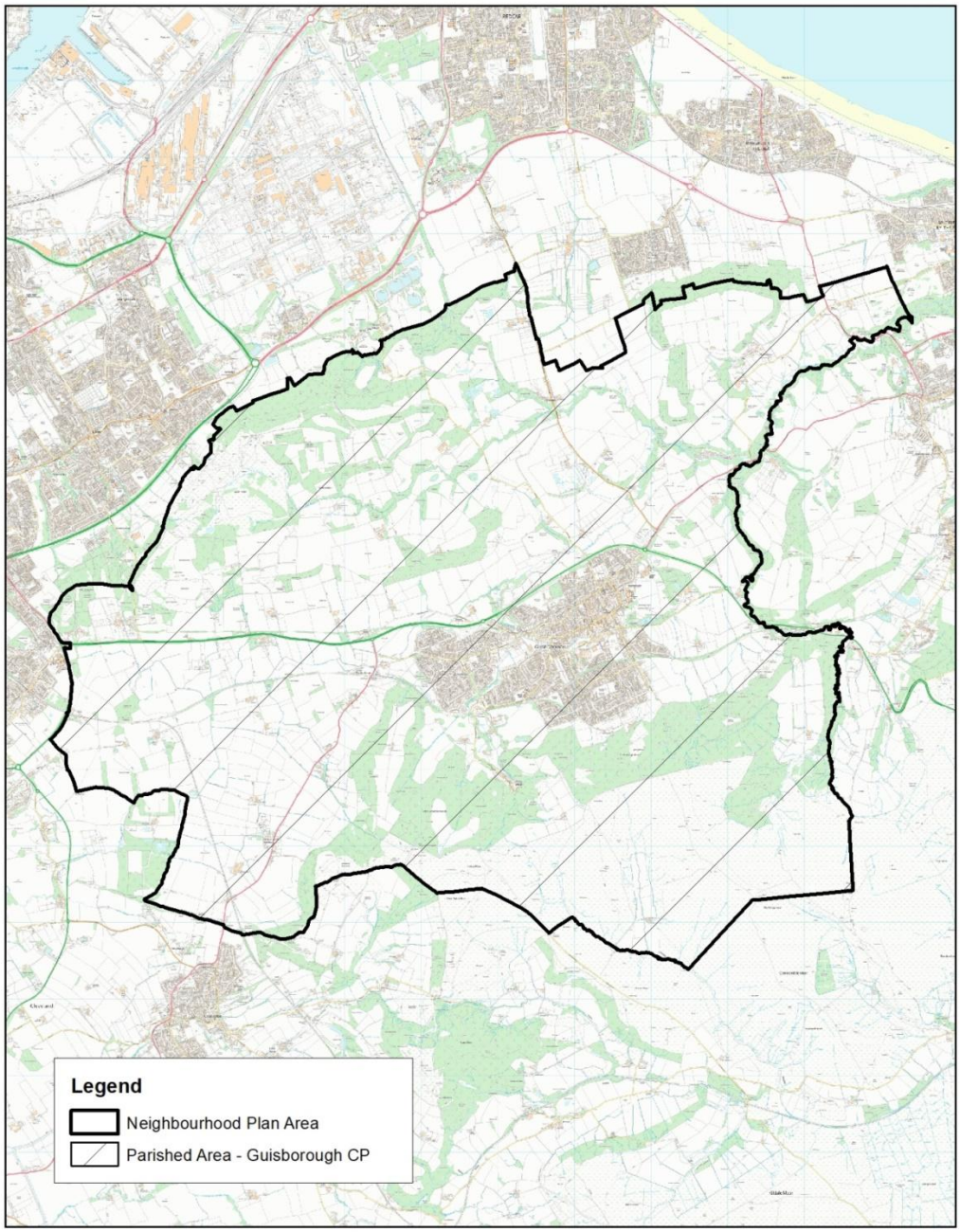
3.0.8 The Neighbourhood Plan Area was chosen to be the same as the Guisborough Civil Parish boundary since it has been well known for many years and is the most local area with which

residents associate. Furthermore, there was no evidence to support leaving any part of our civil parish out of this plan, or to include any areas of neighbouring parishes.

3.0.9 It covers the three electoral wards of Belmangate, Guisborough and Hutton. On its south side, our parish takes in part of the northern escarpment of the North York Moors National Park, and some of its heather moorland.

3.0.10 Under the Localism Act 2011[20] and the Neighbourhood Planning (General) Regulations 2012[21], Redcar and Cleveland Borough Council approved the designation of the Guisborough Neighbourhood Area on the 11th July 2023, and North York Moors National Park Authority approved it on 22nd August 2025.

3.0.11 A map of the Neighbourhood Plan Area is shown below:




REDCAR & CLEVELAND BOROUGH COUNCIL

**Guisborough**
**Neighbourhood Plan Area**

Date: 17/12/2024 Drawn by: DM

Scale = 1:62,050 DWG No: PLNG830

Contains Ordnance Survey data © Crown Copyright and database rights 2024 (100019583)

3.0.12 The spirit of the Localism Act 2011[20] has been taken forward in producing this Neighbourhood Plan, embracing the concept of local distinctiveness that contributes to a sense of place and well-being for the present community and for future generations.

3.0.13 The Neighbourhood Plan consists of a number of planning policies and a number of aspirations which have been formalised through various community consultation events held as part of the neighbourhood planning process.



3.0.14 The Neighbourhood Plan is intended to become an established part of the Statutory Development Plan[2] adopted by Redcar and Cleveland Borough Council to help guide future development within the Parish of Guisborough.

3.0.15 Guisborough Town Council is committed to work alongside Redcar and Cleveland Borough Council and local land owners to support and encourage the delivery of the community aspirations where practicable for those matters which fall outwith the planning system.

3.0.16 It is important to note that all planning policies and community aspirations contained within this Neighbourhood Plan document have been prepared to deliver the plan vision for the next 15 years in order to achieve a sustainable and thriving Parish.

# 4.0 Summary of Community Engagement

4.0.1 A 'Statement of Public Consultation' document and a 'Pre-submission Consultation' document have been produced and handed to our Local Planning Authority, RCBC.

4.0.2 Some summary points concerning the community engagement are given in the remainder of Section 4.

## 4.1 Guisborough CP Neighbourhood Plan's approach to community engagement

4.1.1 Public engagement clearly supports the entire neighbourhood planning process. Initially it set the direction that our plan would take by identifying the key areas of concern to the community.

4.1.2 Once some of the evidence had been gathered about the issues identified, the community checked that an appropriate vision and aims were set.

4.1.3 During the remainder of the building of the evidence base, public feedback, particularly on focussed topics, and in informal settings such as face-to-face gatherings, added detail, depth and understanding.

4.1.4 During the analysis and policy writing phase, community engagement confirmed that the correct conclusions have been drawn, and policies are appropriate and well drafted.

4.1.5 This approach therefore provides a clear logical and evidenced path between the concerns of the community and the policies they wish to see implemented.

4.1.6 Critically, and throughout the community dialogue process, familiarity, understanding, ownership and support was being built, so that the end result is a neighbourhood plan with which the parish is aligned and for which they should be comfortable to vote.

4.1.7 This was the process used in preparing the Guisborough CP Neighbourhood Plan.

## 4.2 Initial Public Engagement, June 2024

4.2.1 Following the initial public engagement, a review was written up and was discussed and approved by the GNP Steering Group. The introductory parts of this approved review are copied in Sections 4.2.2 to 4.2.4 below, with the remainder being shown in the separate 'Guisborough NP Statement of Public Consultation' document.

### Introduction

4.2.2 The Neighbourhood Planning Guidance, from the Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government, last updated 25th September 2020[22] states:

***"What is the role of the wider community in neighbourhood planning?***

*A qualifying body should be inclusive and open in the preparation of its neighbourhood plan or Order and ensure that the wider community:*

- *is kept fully informed of what is being proposed*
- *is able to make their views known throughout the process*
- *has opportunities to be actively involved in shaping the emerging neighbourhood plan or Order*
- *is made aware of how their views have informed the draft neighbourhood plan or Order.*

*Paragraph: 047 Reference ID: 41-047-20140306*

*Revision date: 06 03 2014"*

4.2.3 In order to comply with this guidance, the Guisborough Neighbourhood Plan Steering Group agreed to:

- Add Neighbourhood Plan webpages to the Guisborough Town Council's website[23], which will be used to broadcast information, updates and draft proposals and any other information about the Neighbourhood Plan preparation likely to be of interest to the public.
- Produce and launch an online survey to gather information and evidence regarding areas of concern to the residents of Guisborough Civil Parish.
- Provide context for the survey by including an introduction which explained the concept of a Neighbourhood Plan, by using both a wide variety of likely topics of concern - based on the considerable experience of the councillor members of the Steering Group, and by providing multiple opportunities on the survey for free-text additional comments. This allowed responders to provide relevant, useful and wide-ranging feedback, much of which can be objectively analysed.
- Supplement the on-line survey with paper copies of the same survey and a face-to-face public engagement session hosted in the Town Council building, Sunnyfield House.

4.2.4 The thinking behind this approach to the initial public engagement included:

- The survey must be as easily accessible to as many of the residents of the Civil Parish as possible, so it should be available online, in paper form with cost-free return option, and also in a face-to-face session.
- The survey must be well publicised as widely as practicable to give awareness of the existence of the survey.

- The survey must be available for long enough to allow time for the awareness to build and for responders to complete the form.
- The survey should be clear and simple without ambiguity to ensure the integrity and validity of the responses.
- The survey should ask for responders' post codes. This was to allow some geographic analysis of responses and to prevent spurious responses from responders with no connection to the Civil Parish.

# 5.0 An overview of Guisborough Civil Parish

## 5.1 Newton under Roseberry

5.1.1 Newton under Roseberry is a picture-postcard English village with a few traditional sandstone cottages, a pub (the King's Head Inn), a village green, and church with an Anglo-Saxon carving (St. Oswald's - a Grade II listed building).

5.1.2 It lies on the A173 between Great Ayton and Guisborough and at the base of the regionally famous Roseberry Topping. Formerly called Toppin Hill, it was mined for iron ore from the late 1800s to the early 1900s and this mining caused a landslip that gave the hill its distinctive 'Matterhorn' shape.



5.1.3 In recent decades, the landmark of Roseberry Topping has become an extremely popular destination for people from across the region and further afield to come for a weekend hill walk in the countryside, and it is one of the nearest of the North York Moors climbs to the large Teesside conurbations.

5.1.4 There are a number of trees surrounding Orchard House on Church Lane which have Tree Preservation Orders on them, as a mark of their importance to the local community.

## 5.2 Dunsdale

5.2.1 Dunsdale village lies on the B1269 between Guisborough and Kirkleatham. The two rows of cottages that form the majority of the village were built as accommodation for workers at the adjacent ironstone mine, opened in 1872 by the Newcomen family from nearby Kirkleatham. Although the mine was situated close to the furnaces that once lined the banks of the River Tees in Middlesbrough, it only remained open for fewer than 20 years.



5.2.2 Dunsdale has a village hall, well-used allotments, an equipped children's playground, and a car sales business on the former petrol station site.

5.2.3 There are a number of trees along Moordale Beck at the south end of the village and also along The Stripe, and Redcar Road at the north end of the village, which have Tree Preservation Orders on them, as a mark of their importance to the local community.

## 5.3 Slapewath

5.3.1 The only part of Slapewath which is in Guisborough Parish is one residential house (Moor End), the earthmoving machinery sales and hire businesses (CJ Leonard & Sons and A.T. & P. Rentals respectively) and a local coach company (Skelton Coaches). The commercial buildings are on the former Clevestone works site.

## 5.4 Upleatham

5.4.1 Like Newton under Roseberry, Upleatham is a picture-postcard English village with traditional sandstone cottages and a Grade II listed church, but in Upleatham's case, the church (the Old Church of St. Andrew, parts of which date back to the 12th century) is well known as one of the smallest churches in England, and all but a dozen houses in Upleatham are in its Conservation Area.



5.4.2 The Upleatham Conservation Area was designated for its "attractive rural character created by its physical seclusion and tranquillity and the visual harmony of the buildings, gardens, boundary walls and surrounding landscape." Like many other villages in the area, Upleatham's population rose sharply when ironstone was mined between the late 1800s and the early 1900s.

5.4.3 Upleatham lies just off the B1268; a road connecting Guisborough to the coast.

## 5.5 Guisborough

(History condensed from Guisborough Conservation Area Appraisal 2011[3]).

5.5.1 Guisborough lies approximately 9½ miles south-east of Middlesbrough, 7½ miles south of Redcar and 5½ miles south-west of Saltburn. It has grown around the convergence of historic routes (A 173 and A 171) connecting Middlesbrough, Thirsk, Whitby, the East Cleveland coastal towns and villages and moorland settlements. The town is now relieved of much through-traffic by the Guisborough by-pass.

5.5.2 The North York Moors rise abruptly to the south of Guisborough to heights of over 300m at Highcliff Nab. Behind this escarpment is an open moorland plateau of heather-covered hills.

5.5.3 Guisborough does not appear in written records until 1042. Forty-four years later the Domesday Survey records a church, a mill and around 3,000 acres of farmland, indicating the existence of a well-established Anglo Saxon (or earlier) settlement.

5.5.4 The derivation of the prefix of the name 'Guisborough' is unknown but may represent a Norse personal name. The suffix: 'borough' traditionally indicates a fortified place, implying it was a high status defended settlement. The two spellings, 'Guisborough' for the town and 'Gisborough ' for the Priory and Gisborough Estates, are still retained.

5.5.5 The original main street of Guisborough, and maybe the site of the earliest settlement, appears to have been Belmangate on the opposite side of Chapel Beck to the rest of the town. Even after the development of Westgate, Market Place and Church Street in the 12th century, Belmangate appears to have remained as a detached or separate entity.

5.5.6 After the Norman Conquest, much of East Cleveland including Guisborough became part of the extensive land holding of the de Brus family of Skelton Castle. In 1119 Robert de Brus 1 founded and lavishly endowed Guisborough's Augustinian Priory. For four centuries the priory flourished and expanded, becoming one of the most powerful monastic establishments in Yorkshire. Rebuilt and enlarged in the 13th and 14th centuries, by the time of the dissolution it is probable that its buildings filled the whole of the area bounded by Church Walk, Church Street, Bow Street, Whitby Road and a straight line drawn between and beyond Priory Cottage and the surviving east end of the priory church.




5.5.7 A church has existed in Guisborough since Saxon times, probably on the same site as the present Church of St Nicholas which incorporates several building periods stretching from the 15th century chancel and tower to the last major transformation in 1904-08 by architect Temple Moore.

5.5.8 Church Street, Market Place, Northgate and Bow Street appear to have developed in response to the foundation and prosperity of the priory and the ensuing growth of Guisborough's population and commercial life. Westgate seems to have been an extension to this development.

5.5.9 In the 1800s the most dramatic impact on the settlement came from the development of the Teesside iron and steel industry, based on the exploitation of the main seam of Cleveland ironstone, discovered in the Eston Hills in 1850. This same seam re-appears in the escarpment to the south of Guisborough and once the railway had been extended from Middlesbrough to Guisborough, mines were opened on the high ground on both sides of the vale and at Spa Wood and Slapewath.

5.5.10 Guisborough was transformed. Mining brought in immigrant workers from across the British Isles causing an increase in population that required many new houses, some of which survive in the streets off Westgate.

5.5.11 The railway station - a terminus - and a terrace of railway workers cottages, stood on the site of the present health centre and Fountain Street car park. The Cleveland Railway by-passed the station and continued across the bridge over Belmangate into the East Cleveland iron ore field.

5.5.12 The Guisborough (later: Blackett Hutton) Foundry developed from 1861 on a site lying between Chapel Beck and the railway tracks. It closed in 1997.

5.5.13 In 1857 the Chaloner family built a 'new' Gisborough Hall to the east of the town as a country house and the surrounding farmland was landscaped to create an attractive parkland setting. The Hall was extended in 1907 in the same Jacobethan style. Having served as a restaurant for many years, the house was recently extended and is now the Borough's largest hotel, while the Chaloner family occupy the former stable block re-named Gisborough House.

5.5.14 In the 1900s the steady expansion of the town continued for the first fifty years. However, by the 1960s and 70s the burgeoning petrochemical industries on Teesside created a new demand for

housing away from the urban heartland. New suburban housing estates quickly appeared to the south and west of Guisborough trebling its population to around 20,000.

5.5.15 Historically, Guisborough's development tended to be generated by activities related to the surrounding land and to the minerals that lay beneath it. However, during the last 50 years the influence of the land has waned as the local economy has become inextricably linked to that of the outside world and in particular to Teesside for which it has become a 'dormitory.' Most of the local ironstone mines closed in the 1920s, 30s and 40s and the railway finally closed after the closure of the last Cleveland ironstone mine at North Skelton in 1964.

**5.5.16 Demographic Data for Guisborough Parish**

The demographic data listed below comes from the 2021 national census, taken on 21st March, and collated by 'City Population' [17]

**Population:** 18,878 people

**Land area:** 66.71 square kilometres (25.76 square miles)

**Average population density:** 283 people per square kilometre (733 people per square mile)

**Annual population change** over the period 2011 to 2021: 0.6%

**Gender ratio:** 51.9% female, 48.1% male

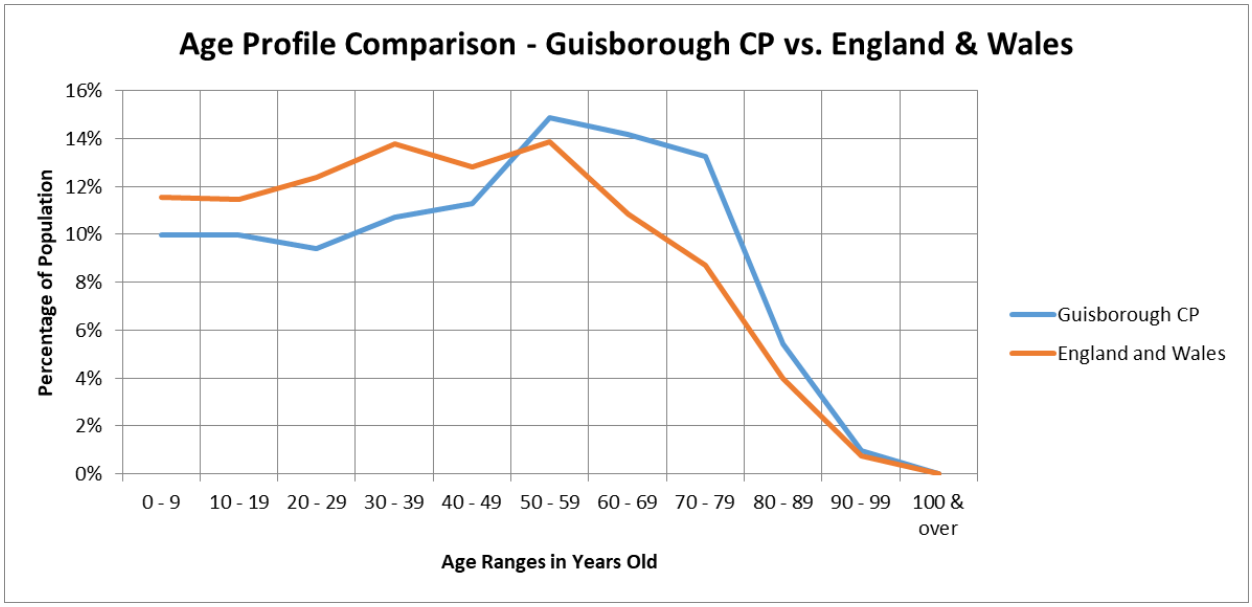
**Age ratios:** 18% aged 0–17, 54.4% aged 18-64, and 27.6% aged 65 and over.

**Ethnicity:** 97.4% were born in the UK and 98.2% were ethnically white.

**Religious grouping:** 60.3% identified as Christian and 38.7% as no religion. The other religions together comprised 1%.

**5.5.17 Age distribution for Guisborough Parish**

The ONS 2021 census data[18] shows that Guisborough Parish has a very unusual age distribution profile which can clearly be seen in the comparison graph below. There is a very pronounced skew towards people in their 50s, 60s and 70s, with people in their 70s being 4.6% over-represented compared to the national average. Conversely, all the age groups below 50s are under-represented.




## 5.6 Hutton Village

5.6.1 Hutton Village is a small village a mile south of Guisborough. The origins of the modern village are from 1855 when around 30 miners' cottages, arranged in three terraces, were built for workers at the nearby Codhill ironstone mine. They sit in the surroundings hills and forest.

5.6.2 To the north of the village is Hutton Hall which was designed for industrialist J.W Pease by Alfred Waterhouse, the architect of the Natural History Museum in London. When it was built 113 hectares of surrounding land were converted to parkland.

5.6.3 The other houses in the village were mostly built from the 1940s through to the 1980s and consequently display a great variation in both materials and styles. Boundaries are frequently marked by hedges and there are many examples of mature trees in the village, giving it a 'green' character.

5.6.4 There are three small pieces of land at the south end of the village, including Hutton Village Green (Ref. No. 41), which are 'registered common land'.

## 6.0 The Vision and Aims of our Neighbourhood Plan

6.0.1 This section of the Neighbourhood Plan lays out the community's overall vision for its parish and includes its strategic aims for future development. These were shared through a webpage on the Guisborough Town Council's website[23] (which had an adjacent electronic feedback response form specifically for these items), and via face-to-face public engagement sessions – see our 'Statement of Public Consultation' document for details.

### 6.1 Our Vision

Our vision is to maintain Guisborough Parish as a community that is prosperous and attracts people to live, work, visit and spend more time here. Its unique character and plentiful leisure opportunities keep the parish as a key regional destination of choice. This continued success is built on a long history of warm hospitality and is supported by a vibrant local economy and effective public services.

### 6.2 Our Aims

The aim of this Neighbourhood Plan is to identify and promote the aspects of Guisborough Parish which contribute towards our vision, and to address the issues which detract from our goal.

The aim will be supported by:

- Promoting the economic, social, health and environmental well-being of our community
- Providing an opportunity for local people to influence local decision making through greater democratic participation
- Collecting and analysing the views and opinions of the community to build on their local expertise, knowledge and insights to identify areas of potential improvement.

## 7.0 Presumption in Favour of Sustainable Development

7.0.1 In conformity with both national and local planning policies, the Neighbourhood Plan has been prepared in accordance with the presumption in favour of sustainable development. It recognises and supports the strategic development needs set out in the adopted Redcar and Cleveland Borough Council Local Plan[2].

7.0.2 The Plan has focussed on planning for the development needs of the communities, countryside and businesses which are found within the Civil Parish of Guisborough. Agricultural and other businesses based in the rural area form an important part of the economy and we want them to continue to thrive. The settlement of Guisborough is the hub for the communities and we want it to continue to be attractive and vibrant with housing, open spaces and community facilities suitable and affordable for people of all ages. Being a mainly rural parish, the transport networks are a vital form of infrastructure and service to many people and so we want to ensure that, where possible, they are improved. At the same time, we recognise the importance of our countryside setting with its natural and historic environment within the setting of the North York Moors National Park which we will seek to protect and enhance.

## 8.0 Evidence Base

8.0.1 The evidence base is in a separate document entitled “Evidence Base for Guisborough CP Neighbourhood Plan”.

8.0.2 Information and data was gathered from multiple sources on all the subjects that were reported to be of concern to the respondents of the initial public engagement survey – see Section 4.2 above.

8.0.3 A Climate Change Statement is included in Section 2 of the Evidence Base, and this sets out the context and aims of the sustainable development aspects of this Neighbourhood Plan.

# 9.0 Policies and Analysis

9.0.1 The evidence gathered allowed an analysis of each of the seventeen topics identified by the initial public engagement survey. This evidence was then compared to the concerns and issues raised by the respondents and any significant gaps in expectation were identified. Suitable policies were then written to address these gaps.

## 9.1 The Built Environment

### New Housing – Type & Mix

9.1.1 The history of Guisborough CP described in Section 5.0 (above) 'An overview of Guisborough Civil Parish' shows a continuous pattern of repeated periods of growth in the population of the parish which extends from its origins to the present day. Initially Guisborough provided hospitality to travellers and homes for agricultural labourers. Then it grew to provide further accommodation for local ironstone miners and railway workers. Continued growth was precipitated by the nearby Redcar steel and chemical industries. More recently, due to improved means of transport, modern growth can come from employment across the whole Teesside area.

9.1.2 These different growth drivers have led to a very diverse housing stock, with expansion taking place mainly through distinct housing estates on what was then the edge of existing conurbations. These have been more than capable of absorbing popular demand and local housing allocations.

9.1.3 In addition, there have been developments on brownfield sites, most recently the Hutton Gate retail park on the former Guisborough foundry site, and a residential development on the former Luke Senior care home site on Park Lane in Guisborough.

9.1.4 There have also been some infill housing developments on greenfield sites within the conurbation of Guisborough, most recently on either side of the north end of Enfield Chase, and also to the west of Guisborough Rugby Club. All these recent developments have been in line with RCBC Policy H2 – Type and Mix of Housing. This policy addresses housing needs across the Borough, but it was identified that Guisborough CP has an age distribution heavily skewed towards older age groups (see paragraph 5.5.17 above). Since the housing needs of the elderly are different from younger age groups, special regard should be given in future development applications.



9.1.5 The North York Moors National Park, part of which lies within Guisborough CP, has a duty to preserve its surroundings as well as the park itself. This includes sightlines and vista, both on approaching the National Park, and from with the park looking outwards. Standing some 200 metres above the elevation of the town, the Moors can be seen from most of the parish, and from their northern edge, the whole parish can be seen. In particular, the picturesque landmark of Highcliff Nab gives a commanding view of the layout and semi-rural character of the town.

9.1.6 RCBC's Local Plan[2] Policy ED9 states that the Council will support "improving the leisure and tourism offer of Guisborough as a market town destination at the gateway to the North York Moors

National Park; and expanding the leisure and tourism economy of the rural areas, capitalising on the natural assets of the borough and the surrounding area, particularly the North York Moors National Park. In paragraph 5.56, it goes on to say that the national park "is a highly valued and distinctive landscape, which acts as a significant draw for visitors. Being located on the edge of the national park, large parts of the rural area of the borough benefit from the tourism and visitor numbers that the national park attracts."



9.1.7 Both RCBC and Guisborough Town Council have historically not objected to large housing developments on the north-west edge of Guisborough town. Although they were green field sites, they are served by utilities and sustainable transport options.

9.1.8 The demographic analysis of population and housing data in Section 3.2 in our Evidence Base document shows that there are some 500 family houses in our parish occupied solely by people in their 80s and 90s (based on ONS 2021 census data – 714 people aged over 80 in houses with at least two spare bedrooms). Most of these houses are likely to come onto the market over the next 10 years, and therefore likely to be picked up in any housing needs analysis.

9.1.9 In paragraph 2.9.1 of our Statement of Public Consultation document, one of the main themes expressed in the initial survey was "New builds in the town centre were also felt to be at the expense of green spaces and the town's character." In paragraph 2.5.2 of the same document, the quantitative analysis of the 'tick box' results of the responses in that initial survey showed that 'Housing - type & mix' was the subject of most concern to the respondents, with over 80% very or extremely concerned.

9.1.10 In view of the context set out above, the following policies were developed:

## Policy BE1: Housing Mix

**New housing developments will be required to reflect identified local need, particularly for the over-represented elderly age-groups. Development proposals which are designed to meet the needs of the elderly or people with disabilities will be supported.**

## Policy BE2: Design Principles and Maintenance of Distinctive Character

**Proposals for all new development within the Parish, where appropriate, should consider:**
**a. how special attention has been paid where relevant to the Guisborough Conservation Area Appraisal and Management Plan, including the retention of features of special architectural interest and/or historic fabric that contribute to the significance of the asset;**
**b. how the design reinforces the distinctive semi-rural character of the Parish by respecting the local character in terms of layout, form, scale, appearance, landscape, materials and detailing, whilst safeguarding and enhancing special architectural and landscaping features, the heritage assets of the area and the natural environment;**
**c. how the design helps to reinforce and respect the existing streetscape, green spaces, amenity spaces, key views and vistas such as those in to and out of the North York Moors National Park, rights of way, existing hedgerows, and other typical features of a historic market town and its villages;**
**d. how the design has incorporated appropriate infrastructure for high-speed internet and telecommunication technologies;**
**e. how the development can be accessed safely from the highway incorporating sufficient off-street parking and electric vehicle charge points;**
**f. how the development has been made accessible to people with limited mobility;**
**g. how the design uses sustainable surface water management solutions in new developments to reduce all water disposal into public sewers and manage the release of surface water effectively;**
**h. how the design ensures that buildings are flexible to meet the changing needs of future generations; and**
**i. how the design has adopted the principles of the official police security initiative 'Secured by Design'.**

9.1.11 Policy BE2 should be read alongside the RCBC Urban Design Guidelines Supplementary Planning Document (SPD) and the Design of Residential Areas SPD.

9.1.12 Given the skewed age demographic of our parish referred to paragraph 9.1.8 above and the effect this has on many different aspects of housing need, it is critical that any new developments take full account of this by demonstrating how their plans reflect identified local needs current at the time of the planning application.

9.1.13 Many of the paragraphs in Section 9.1 above highlight how important Guisborough's distinctive character is to meeting our Vision and Aims, laid out in Section 6 above. It is therefore critical that new developments understand and respect it, and their impact on local character must be carefully assessed and addressed in any development proposals. For development proposals within the parish's conservation areas, Policy BE2, criteria a. and b. give a local nuance to the requirements of RCBC's Local Plan Policies HE1 and HE2, and such proposals should give due regard to the relevant Conservation Area Management Plan.

9.1.14 The following policy seeks to ensure all new developments within the Civil Parish of Guisborough are sensitively designed to address a changing climate whilst providing future resilience to communities to deliver truly sustainable and secure development.

## Policy BE3: Provision of well-designed energy-efficient buildings and places

**All new development should aim to meet a high level of sustainable design and construction, including being optimised for energy efficiency and targeting zero carbon emissions. This includes, where appropriate:**

**a. siting and orientation to optimise passive solar gain;**
**b. the use of high quality, thermally efficient building materials;**
**c. non-residential developments should aim to meet the Buildings Research Establishment BREEAM building standard 'excellent' (or an appropriate successor standard);**
**d. the sensitive retrofitting of energy efficiency measures and the appropriate use of micro-renewables in historic buildings will be encouraged, including the retrofitting of listed buildings, buildings of solid wall or traditional construction and buildings within conservation areas, if the proposals safeguard the special characteristics of these heritage assets for the future; and**
e. **alterations to existing buildings must be designed with energy reduction in mind.**

9.1.15 As noted in Section 8 above, the Climate Change Statement in the Evidence Base for this plan lays out the paramount need for new buildings to conform to very high standards of energy efficiency in construction and use so that they remain fit-for-purpose throughout their many decades of intended lifespan. Some national building codes set out bare minimum requirements, but in this parish, we can show leadership in supporting the ambitious national target for the housing stock as a whole by building carbon-negative homes which lock up and generate more energy than they use. Policy BE3 should be read alongside RCBC's Urban Design Guidelines Supplementary Planning Document (SPD) which provides guidance on sustainable building and design innovation and demonstrated true strategic leadership in low-carbon development. Paragraph 4.37 of the guidelines states "Energy use in buildings accounts for nearly 50% of UK carbon emissions. There is a duty on Local Authorities to secure a significant improvement in domestic energy efficiency across all housing tenures. For historic buildings, "*Adapting Historic Buildings for Energy and Carbon Efficiency"* (Historic England Advice Note 18, July 2024) is a good example of what can be achieved.

9.1.16 Subject to the development being found to be acceptable when judged against other policies in the RCBC Local Plan, innovative approaches to the construction of low carbon buildings which demonstrate sustainable use of resources and high energy efficiency levels will be supported. Timber-frame construction and Passivhaus standards would be examples of this.

9.1.17 Traditional and historic buildings, including listed buildings and those within conservation areas are often expensive to heat and can be drafty and cold to live in. Greater care is needed in planning energy efficiency improvements to this type of building to avoid harm to their historic fabric and character. Nevertheless, the government and Historic England recognise that historic buildings (including listed buildings) are not immune from the need to secure carbon emission reductions and energy efficiency improvements. Provided a sensitive approach is adopted and the character and heritage significance of the building is conserved, conservation consultants can advise on appropriate proposals to improve energy efficiency and reduce energy use in historic buildings.

## Guisborough Conservation Area – Shop fronts, 'High Street', maintenance.

9.1.18 Guisborough town centre's conservation area was described in Section 3.5 of our Evidence Base.

9.1.19 Since the last Guisborough Conservation Area Appraisal[3] was published in 2011 (see Section 3.5 of our Evidence Base document), another appraisal has been conducted and the associated draft Guisborough Conservation Area Management Plan had a consultation from 7 January 2025 to 18 February 2025.

9.1.20 The Guisborough Town Centre Public Realm Works project[5] and the Guisborough Town Centre Commercial Grant Scheme project[6], both of which are part of the overall RCBC programme of 'Levelling Up' projects[4], and both are described in Section 3.5 of the Evidence Base.

9.1.21 Since the expected goal of these projects is to make a significant improvement to the appearance and attraction of Guisborough's town centre, it appears to address some the concerns expressed in the initial public engagement responses, particularly the public realm works.

9.1.22 The Commercial Grant Scheme, however, will only address the shop fronts which were put forward for a grant, and the recent Conservation Area Appraisal noted many facades that did not conform to the aims of the Conservation Area.

9.1.23 As detailed in our 'Statement of Public Consultation' document, the responses in the initial public engagement survey showed that 'Conservation Area' was one of the subjects of most concern to the respondents, with over 70% very or extremely concerned. The town centre conservation area therefore forms an important part of this NP's Policy BE2: Design Principles and Maintenance of Distinctive Character.




9.1.24 To maintain the benefits of the 'Levelling Up' projects[4] to the parish's heritage assets, it is important that new proposals are also aligned with the aims of the Conservation Area Management Plan.

9.1.25 The 'Levelling Up' projects[4] are capital projects, funded from central government, but on-going maintenance will need to be funded from RCBC's annual revenue budget. It is hoped that sufficient provision is made by all parties for the ongoing maintenance in order to keep up the rewards of long-term improvement in economic and social wellbeing.

### Infrastructure / Public Services

9.1.26 Data on health and dental care provision in Guisborough parish is given in Section 3.8 of our Evidence Base.

9.1.27 The data shows that housing developers pay contributions to borough councils towards the provision of local services, but it is the NHS who fund the GP surgeries according to the number of registered patients they have, and that it is up to the GPs to decide how best to staff their practice.

9.1.28 The NHS England data shows that the overall number of patients registered at the two GP practices in Guisborough changed by only 0.08% during 2024, so it was effectively static. This ties in closely with the demographic data presented in paragraph 5.5.16 (above) which shows that the population of Guisborough parish has changed very little over the last 10 years, despite an increase in the overall number of houses.

9.1.29 The initial public engagement responses showed a significant concern that the additional houses that have been built recently have not been matched with an increase in the provision of local services, and doctor's surgeries in particular. However, the data collected shows that there is no increase in the numbers of people registered with Guisborough-based GPs.

9.1.30 The data collected suggested that there are very few NHS dentists seeing adult patients but this is true across the whole country, and private dentist registrations and appoints remain available.

9.1.31 The overall perception of service at a GP surgery or a dental practice could be affected by how the practice chooses to staff itself and by the systems and processes it uses to allocate appointments, and therefore not a matter for this plan.

### Villages

9.1.32 Although half of the respondents of the initial public engagement survey were very or extremely concerned about villages, there was no elaboration to give more detail in the free-text fields. Furthermore, the face-to-face engagement sessions did not provide a clear picture of any relevant issues, except the gradual reduction in bus services, which is covered under the transport section of this plan, and the need for protection of Newton under Roseberry's village green, which is covered in the green space section of this plan.

9.1.33 Other issues noted were visitor parking problems in Newton under Roseberry which has largely been resolved, and difficulties being climate friendly in a home within the Upleatham conservation area, which were signposted to RCBC's Conservation Manager. Furthermore, energy efficiency within conservation areas is addressed in Policy BE3 and specifically in paragraph 9.1.17 above.

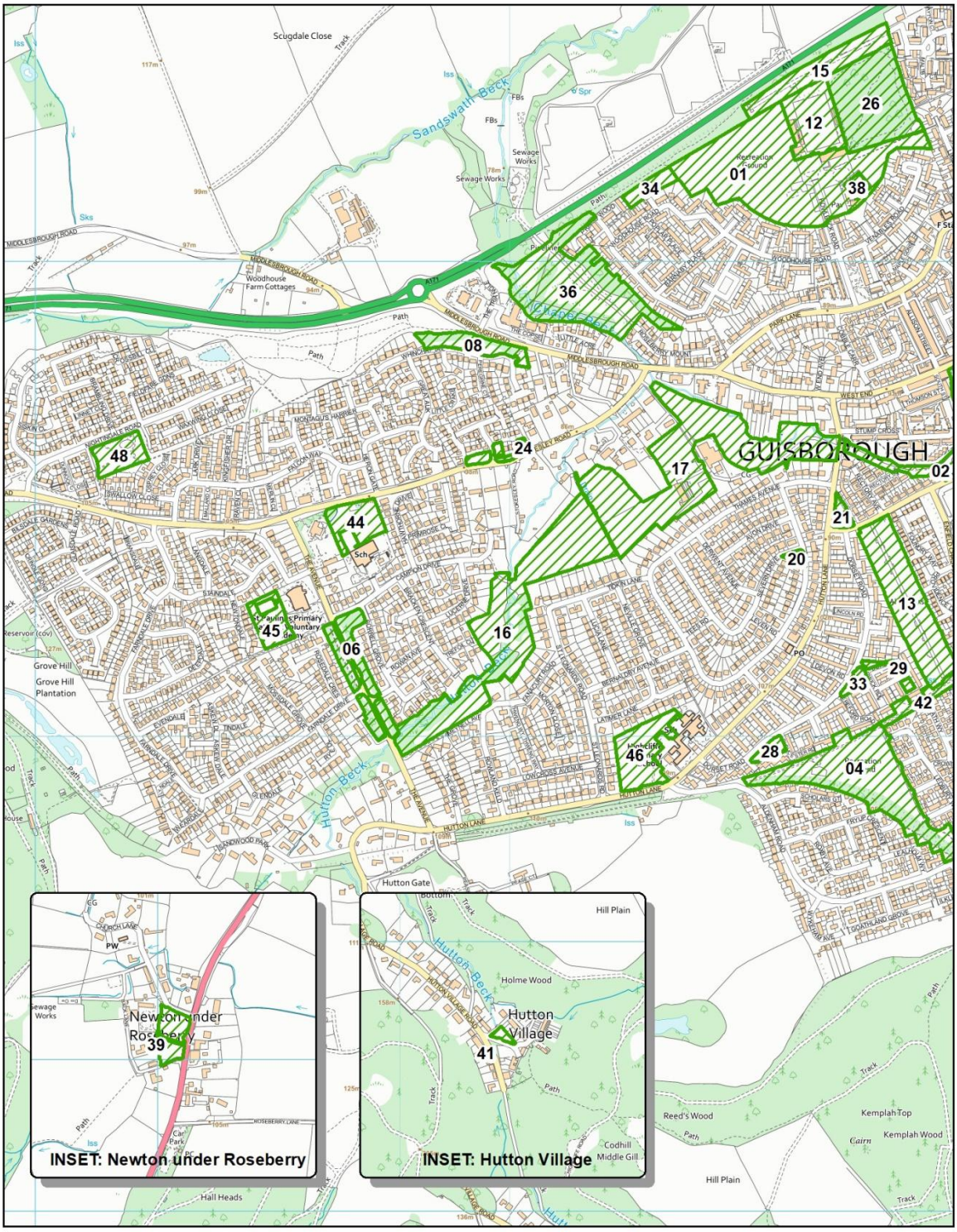
## 9.2 Green Spaces

9.2.1 The aim of the analysis was to use the survey data to identify any significant gaps between the future needs and expectations for each Green Space versus the current land use designations and landowner aspirations. Examples of such gaps include:

- privately-owned allotments, if the allotment holders would rather move to a council-provided allotment but there may be insufficient spaces available to move into. Note (1): any such gap could potentially be closed through discussion with the landowner. Note (2): the former privately-owned allotments adjacent to Enfield Chase are now a housing development;

- school playing fields owned by educational trusts or churches for which there are plans in place to close the school and redevelop the land within the next 10 years. Note (1): any such gap could potentially be closed through discussion with the landowner. Note (2): the former Kemplah Primary School on Aldenham Road is now a housing development; and
- privately-owned meadows which currently do not have a designation that is aligned with their value and benefit to the community and which have the attributes that meet the criteria for such a designation.

The 48 sites identified as Green Spaces in Guisborough CP are shown in Section 4.4 of our Evidence Base and the two General Arrangement Maps are copied below:



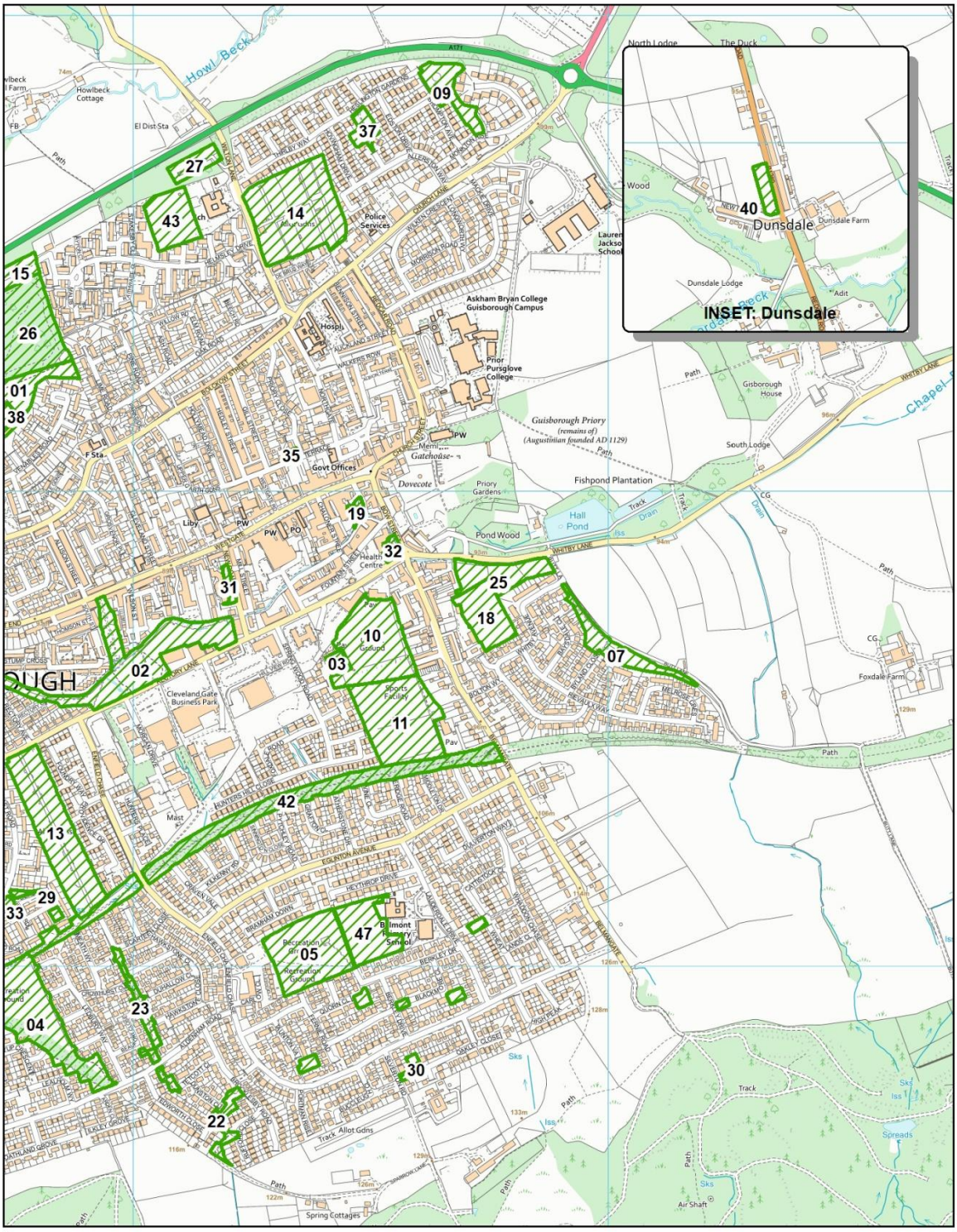

**Guisborough CP Neighbourhood Plan**

**Green Spaces (Western Part)**

Date: 31/01/2025 Drawn by: DM

Scale = 1:10,000 DWG No: PLNG835W

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REDCAR & CLEVELAND BOROUGH COUNCIL

**Guisborough CP Neighbourhood Plan**

**Green Spaces (Eastern Part)**

Date: 31/01/2025 Drawn by: DM

Scale = 1:10,000 DWG No: PLNG835E

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9.2.2 From the survey data, the 48 sites were split into groups, namely:

SP - Formal and informal sports pitches including schools, publicly-owned and privately-owned

PP - Public parks / kick-about areas with equipped play areas for informal play and dog-walking

WP - Semi-natural public woodland paths used for pedestrian, cycle and wheelchair travel, exercise, dog-walking and horse-riding

UP - Urban public tarmac paths used for pedestrian, cycle and wheelchair travel, and for dog-walking

AL - Allotment gardens

PM - Privately-owned meadows

VG - Village Greens

HV - Highway verges, some relatively large

AM - Amenity spaces

Each of these groups of similar spaces was then analysed.

### SP - Sports Pitches

9.2.3 King George V playing field – the most widely used publicly-owned sports area in Guisborough CP. It is much valued by the community and well-maintained. Enduring health and social benefits matched by public ownership and Local Plan policy N3 Primary status.

9.2.4 The Guisborough Football Ground and the King George V Bowling Green are owned by Redcar & Cleveland Borough Council. Both are much valued by the community and provide enduring health and social benefits to the many people who use them. Both are well-maintained and have Local Plan policy N3 status.

9.2.5 Guisborough's cricket and rugby grounds and the Priory Bowls Club's bowling green are all much valued by the community and well-maintained, with enduring health and social benefits. Although these are privately owned, and all three have Local Plan policy N3 Secondary status.

9.2.6 Guisborough's five primary school playing fields are much valued by the schools, provide very significant health and social benefits to the pupils, and are well maintained. Four are owned by educational trusts and one by the Roman Catholic Church. School playing fields are subject to Section 77 of the Schools Standards and Framework Act 1998.

| GTC Ref | Name | Group | Ownership | Local Plan Policy | Specific Legal cover | Gap (see 9.2.1 above) |
|---|---|---|---|---|---|---|
| 1 | King George V Playing Field | SP | Public | N3 Primary | Yes | None |
| 12 | Guisborough Football Ground | SP | Public | N3 Secondary | Yes | None |
| 38 | King George V Bowling Green | SP | Public | N3 Primary | Yes | None |
| 10 | Guisborough Cricket Ground | SP | Private | N3 Secondary | Yes | None |
| 11 | Guisborough Rugby Ground | SP | Private | N3 Secondary | Yes | None |
| 3 | Guisborough Priory Bowling Green | SP | Private | N3 Secondary | Yes | None |
| 43 | Chaloner Primary School Playing Field | SP | Private | --- | Yes | None |
| 44 | Galley Hill Primary School Playing Field | SP | Private | --- | Yes | None |
| 45 | St. Paulinus Primary School Playing Field | SP | Private | --- | Yes | None |
| 46 | Highcliffe Primary School Playing Field | SP | Private | --- | Yes | None |
| 47 | Belmont Primary School Playing Field | SP | Private | --- | Yes | None |

### PP – Public Parks

9.2.7 Guisborough CP's six public parks are: Chapel Beck Walkway / Westgate Park; Kemplah Park; Belmont Park; Butt Lane Park; Heslington Gardens / Brompton Avenue Park; and Nightingale Road Park. They are much valued by the community and well-maintained. All six have enduring health and social benefits for their surrounding neighbourhood. Nightingale Park is still owned by the developer of the surrounding housing, but the other five are in public ownership by Redcar & Cleveland Borough Council and have Local Plan policy N3 Primary status.

9.2.8 In the initial public engagement survey, more than 60% of respondents indicated that they were very or extremely concerned about kick-about areas and other public grassed spaces, demonstrating continued support for this type of amenity.

| GTC Ref | Name | Group | Ownership | Local Plan Policy | Specific Legal cover | Gap (see 9.2.1 above) |
|---|---|---|---|---|---|---|
| 2 | Chapel Beck Walkway /Westgate Park | PP | Public | N3 Primary | Yes | None |
| 4 | Kemplah Park | PP | Public | N3 Primary | Yes | None |
| 5 | Belmont Park | PP | Public | N3 Primary | Yes | None |
| 7 | Butt Lane Park | PP | Public | N3 Primary | Yes | None |
| 9 | Heslington Gardens / Brompton Av Park | PP | Public | N3 Primary | Yes | None |
| 48 | Nightingale Road Park | PP | Private | Not yet assessed for Local Plan inclusion | | |

## Policy GS1: Nightingale Road Park

**Nightingale Road Park, which is defined in the Policy Maps in Appendix 1, is designated as 'Open Space' in recognition of its contribution to promoting healthy living, being an accessible and affordable (free) recreational asset, providing local character and interest, promoting biodiversity and as part of the town's 'Green Lungs'. Development will not be supported unless the recreational use of the site will be enhanced or, the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current use.**

9.2.9 Given the importance of freely accessible public parks to the health and wellbeing of the surrounding community, RCBC chose to recognise this by designating all of the parish's public parks that were in existence during the production of the current Local Plan as 'N3 Open Space and Recreation' areas. They were N3 Primary as they were all publicly-owned.

9.2.10 Privately-owned public parks serve exactly the same purpose and therefore Nightingale Road Park is designated in this Neighbourhood Plan as Open Space.

9.2.11 Any further public parks created in the parish, perhaps as part of future housing developments, could be similarly recognised.

### WP – Woodland Paths

9.2.12 Guisborough CP's three woodland paths are: The Avenue; Guisborough Community Wood; and The Branch Walkway (Kemplah Park to Belmangate). They are much valued by the community and well-maintained. Enduring health and social benefits are matched by public ownership by Redcar & Cleveland Borough Council and by having Local Plan policy N3 Primary status for the Avenue and Community Wood.

9.2.13 The Branch Walkway (Kemplah Park to Belmangate section) is an iconic and very much used amenity running through the heart of the town. It encourages sustainable travel options for people travelling between residential areas, the town centre facilities, and the open countryside. It is not part of the 'Active Travel Route' scheme between Guisborough and Nunthorpe (see paragraph 5.2.5 in the Evidence base document) but is identified as 'Guisborough to Skelton Strategic Cycle Route' in the Tees Valley Strategic Transport Plan (see paragraph 5.2.7 in the Evidence Base document). It therefore meets the criteria for an N3 Primary designation.

9.2.14 The section of the Branch Walkway to the east of Belmangate lies outside RCBC Policy SD3 Development Limits. The section of the Walkway to the west of Kemplah Park stretches alongside Hutton Lane as far as The Grove. It is within the Developments Limits but, being on the edge of the conurbation, it was not included in this Neighbourhood Plan's Green Space criteria, but it does meet the criteria for N3 Primary designation – see paragraph 4.1.7 in the Evidence Base document.

| GTC Ref | Name | Group | Ownership | Local Plan Policy | Specific Legal cover | Gap (see 9.2.1 above) |
|---|---|---|---|---|---|---|
| 6 | The Avenue | WP | Public | N3 Primary | Yes | None |
| 26 | Guisborough Community Wood | WP | Public | N3 Primary | Yes | None |
| 42 | Branch Walkway (Kemplah Park to Belmangate section) | WP | Public | --- | No | Yes |



## Policy GS2: The Branch Walkway

**The Branch Walkway, which is defined in the Policy Maps in Appendix 1, is designated as 'Open Space', from Kemplah Park to Belmangate, in recognition of its contribution to promoting healthy living, being an accessible and affordable recreational asset, providing local character and interest, promoting biodiversity and as part of the town's 'Green Lungs'. Development resulting in the loss of the Branch Walkway will not be supported. Any proposal having a direct impact on the Walkway will not be supported unless it would result in enhancement of the existing facility.**

9.2.15 It is important that the Branch Walkway's role and boundaries are formally recognised and respected through a designation in this Neighbourhood Plan as Open Space.

9.2.16 In the future, the Branch Walkway's role as a main active travel route would be further strengthened by upgrading the walkway's connections with town centre amenities and residential areas – these upgrades would be actively encouraged.

9.2.17 Because the Branch Walkway is a former railway line, it also contributes towards the visual heritage of the town and can be seen from many parts of Guisborough. Together with its bridge over Belmangate, it is the most obvious feature of the former railway which had such an impact of the development of the town and so is an important historical icon.

### UP – Urban Paths

9.2.18 Guisborough CP's two urban paths are Rufford Close Link and Aldenham Road Link. They are much valued by the community and well-maintained by the Borough Council. Enduring health and social benefits are matched by public ownership by Redcar & Cleveland Borough Council. They significantly encourage sustainable and convenient travel between homes and amenities. Whilst the

Aldenham Road Link does have RCBC Policy N3 Primary designation, Rufford Close Link does not, and yet both are very similar in character and benefit to the community. Both appear to meet the criteria for N3 Primary designation – see paragraph 4.1.7 in the Evidence Base document.

| GTC Ref | Name | Group | Ownership | Local Plan Policy | Specific Legal cover | Gap (see 9.2.1 above) |
|---|---|---|---|---|---|---|
| 22 | Rufford Close Link | UP | Public | --- | No | Yes |
| 23 | Aldenham Road Link | UP | Public | N3 Primary | No | None |

## Policy GS3: Rufford Close Link

**Rufford Close Link, which is defined in the Policy Maps in Appendix 1, is designated as 'Open Space' in recognition of its contribution to promoting healthy living and being an accessible and affordable recreational asset. Development resulting in the loss of the Rufford Close Link will not be supported. Any proposal having a direct impact on the Link will not be supported unless it would result in enhancement of the existing facility.**

9.2.19 It is important that Rufford Close Link's role and boundaries are formally recognised and respected through a designation in this Neighbourhood Plan as Open Space.

9.2.20 Rufford Close Link clearly serves exactly the same purpose and delivers the same benefits as Aldenham Road Link, and should therefore be similarly designated.

9.2.21The Borough Council's 'Public Open Space Assessment Report' in April 2016 specifically identified both Rufford Close Link and Aldenham Road Link as 'Residential Amenities'. Since their form and function remain the same, and they both continue to deliver the same benefits as they did in 2016, they should therefore be similarly designated.

### AL - Allotment Gardens

9.2.22 Guisborough CP's six allotment gardens are: Dorset Road; Wilton Lane (East); Jubilee Lane; Wilton Lane (West); Woodhouse Road; and Dunsdale. They are much valued by the community and well-maintained. Council owned (public) allotments are covered under the Allotments Acts 1908 to 1950, and it provides allotment holder some compensation and tenancy rights. The Allotments Act 1925 specifies that land purchased or appropriated by local authorities for use as allotments must not be disposed of without Ministerial consent. Privately owned allotments typically aren't covered by the Allotment Acts, but instead, they are governed by the terms and conditions of their tenancy agreements.

9.2.23 The sight of Dorset Road Allotments in amongst the surrounding modern retail outlets and housing, which is seen by all the traffic passing along one of Guisborough busiest roads, makes a very significant contribution to the semi-rural character of the town, and some of the other allotments do the same.

| GTC Ref | Name | Group | Ownership | Local Plan Policy | Specific Legal cover | Gap (see 9.2.1 above) |
|---|---|---|---|---|---|---|
| 13 | Dorset Road Allotments | AL | Private | --- | No | Depends on tenancy agreement |
| 14 | Wilton Lane (East) Allotments | AL | Public | --- | Yes | None |
| 15 | Jubilee Lane Allotments | AL | Private | --- | Yes | Depends on tenancy agreement |
| 27 | Wilton Lane (West) Allotments | AL | Private | --- | No | Depends on tenancy agreement |
| 34 | Woodhouse Road Allotments | AL | Public | --- | Yes | None |
| 40 | Dunsdale Allotments | AL | Private | --- | No | Depends on tenancy agreement |

## Policy GS4: Allotment Gardens

**The privately-owned allotment gardens in Guisborough Civil Parish, namely Dorset Road, Jubilee Lane, Wilton Lane (West) and Dunsdale, which are defined in the Policy Maps in Appendix 1, are designated as 'Open Space' in recognition of their contribution to promoting healthy living and being an accessible and affordable recreational asset. Development will not be supported unless an assessment has been undertaken which clearly shows:**
**a. the allotments and buildings to be surplus to requirements; or**
**b. the loss resulting from the proposed development would be replaced by equivalent or better allotments in terms of quantity and quality in a suitable location.**

9.2.24 The value to the community of allotment gardens has been recognised for over a hundred years by having its own Act of Parliament, but this only applies to the publicly-owned plots. However, the value of having so many people in a community who work closely with natural cycles and ecosystems is only recently becoming widely appreciated. All allotment holders increase the reserve of local knowledge of how to live in harmony with wildlife.

9.2.25 Unlike some other forms of renting and leasing, allotment tenancy holders need to plan and plant over annual or biannual cycles. They put much time and effort into their particular plots, so security of tenure is equally important for all allotment holders.

9.2.26 It is important that privately-owned allotment gardens' role and boundaries are formally recognised and respected through a designation in this Neighbourhood Plan as Open Space. This would not match the safeguards awarded by the Allotments Act to the council-owned allotments, but would go some way to recognising their value to the surrounding community.

### PM - Privately-owned meadows

9.2.27 Guisborough CP has five privately-owned meadows.

9.2.28 Hutton Beck Meadows (East and West) are rare examples of an undisturbed, tranquil wildlife haven within a built-up area, where entire complex ecosystems can become established and thrive over many years, potentially over centuries, making them special places for biodiversity – see sections 4.5.8 to 4.5.11 in the Evidence Base document. The lush vegetation and trees on these sites may also absorb the sound and noise from the surrounding urban areas. Due to their private ownership and lack of public access, they were not included in any of the Local Plan policies and are not covered by any specific legislation. The meadows can be seen by residents and visitors are they pass along two of Guisborough's main roads (The Avenue and Hutton Lane). Their unmanaged appearance contributes greatly to the quality, depth and distinctiveness of the local environment and the sight of such a mature green space so close to the conurbation reinforces the semi-rural character of the town.



9.2.29 The field next to the Sea Cadets hut is a piece of the countryside within the built-up area of Guisborough. Although it is currently outside the urban development limits (Local Plan policy SD3) and is almost completely surrounded by the conservation area (Local Plan policy HE1), it is not in the conservation area, unlike its neighbouring fields. Its grassland not only offers habitats for wildlife and grazing, but has also been used by generations of scouts and sea cadets for their regular informal games, teaching and annual fundraising celebrations. The field can be clearly seen from the surrounding housing, some of which is in the Guisborough Conservation Area.

9.2.30 Chapel Beck Valley is the land leading down to Guisborough's (former) water treatment works. It is very similar in nature to Hutton Beck Meadows, in that it is a rare example of an undisturbed, tranquil wildlife haven within a built-up area, where entire complex ecosystems can become established and thrive over many years, potentially making it a special place for biodiversity as well as a habitat corridor from the open farmland to the north. The flora and fauna surveys are described in sections 4.5.3 to 4.5.7 in the Evidence Base document.

9.2.31 Chapel Beck Valley can be seen by all the traffic travelling along the Guisborough bypass, The Triangle (road) that leads to the Subway store / Asda petrol station, and by the residents of the adjacent Guisborough Manor Care Home. Like Hutton Beck Meadows, local residents and visitors may get some value from its sound-absorbing qualities (particularly as it is right underneath the bypass) and providing the adjacent residential area with pollinators. The sight of such a mature green space so close to the conurbation reinforces the semi-rural character of the town. Due to its private ownership and lack of public access, it was not included in any of the Local Plan policies and is not covered by any specific legislation.



9.2.32 In the initial public engagement survey, more than 70% of respondents indicated that they were very or extremely concerned about meadows and fields, demonstrating special public support for this type of amenity – see section 4.5.10 and 4.5.11 in the Evidence Base document.

| GTC Ref | Name | Group | Ownership | Local Plan Policy | Specific Legal cover | Gap (see 9.2.1 above) |
|---|---|---|---|---|---|---|
| 16 | Hutton Beck Meadows West | PM | Private | | No | Yes |
| 17 | Hutton Beck Meadows East | PM | Private | | No | Yes |
| 18 | Field next to Sea Cadets hut | PM | Private | SD3 Development Limits | No | Yes |
| 25 | 3 Fields South of Whitby Lane, West of Butt Lane | PM | Private | HE1 Conservation Area and SD3 Development Limits | No | None |
| 36 | Chapel Beck Valley | PM | Private | | No | Yes |

## Policy GS5: Field next to the Sea Cadets hut

**The field next to Sea Cadets hut, which is defined in the Policy Maps in Appendix 1, is designated as 'Open Space' in recognition of its contribution to promoting biodiversity, providing local character and interest, and potentially providing a future healthy living recreational asset. Development will not be supported unless an assessment has been undertaken which has clearly shown the field to be surplus to requirements or the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of size and quality in a suitable location. Due consideration should be given to the contribution the field makes to the character of the Conservation Area.**

## Policy LGS1: Chapel Beck Valley

**Chapel Beck Valley, which is defined in the Policy Maps in Appendix 1, is designated as Local Green Space. This Local Green Space will be protected from inappropriate development unless very special circumstances can be demonstrated, or where development supports its role and function as Local Green Space.**

## Parish Aspiration - Hutton Beck Meadows West and Hutton Beck Meadows East

**Hutton Beck Meadows West and Hutton Beck Meadows East, which are defined in the 'Green Space Site Reports for Guisborough CP Neighbourhood Plan' document, currently have live planning applications on them, but would otherwise meet the criteria for Local Green Space designation. If the applications are rejected, Guisborough Town Council aspires to submit appropriate evidence at the appropriate time through the Local Plan process for RCBC to designate Hutton Beck Meadows West and Hutton Beck Meadows East as Local Green Spaces.**

9.2.33 The Government's National Planning Policy Framework (NPPF) [19] provides local communities, including those preparing Neighbourhood Plans, with the important opportunity to recognise key green assets of particular value to them by awarding them Local Green Space (LGS) designation, whether for landscape, recreational or wildlife value, subject to certain criteria as set out in the NPPF[19]. As a result of this provision, such areas will have a status consistent with that afforded by Green Belt designation. As such, development would only be approved in very special circumstances, as set out in NPPF[19] paragraph 108.

9.2.34 Section 107 of the NPPF[B] sets out the criteria for a green space to meet the standard of Local Green Space designation. These are:

a) in reasonably close proximity to the community it serves;

b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and

c) local in character and is not an extensive tract of land.

9.2.35 Chapel Beck Valley and Hutton Beck Meadows (East and West) are surrounded by the community they serve, are each is less than 800 metres long, and their richness of wildlife, historic significance and special public support are detailed in their Green Space Site Reports. The lack of public access to these spaces has led to their being oases of undisturbed diverse flora and fauna rarely seen so close to areas of conurbation.

9.2.36 It is important that the privately-owned field next to Sea Cadets hut's role and boundaries are formally recognised and respected through a designation in this Neighbourhood Plan as Open Space.

### VG - Village Greens

9.2.37 Guisborough CP's three village greens are: Dorset Road Green; Newton under Roseberry Village Green; and Hutton Village Green. All three are publicly owned by Redcar & Cleveland Borough Council. Dorset Road Green was included in the Borough Council's 'Public Open Space Assessment Report' in April 2016 as a 'Residential Amenity' but it is not covered in the current RCBC Local Plan. Newton under Roseberry's village green was formally registered in February 1968 and therefore has specific legal status.

9.2.38 Hutton Village Green is in the North York Moors National Park and is 'Registered Common Land'. One of the policies covering development in the National Park in the National Park Authority's Local Plan (dated July 2020) is Policy CO5 – Protected Community Spaces. This policy does not seek to designate land which is registered and therefore already protected from development.

9.2.39 The three village greens are all much valued by the community and well-maintained, and Dorset Road Green does meet the criteria for N3 Primary designation – see paragraph 4.1.7 in the Evidence Base document.

| GTC Ref | Name | Group | Ownership | Local Plan Policy | Specific Legal cover | Gap (see 9.2.1 above) |
|---|---|---|---|---|---|---|
| 28 | Dorset Rd Green | VG | Public | --- | No | Yes |
| 39 | Newton under Roseberry Village Green | VG | Public | Registered Village Green | Yes | None |
| 41 | Hutton Village Green | VG | Public | --- | No | None |

## Policy GS6: Dorset Road Green

**Dorset Road Green, which is defined in the Policy Maps in Appendix 1, is designated as 'Open Space' in recognition of its contribution to community cohesion and social interaction, promoting healthy living and being an accessible and affordable recreational asset. It also provides local character and interest to the housing surrounding it. Development resulting in harm to the character of the area will not be supported unless the open space can be replaced by equivalent or better provision in terms of quality and social value to surrounding housing.**

9.2.40 It is important that Dorset Road Green's role and boundaries are formally recognised and respected through a designation in this Neighbourhood Plan as Open Space.

9.2.41 The Borough Council's 'Public Open Space Assessment Report' in April 2016 specifically identified Dorset Road Green as a 'Residential Amenity'. Since its form and function remain the same, and it continues to deliver the same benefits as it did in 2016, it should therefore be similarly designated.

### HV - Highway verges, some relatively large

9.2.42 Guisborough CP has three significant highway verge green spaces. Whinchat Tail verge is covered by the Local Plan N3 Open Space policy but is still owned by the developer who built the surrounding houses. The Thames Avenue / Severn Drive Green Space and the Hutton Lane / Rectory Lane North Side Verge are both borough council-owned and all three are maintained by the council. They all contribute considerably to the natural and open feel of their residential surroundings and the Hutton / Rectory Lane verge also provides the same amenity to all the town's visitors who choose to come to the Rectory Lane retail outlets. All three of these highway verges meet the criteria for N3 Primary designation – see paragraph 4.1.7 in the Evidence Base document.

9.2.43 These wider verges all have a variety of trees on them so although the verges are mown, the trees are likely to make the area richer in wildlife, and a space freely open to all.

9.2.44 Whinchat Tail verge, Thames Avenue / Severn Drive Green Space and the Hutton Lane / Rectory Lane North Side Verge were all recognised in Borough Council's 'Public Open Space Assessment Report' in April 2016 as 'Residential Amenities'.

| GTC Ref | Name | Group | Ownership | Local Plan Policy | Specific Legal cover | Gap (see 9.2.1 above) |
|---|---|---|---|---|---|---|
| 8 | Whinchat Tail verge | HV | Private | N3 Primary | No | None |
| 20 | Thames Av / Severn Drive Green Space | HV | Public | --- | No | Yes |
| 21 | Hutton Lane / Rectory Lane North Side Verge | HV | Public | --- | No | Yes |

## Policy GS7: Highway verges

**The Thames Avenue / Severn Drive Green Space and the Hutton Lane / Rectory Lane North Side Verge, which are defined in the Policy Maps in Appendix 1, are designated as 'Open Space' in recognition of their contribution to the community's biodiversity and 'green lungs', providing local character and interest to the housing surrounding them. They also promote healthy living, each one being an accessible and affordable recreational asset. Development will not be supported unless the resulting loss would be replaced by equivalent or better provision in terms of quality, aesthetic value and biodiversity in relation to surrounding housing.**

9.2.45 It is important that Thames Avenue / Severn Drive Green Space and the Hutton Lane / Rectory Lane North Side Verge's roles and boundaries are formally recognised and respected through a designation in this Neighbourhood Plan as Open Space.

9.2.46 The Borough Council's 'Public Open Space Assessment Report' in April 2016 specifically identified Thames Avenue / Severn Drive Green Space and the Hutton Lane / Rectory Lane North Side Verge as 'Residential Amenities'. Since their form and function remain the same, and they both continue to deliver the same benefits as they did in 2016, they should therefore be similarly designated.

### AM - Amenity spaces

9.2.47 Guisborough CP has nine amenity spaces. Guisborough Town Council bought Bakehouse Square to ensure that the historic centre of the town retained its distinctive open and green character. The green strip to the west of New Road and the south east corner of the Langbaurgh House site are owned by the borough council. Being council owned, all three are well maintained and continue to provide a valuable amenity.

9.2.48 Similarly, the council owns and maintains green spaces that were set aside by the developers in Hunter's Hill, Priory Close and Heslington Gardens.

9.2.49 The green spaces in the Derby Road and Canvey Walk were passed to borough council ownership but were subsequently passed on to 'Beyond Housing' – a registered social landlord.



9.2.50 Spring Lodge Gardens developments, however, was not passed to borough council ownership, but the council have adopted the Derby Road, Canvey Walk and Spring Lodge Gardens spaces for maintenance.

9.2.51 All of these amenity spaces make a significant contribution to the look and feel of their surroundings. Whilst all nine of these amenity spaces meet the criteria for N3 designation (see paragraph 4.1.7 in the Evidence Base document), the spaces that are not owned by RCBC or Guisborough Town Council are more susceptible to being developed.

| GTC Ref | Name | Group | Ownership | Local Plan Policy | Specific Legal cover | Gap (see 9.2.1 above) |
|---|---|---|---|---|---|---|
| 19 | Bakehouse Square | AM | Public | --- | No | None |
| 24 | Spring Lodge Gardens (3 parts) | AM | Private | --- | No | Yes |
| 29 | Derby Road Cluster | AM | Private | --- | No | Yes |
| 30 | Hunter's Hill Cluster | AM | Public | --- | No | None |
| 31 | Strip to the west of New Road | AM | Public | --- | No | None |
| 32 | Langbaurgh House SE corner | AM | Public | --- | No | None |
| 33 | Canvey Walk Green | AM | Private | --- | No | Yes |
| 35 | Corner NE of Reid Terrace & Priory Close | AM | Public in part | --- | No | None |
| 37 | Heslington Gardens Amenity | AM | Public | --- | No | None |

## Policy GS8: Amenity Spaces

**Spring Lodge Gardens (3 parts), Derby Road Cluster and Canvey Walk Green, which are defined in the Policy Maps in Appendix 1, are designated as 'Open Space' in recognition of their contribution to the community's biodiversity and 'green lungs', providing local character and interest to the housing surrounding them. They also promote healthy living, each one being an accessible and affordable recreational asset. Development resulting in loss, in terms of quality, aesthetic value and biodiversity to surrounding housing will not be supported unless the benefits of the proposed development clearly outweigh the loss of the current use.**

9.2.52 It is important that Spring Lodge Gardens (3 parts), Derby Road Cluster and Canvey Walk Green's roles and boundaries are formally recognised and respected through a designation in this Neighbourhood Plan as Open Space.

9.2.53 Spring Lodge Gardens (3 parts), Derby Road Cluster and Canvey Walk Green clearly serve exactly the same purpose and delivers the same benefits as the publicly-owned amenity spaces, and should therefore be similarly designated.

9.2.54 Spring Lodge Gardens (3 parts), Derby Road Cluster, Hunter's Hill Cluster and Heslington Gardens Amenity were all specifically identified in the Borough Council's 'Public Open Space Assessment Report' in April 2016 as 'Residential Amenities'. Since their form and function remain the same, and they all continue to deliver the same benefits as they did in 2016, they should therefore be similarly designated.



### The significant expectation gaps for future green space land use

9.2.55 From the above analysis of the green space survey data, it can be seen that there are a few significant expectation gaps between the current community benefit that the green spaces provide and the potential ease with which the land use could considerably change. In many cases, this has already been addressed by inclusion in the Local Plan N3 Open Space and Recreation Policy, but some have been missed, particularly those which are primarily valued for their biodiversity value and have no public access.

9.2.56 Local Plan paragraph 7.18 states that; "Green infrastructure is a strategically planned and delivered network of high-quality green spaces and other environmental features. Green infrastructure includes parks, open spaces, playing fields, woodlands, trees, allotments, ponds, public rights of way, private gardens, waterways, and wetlands. It should be designed and managed as a multi-functional resource capable of delivering a wide range of economic, environmental and quality of life benefits for local communities."

9.2.57 It is the primary intention of all of the green space policies detailed above to address the identified expectation gaps.

9.2.58 NPPF[19] Paragraph 104 defines development restrictions for existing open spaces. It says; "Existing open space, sports and recreational buildings and land, including playing fields and formal play spaces, should not be built on unless:

a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or

b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or

c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use."

These restrictions will apply to all of the Open Spaces designated by the policies contained in this Neighbourhood Plan.

## 9.3 Tourism & Leisure Facilities

### Leisure Provision

9.3.1 In Section 5.1 of our Evidence Base document, some 23 indoor leisure clubs and facilities were identified in Guisborough CP, and this number did not include cafés, bistros, restaurants and pubs. It was an online search, so it also did not include the numerous smaller, sometimes informal clubs and groups.

9.3.2 The range of these clubs and facilities covers all of the key activities that might be expected of a semi-rural town and its surrounding villages. Perhaps some of the perceived concern regarding the amount of leisure provision available in the parish is due to an incomplete appreciation of the full range on offer.

9.3.3 The one area that was specifically highlighted as an issue in the initial public engagement survey was Guisborough Swimming Pool. Taking the comments directly mentioning the swimming pool, and some of those mentioning facility shortage / improvement in general, this subject was the greatest cause for concern in the Tourism & Leisure Facilities section.

9.3.4 A new public toilet provision within the Guisborough Swim and Fitness Centre has been identified as 'an aspiration' by the RCBC's Place Development and Investment Team in their plans for 'future works', as it is currently outside of the budget and scope, and the pool itself is not part of the 'King George V Playing Fields public realm and landscaping improvements' (Levelling-Up) project[7].

9.3.5 Having a new public toilet provision within the Guisborough Swim and Fitness Centre merely as an unfunded RCBC aspiration seems to be at odds with their aims in their 'Everyone Active' campaign and their Tourism policies, which for Guisborough are aimed at increasing the number of multi-day visits. To attract visitors for extended stays, a range of activities are needed, and an attractive swim & fitness centre would provide a rainy-day alternative to our mainly outdoor visitor attractions.

**Parish Aspiration – New or Improved Public Toilet**

**Guisborough Town Council would positively support RCBC's Place Development and Investment Team to provide new or improved public toilet provision within the Guisborough Swim and Fitness Centre. Additional facilities for people with disabilities would be appropriate to support the group activities that are provided.**

### Outdoor Recreation

9.3.6 In Section 5.2 of our Evidence Base document, some 17 indoor leisure clubs were identified in Guisborough CP that have published contact information, and there will be many other informal clubs and groups who regularly participate in outdoor recreation.

9.3.7 Section 5.2 of our Evidence Base document also notes that public parks, kick-about areas, green spaces, paths, tracks, and roads (for cycling and horse-riding) offer opportunities for informal and unstructured exercise, with no booking or fees required. It goes on to highlight the wide variety

of existing and proposed 'Active Travel Routes', suitable for walking, cycling, horse-riding and other forms of sustainable travel including wheelchairs and mobility scooters.

9.3.8 Perhaps some of the perceived concern regarding outdoor recreation is due to an incomplete appreciation of the full range on offer.

9.3.9 The national 'Everyone Active' campaign publicity has details of council-run sports and leisure centres in the area and includes Guisborough Swim and Fitness Centre**.**

### Tourist Accommodation

9.3.10 In Section 5.3 of our Evidence Base document, five hotels, seven guest-house and holiday cottages, at least 15 Airbnbs, a lodge & caravan park, and a yurt experience were identified, as well as group accommodation in the former Guisborough Town Hall.

9.3.11 In paragraph 5.3.5 of our Evidence Base it notes that sufficient visitor accommodation is essential to support the growth of the borough's tourist and visitor economy, and that a limited tourist accommodation offer was noted as a weakness in their Visitor Destination Plan[9]. This is why RCBC seeks to restrict the loss of existing tourist accommodation where possible.

9.3.12 It is difficult to see what more can be done to encourage private individuals and organisations to invest in additional tourist accommodation and the RCBC's Local Plan policy ED9 explicitly aims to prevent loss of existing offerings. However, it is important that potential visitors are fully aware of all of the current tourist accommodation by ensuring that there are always comprehensive, up-to-date and easily found listings of all overnight options. Parish residents also need awareness so that they can offer accurate advice to friends and relatives.

## 9.4 Transport

9.4.1 In the Evidence base it was noted in paragraph 6.0.1 that:

*"transport" is not just about vehicular traffic and parking, but also about public transport, pedestrian facilities, cycling and other modes of travel. Indeed, a balanced range of transport options is a key element in making places sustainable.*

It goes on to say that:



*transport considerations relevant to planning include:*

- *Ensuring new development has adequate parking and servicing provision. This could include car parking, cycle storage and delivery areas for commercial development.*
- *Making sure the layout of development allows for pedestrian convenience and safety.*
- *Ensuring development includes cycle paths.*

*• Creating easy pedestrian access to public transport facilities in terms of direct and convenient connections.*

*• Considering whether access arrangements to a site, existing or proposed, are adequate.*

*• Making sure that local transport capacity is adequate to serve development. This could include consideration of highway capacity, train services, bus services and other modes of transport.*

9.4.2 Transport is therefore a matter which cuts across all of the other topics of this plan, namely: The Built Environment; Green Spaces; and Tourism and Leisure Facilities. It will consequently be dealt with in a number of different parts of this plan.

### Speed of Vehicles

9.4.3 The speed at which vehicles travel around the parish was mid-way down the list of concerns, with 59% of respondents extremely or very concerned.

9.4.4 It was noted in the Evidence Base (paragraph 6.0.1) that many transport issues are not planning issues and therefore cannot be dealt with in a Neighbourhood Plan, and speed of vehicles is generally one of them.

9.4.5 However, it was also noted in paragraph 6.5.1 that RCBC has a traffic calming webpage[13] with an easy-to-use process for reporting concerns about the speed of vehicles on the public highway and the measures in place to control it. This process can be used to report both vehicles travelling too fast and to report unwanted restrictions.

9.4.6 Traffic control assessments, carried out by RCBC, considers:

- How to best achieve the safe movement of vehicles - including traffic flow, possible restraints and environmental factors;
- The impact on public transport;
- Cyclist and pedestrian access and safety; and
- The impact on children, disabled and older people.

9.4.7 The feedback from public consultation does not seem to suggest that the speed of vehicles around new housings developments is a particular issue, so it appears an NP policy in this area would not be justified.

9.4.8 Given the reporting process described above, it seems that either this website isn't sufficiently publicised, or reports are not being acted upon in a way that meets expectations. These are not matters for this plan and will be taken up with RCBC.

### Bus Services

9.4.9 Fewer than half (48%) of the respondents to the initial public survey expressed significant concerns about bus services, but it was prominent in the word frequency analysis. The reduction of the number of busses serving Guisborough and the ending of the service to Saltburn were the most commented-on issues, with infrequent services, poor connections, lack of evening services and the size of busses (too large) also being mentioned.

9.4.10 Bus services in Guisborough[14] are the responsibility of Tees Valley Combined Authority[10] and are provided by private companies, each with their own customer feedback processes. The bus companies are provided with subsidies but must also take account of the financial viability of each service.

9.4.11 The predominance of older people in Guisborough CP compared to the national and regional averages may be having an effect on the numbers choosing to travel by bus, but it's not clear what any effect might be.

9.4.12 Larger housing developments are already required to consider the availability of sustainable transport options for their future residents, and new housing may lead to an increased demand for bus services, so it seems that an NP policy in this area would be unwarranted.

### Parking

9.4.13 Parking was a major source of concern to the respondents of the initial public survey, with 74% of them expressing significant concern.

9.4.14 Guisborough town centre parking was seen as the largest issue, but parking on residential pavements was also mentioned.

9.4.15 Demand for town centre parking could be seen as a failure of more sustainable forms of transport to be sufficiently attractive, and therefore increased funding of parking would be misplaced and counterproductive. However, Guisborough town centre must compete for business against other alternatives, and so must offer all of the facilities that residents and visitors expect in order to maintain economic growth.

9.4.16 The major supermarkets all have their own carparks and the two hours of free disc parking on Westgate does allow convenient, free access to adjacent shops and cafes with parking spaces regularly becoming available.

9.4.17 The Guisborough Town Centre Public Realm Works project[5] will preserve the current Westgate parking[16] and there is additional parking[12] along Fountain Street, off Reid Terrace, Northgate and behind Belmont House, albeit with charges and restrictions.

9.4.18 For those who need to park for more than two hours, the charges in town centre public carparks are seen as too high, according to respondents' comments in the initial public survey, potentially making Guisborough less attractive than alternatives for tourists and visitors. RCBC have sole responsibility for setting car parking charges across the borough.

9.4.19 Inconsiderate roadside parking and parking too close to road junctions is also seen as a concern, but this must be handled through traffic wardens and the police.

### Road Maintenance

9.4.20 Road Maintenance was the second highest (77% of respondents) cause of concern reported in the initial public survey.

9.4.21 It was noted in the Evidence Base (paragraph 6.0.1) that many transport issues are not planning issues and therefore cannot be dealt with in a Neighbourhood Plan, and road maintenance is generally one of them.

9.4.22 However, it was also noted in paragraph 6.1.2 that RCBC has a roads and parking website[11] with an easy-to-use process for reporting issues with road maintenance across the borough. Therefore, it seems that either this website isn't sufficiently publicised, or reports are not being acted upon in a way that meets expectations. These are not matters for this plan and will be taken up with RCBC.

### Cycle Routes / Footpaths

9.4.23 Guisborough Active Travel Route project[8], which is part of the overall Levelling Up Fund programme[4], will provide new and improved infrastructure for all modes of active travel, including walking and cycling, and potentially an attractive, sustainable way to travel to and from Nunthorpe and beyond. Importantly it also offers improved routes for active travel within Guisborough for short journeys which might otherwise be taken by car.

9.4.24 The Redcar & Cleveland Cycle Route map[15] shows a number of cycle routes in and around Guisborough CP, but many of them are cycle routes in name only being on-road routes with no indication on the ground or on signage that they are cycle routes. Examples are Rectory Lane, New Road, Hutton Lane and Allison Street.

9.4.25 As noted in the Evidence Base paragraph 6.1.2, Redcar & Cleveland Borough Council roads and parking website[11] has a facility for reporting issues with footpaths, so an issue concerning maintenance can be conveniently reported.

### Speed Humps / Traffic Calming

9.4.26 This subject is covered in the 'Speed of vehicles' section above.

## References


1. Redcar and Cleveland Strategic Housing Market Assessment, 2016. © 2016 arc4 Limited (Company No. 06205180)

2. Redcar & Cleveland Borough Council Local Plan, adopted May 2018

3. Guisborough Conservation Area Appraisal 2011 produced by RCBC provides both information about the Conservation Area and the historical context of Guisborough Parish as a whole.

4. Redcar & Cleveland Borough Council's Levelling Up Fund home page provides information about all of the Levelling Up funded projects in Guisborough Parish.

5. Guisborough Town Centre Public Realm Works project, which is part of the overall Levelling Up Fund programme.

6. Guisborough Town Centre Commercial Grant Scheme project, which is part of the overall Levelling Up Fund programme.

7. King George V Playing Fields public realm and landscaping improvements project, which is part of the overall Levelling Up Fund programme.

8. Guisborough Active Travel Route project, which is part of the overall Levelling Up Fund programme.

9. Redcar & Cleveland Destination Management Plan 2022 – 2027 – internal RCBC document available from their Visitor Destination Management Team.

10. Tees Valley Combined Authority travel website

11. Redcar & Cleveland Borough Council roads and parking website

12. Redcar & Cleveland car parks in Guisborough webpage

13. Redcar & Cleveland traffic calming webpage

14. Bus stop map of Guisborough Parish from Bustimes.org

15. Redcar & Cleveland Cycle Route map

16. Transport Statement Addendum for Guisborough Town Centre Public Realm Works project. Dated October 2024, this statement relates to planning application R/2024/0422/F3M.

17. City Population – collated national census data for several countries across the world.

18. ONS data for England & Wales national census 2021 is provided in a form which can be analysed using filters. The graph is a combination of two datasets – England & Wales and one for Guisborough CP, filtered for age.

19. National Planning Policy Framework, December 2024 – this document sets out the Government's planning policies for England and how these are expected to be applied.

20. Localism Act 2011

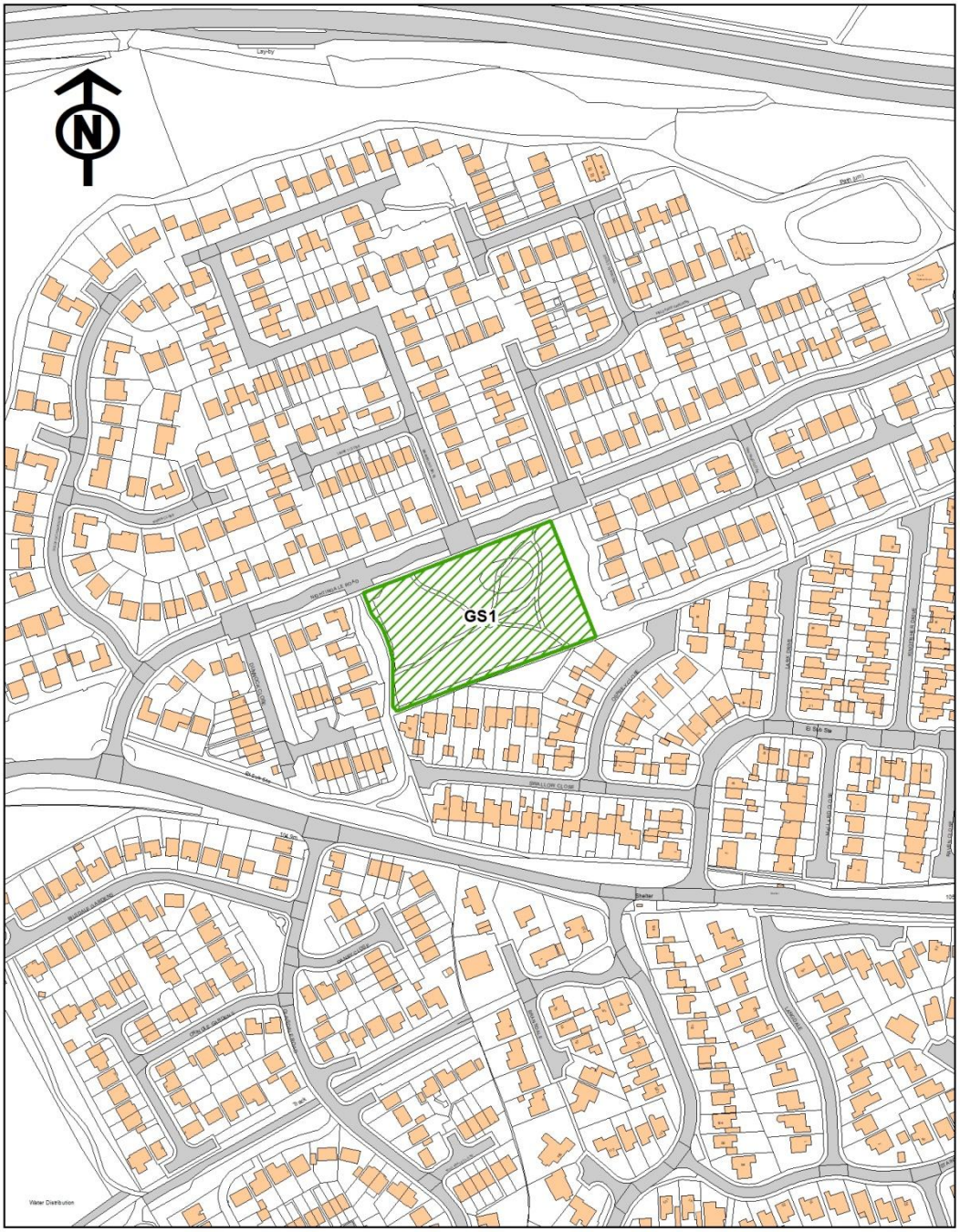
21. Neighbourhood Planning (General) Regulations 2012

22. Guidance Neighbourhood planning - see section entitled "Consulting on, and publicising, a neighbourhood plan or Order".

23. Guisborough Town Council's website

# Appendix 1 – Policy Maps.

## Policy GS1: Nightingale Road Park



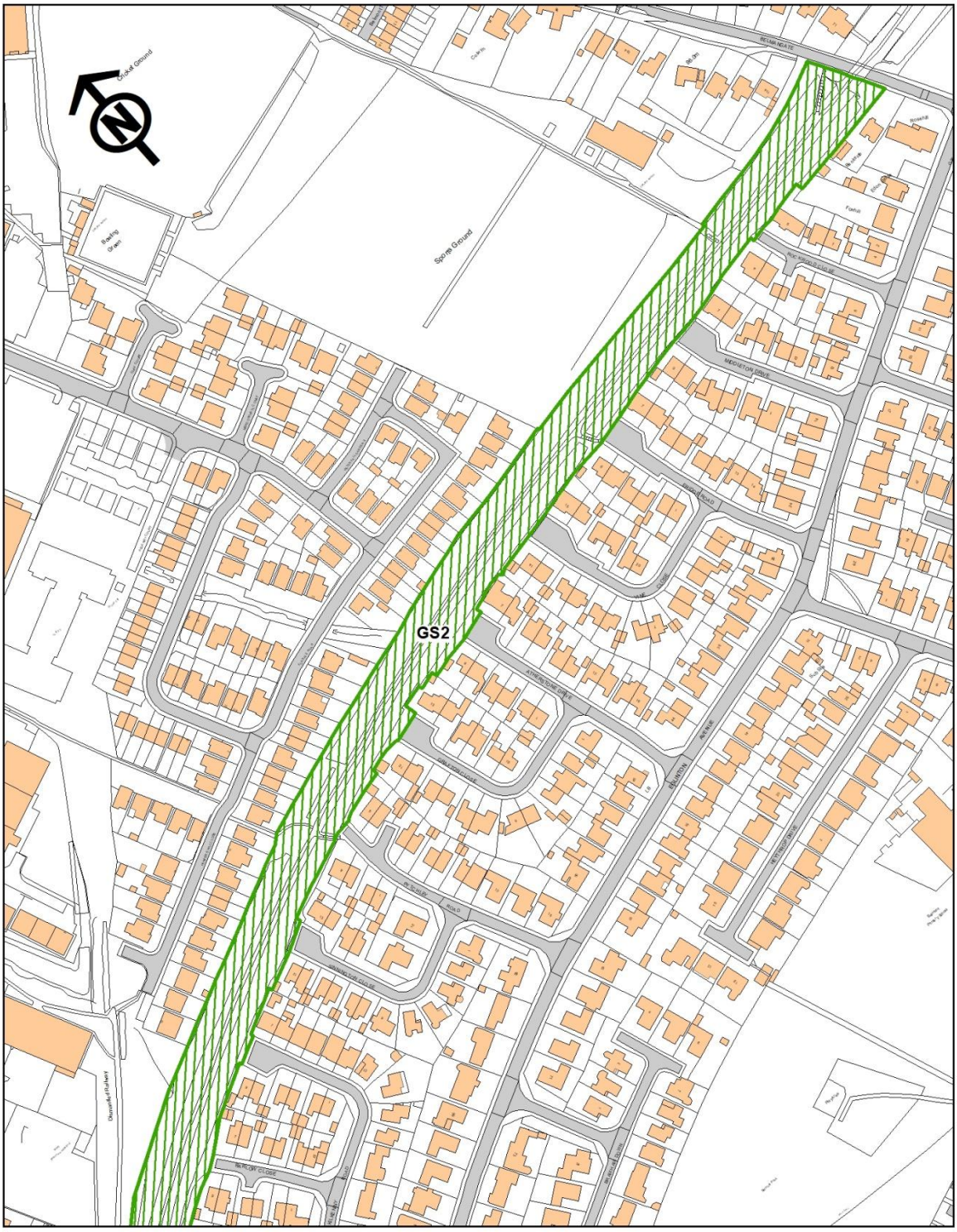

Guisborough CP Neighbourhood Plan
Map for Policy GS1 -
Nightingale Road Park

Date: 12/06/2025 Drawn by: DM

Scale = 1:2,500 DWG No: 23

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## Policy GS2: The Branch Walkway

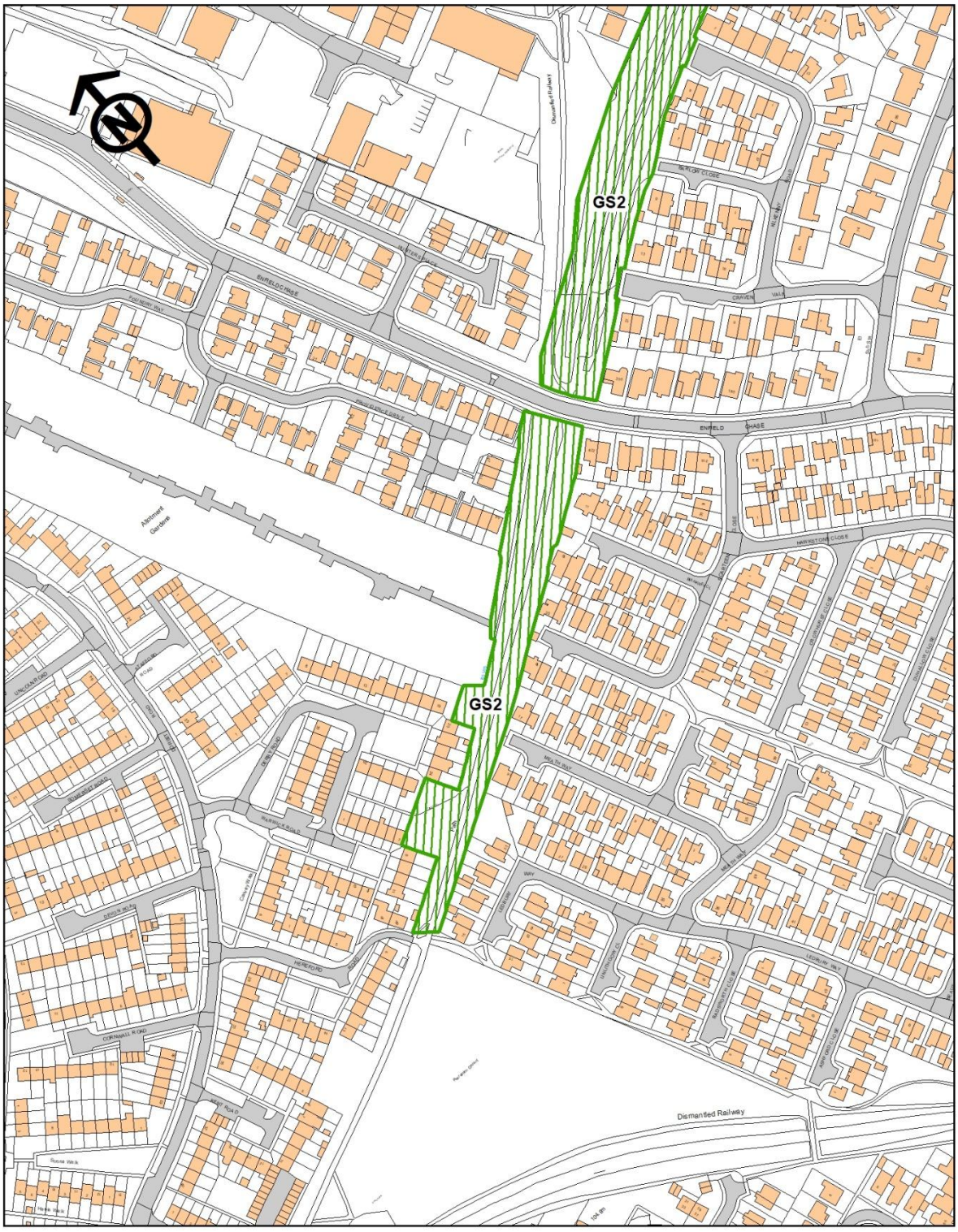



**Guisborough CP Neighbourhood Plan**
**Map for Policy GS2 -**
**Branch Walkway (Eastern Part)**

Date: 12/06/2025 Drawn by: DM

Scale = 1:2,500 DWG No: 24

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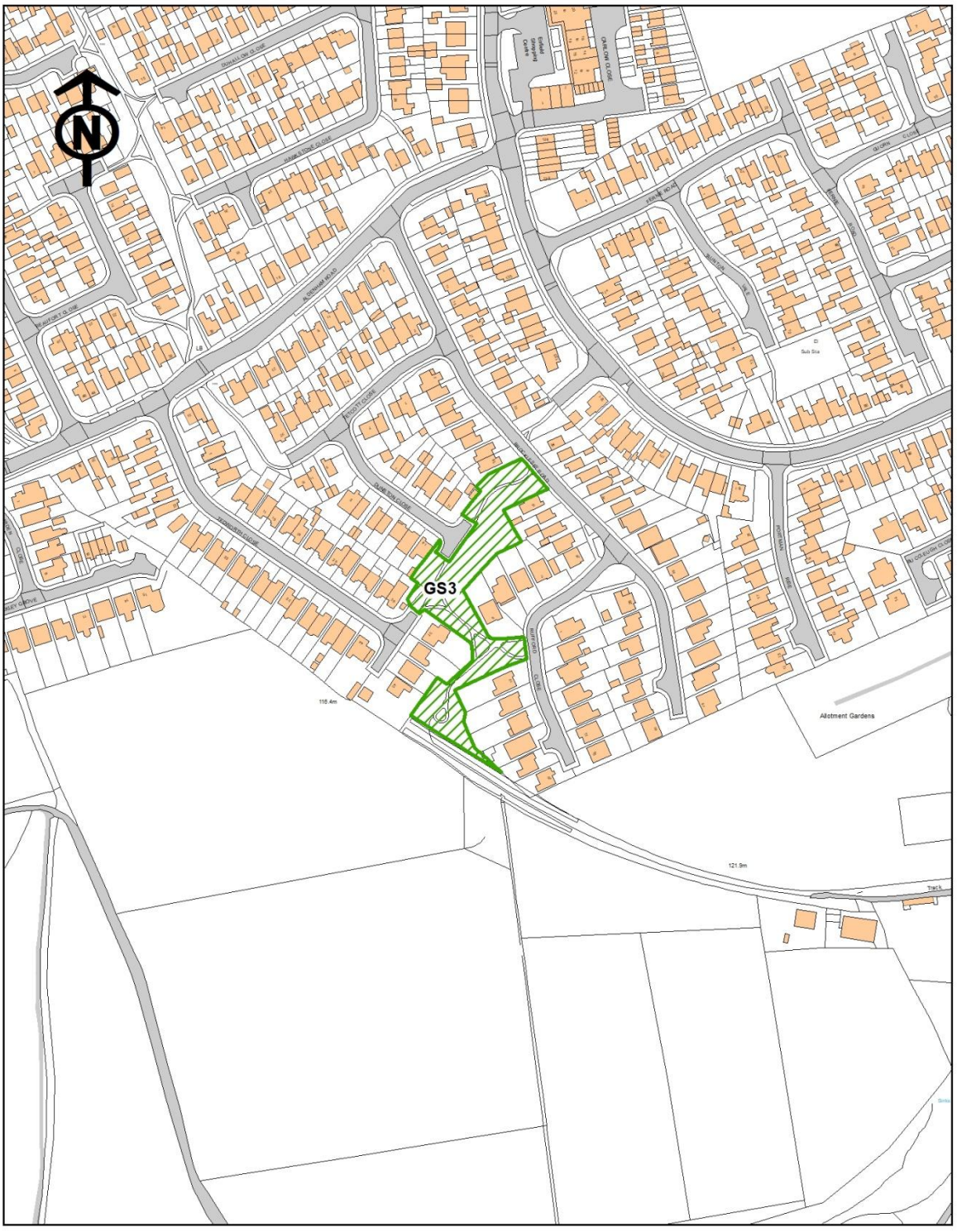

**Guisborough CP Neighbourhood Plan**
**Map for Policy GS2 -**
**Branch Walkway (Western Part)**

Date: 12/06/2025 Drawn by: DM

Scale = 1:2,500 DWG No: 25

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## Policy GS3: Rufford Close Link



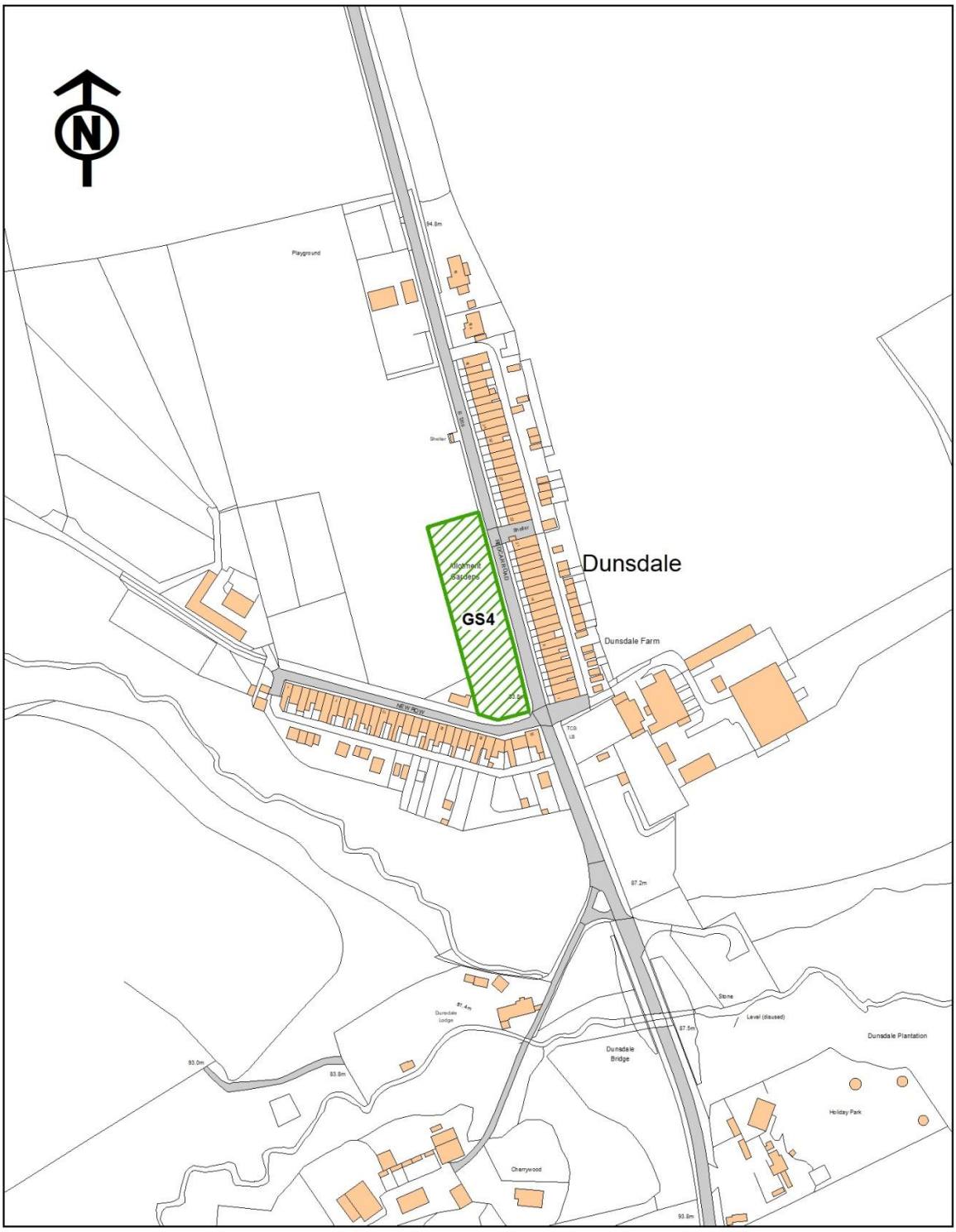

**Guisborough CP Neighbourhood Plan**
**Map for Policy GS3 -**
**Rufford Close Link**

Date: 12/06/2025 Drawn by: DM

Scale = 1:2,500 DWG No: 26

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## Policy GS4: Allotment Gardens

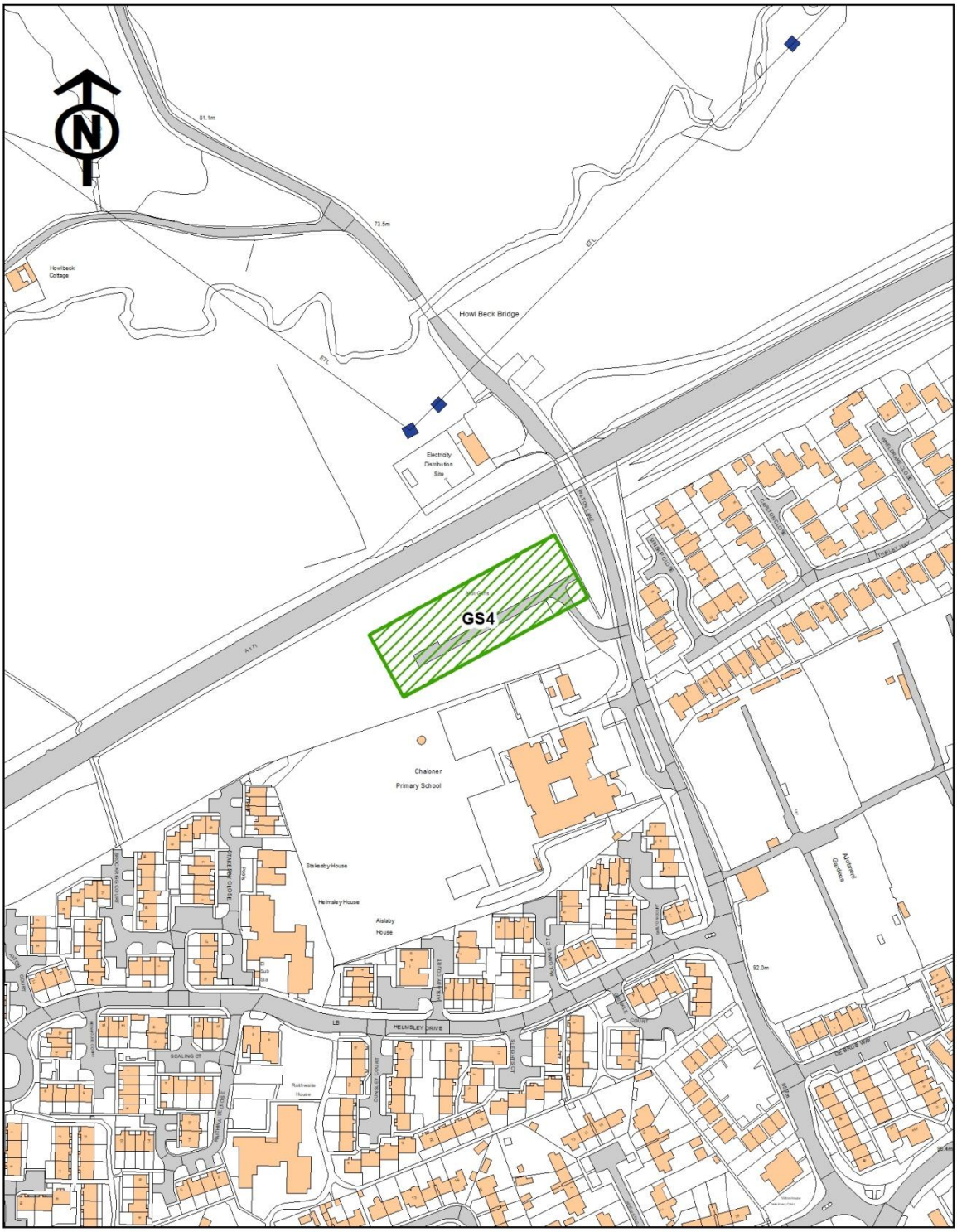



**Guisborough CP Neighbourhood Plan**
**Map for Policy GS4 -**
**Dunsdale Allotments**

Date: 12/06/2025 Drawn by: DM

Scale = 1:2,500 DWG No: 27

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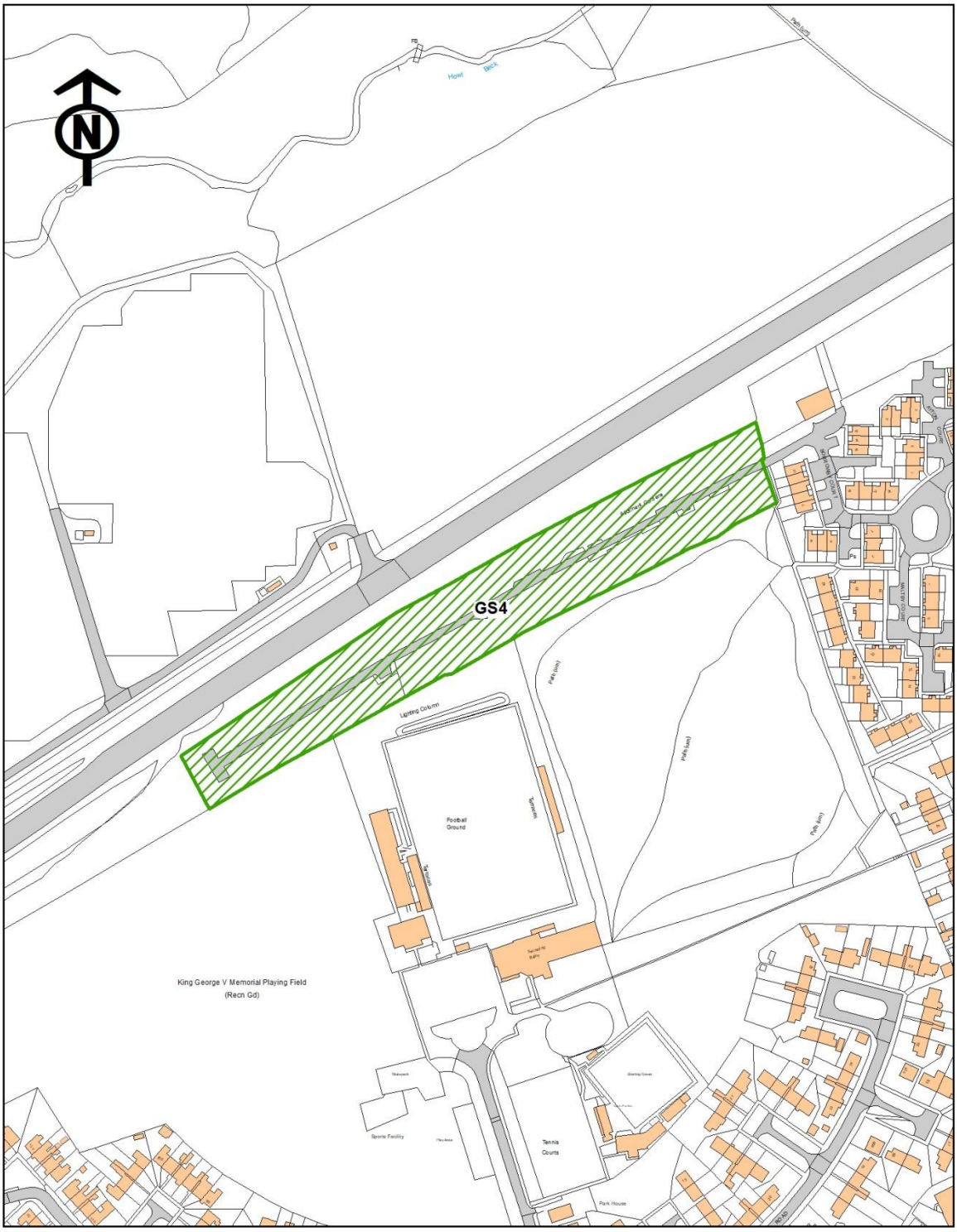



**Guisborough CP Neighbourhood Plan**
**Map for Policy GS4 -**
**Wilton Lane (West) Allotments**

Date: 12/06/2025 Drawn by: DM

Scale = 1:2,500 DWG No: 28

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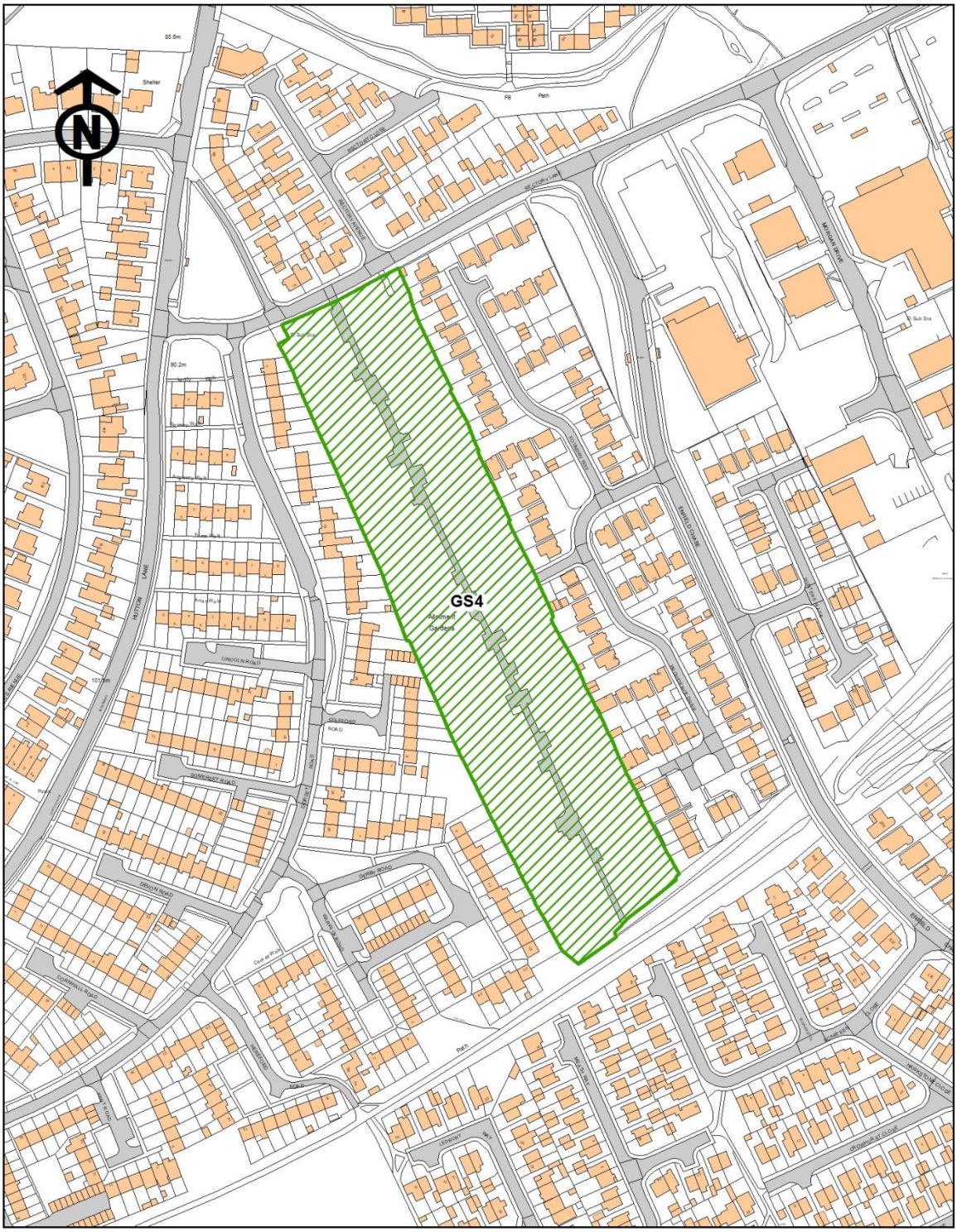



**Guisborough CP Neighbourhood Plan**
**Map for Policy GS4 -**
**Jubilee Lane Allotments**

Date: 12/06/2025 Drawn by: DM

Scale = 1:2,500 DWG No: 29

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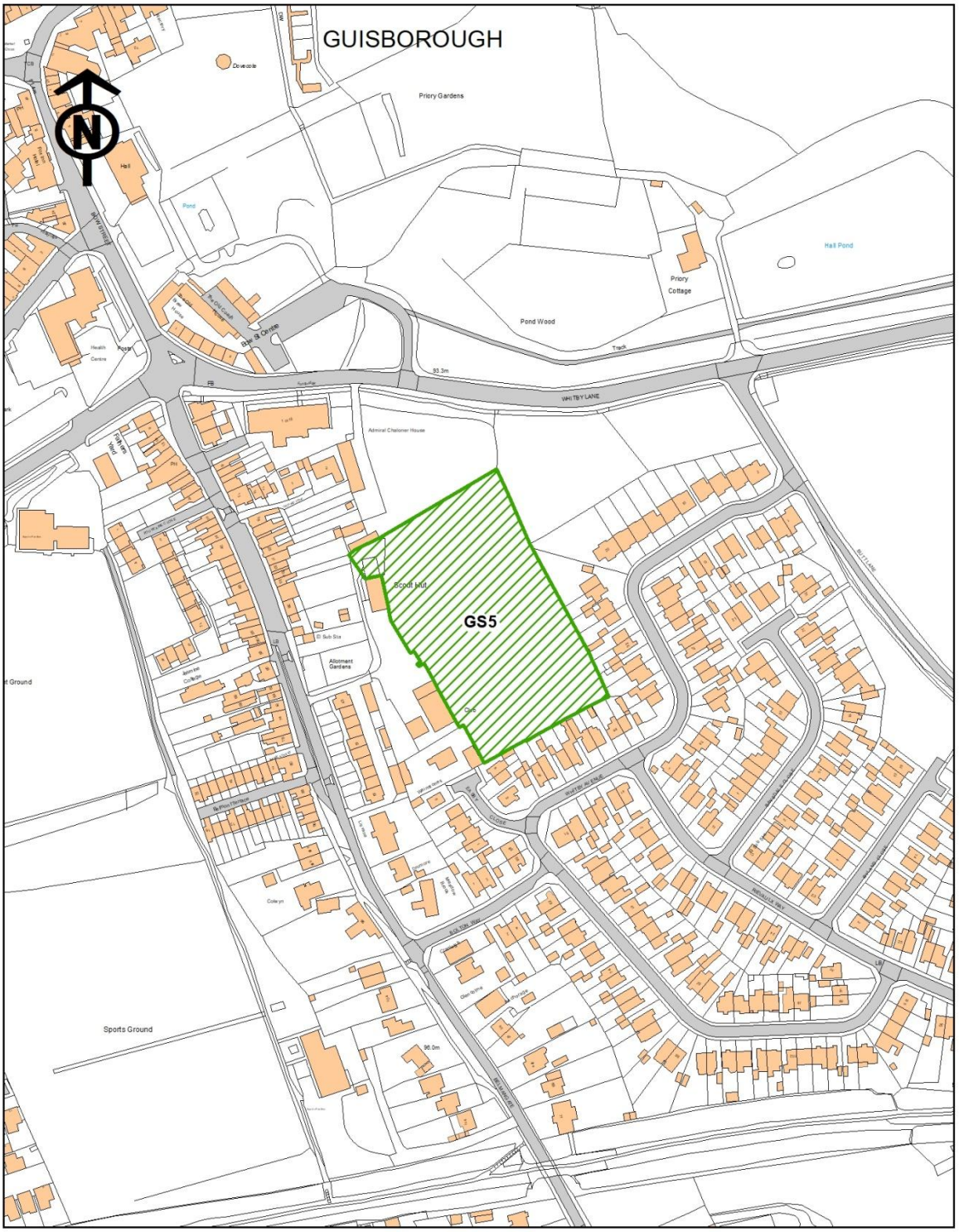

**Guisborough CP Neighbourhood Plan**
**Map for Policy GS4 -**
**Dorset Road Allotments**

Date: 12/06/2025 Drawn by: DM

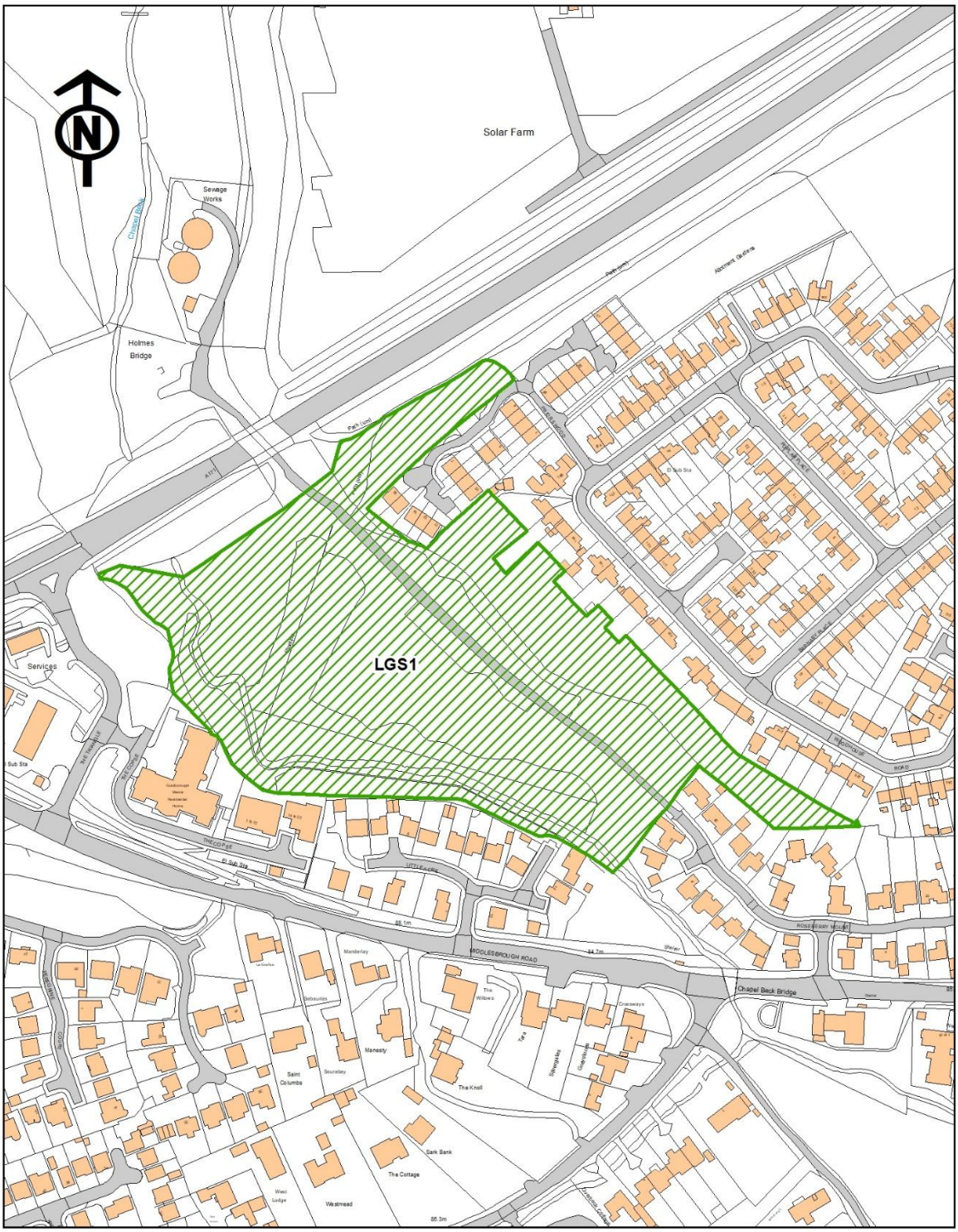
Scale = 1:2,500 DWG No: 30

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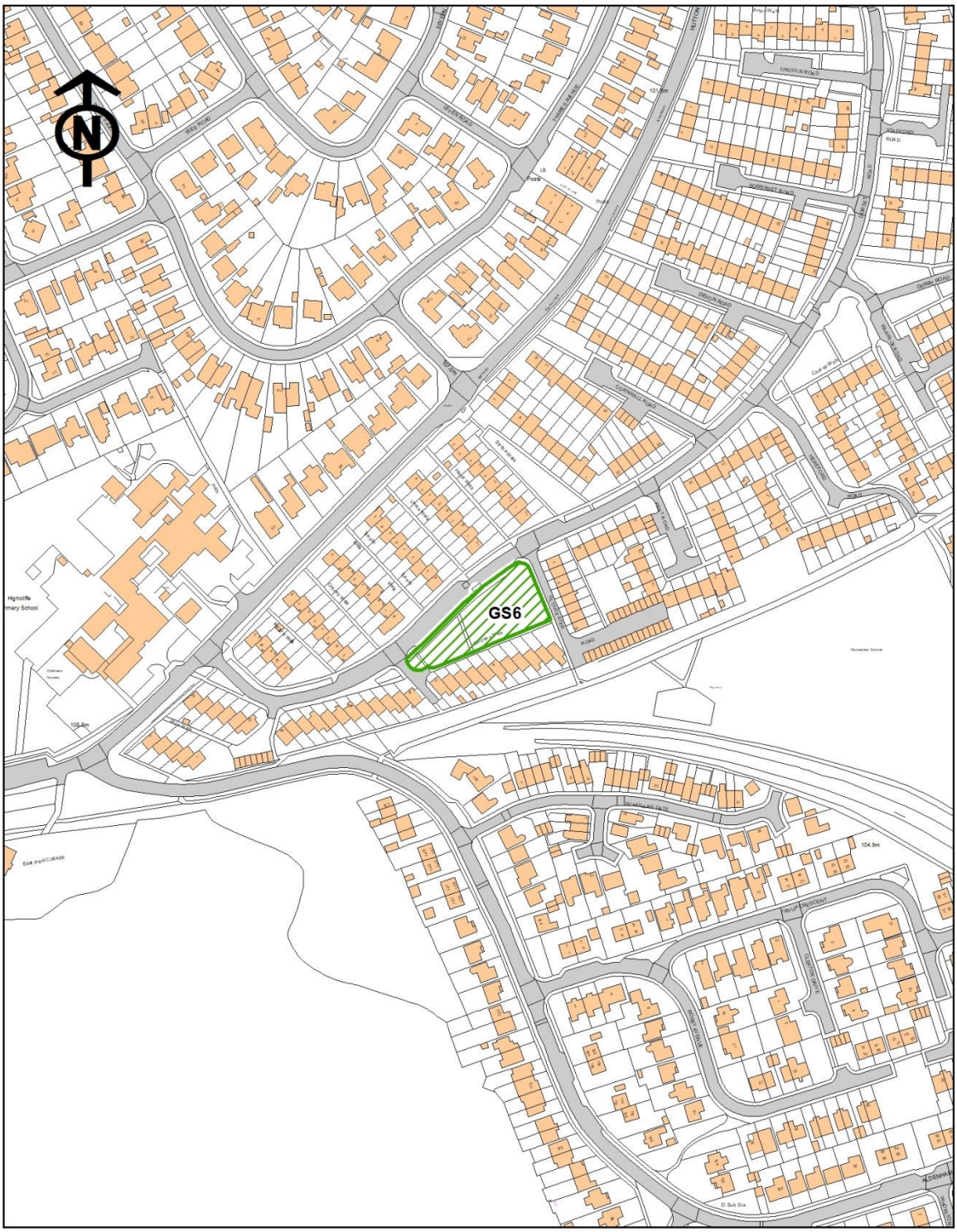
## Policy GS5: Field next to the Sea Cadets hut



## Policy LSG1 – Chapel Beck Valley



## Policy GS6: Dorset Road Green



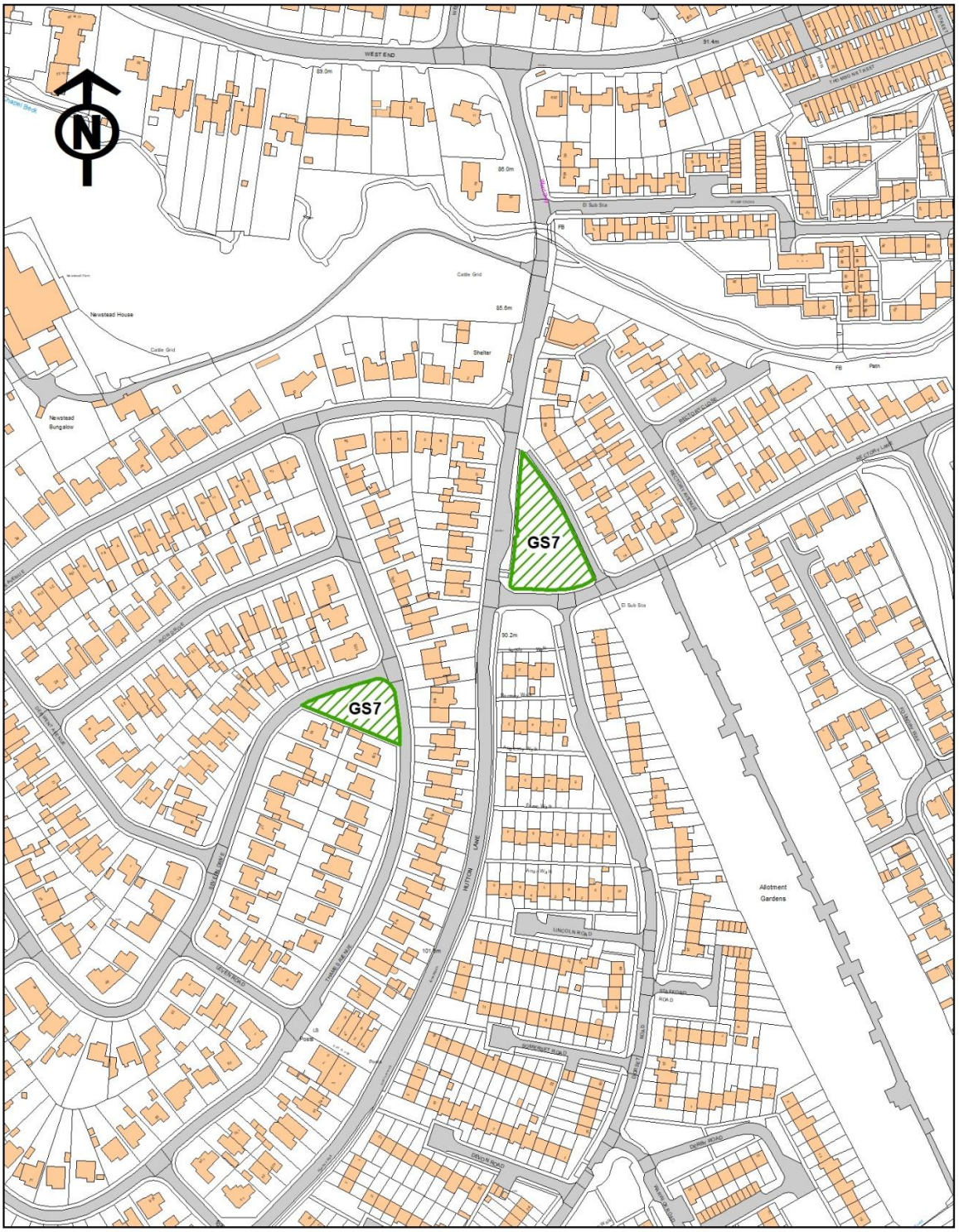

**Guisborough CP Neighbourhood Plan**
**Map for Policy GS6 -**
**Dorset Road Green**

Date: 12/06/2025 Drawn by: DM

Scale = 1:2,500 DWG No: 34

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## Policy GS7: Highway verges

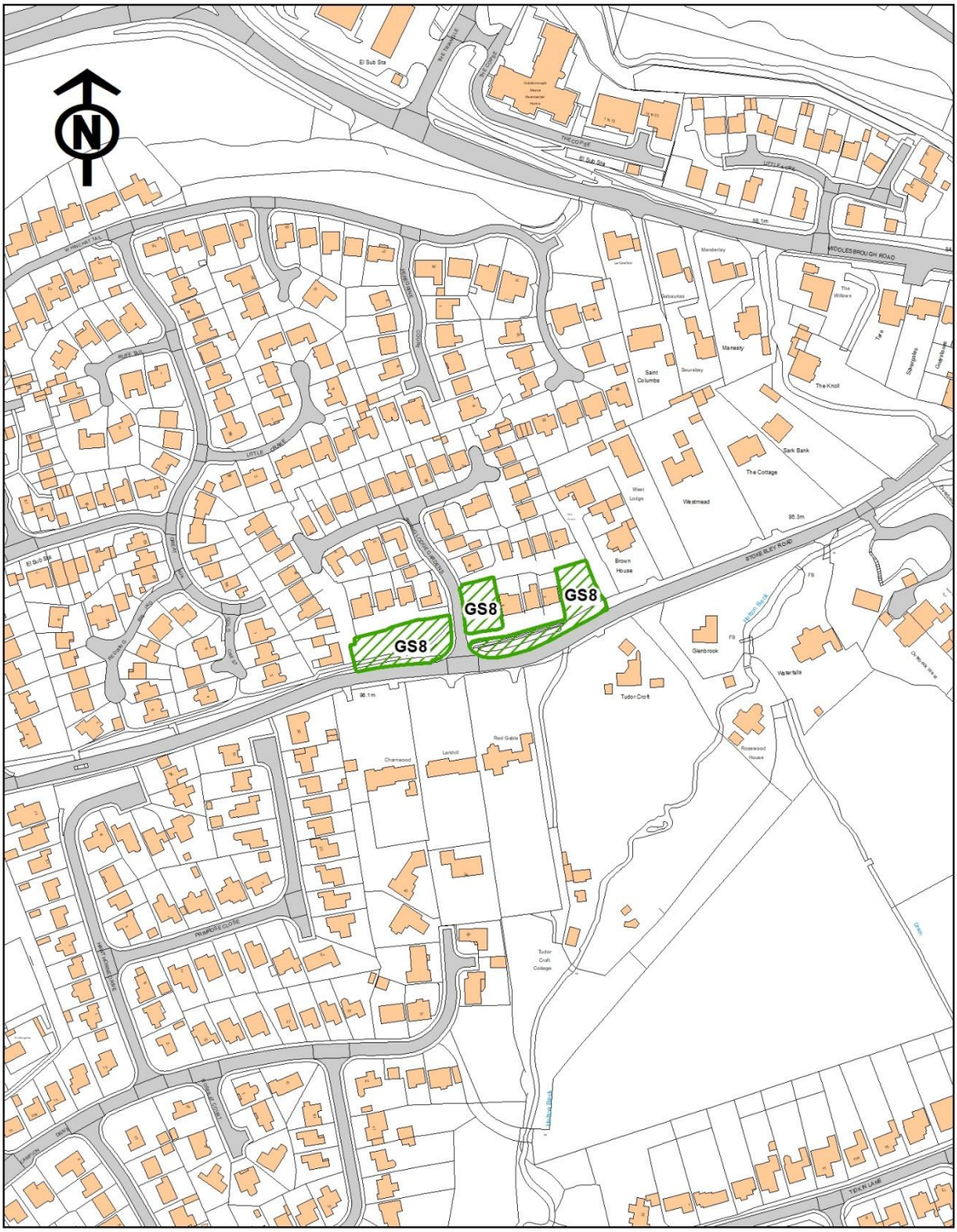



**Guisborough CP Neighbourhood Plan**
**Map for Policy GS7 -**
**Thames Avenue / Severn Drive and**
**Hutton Lane / Rectory Lane N Side Verges**

Date: 12/06/2025 Drawn by: DM

Scale = 1:2,500 DWG No: 35

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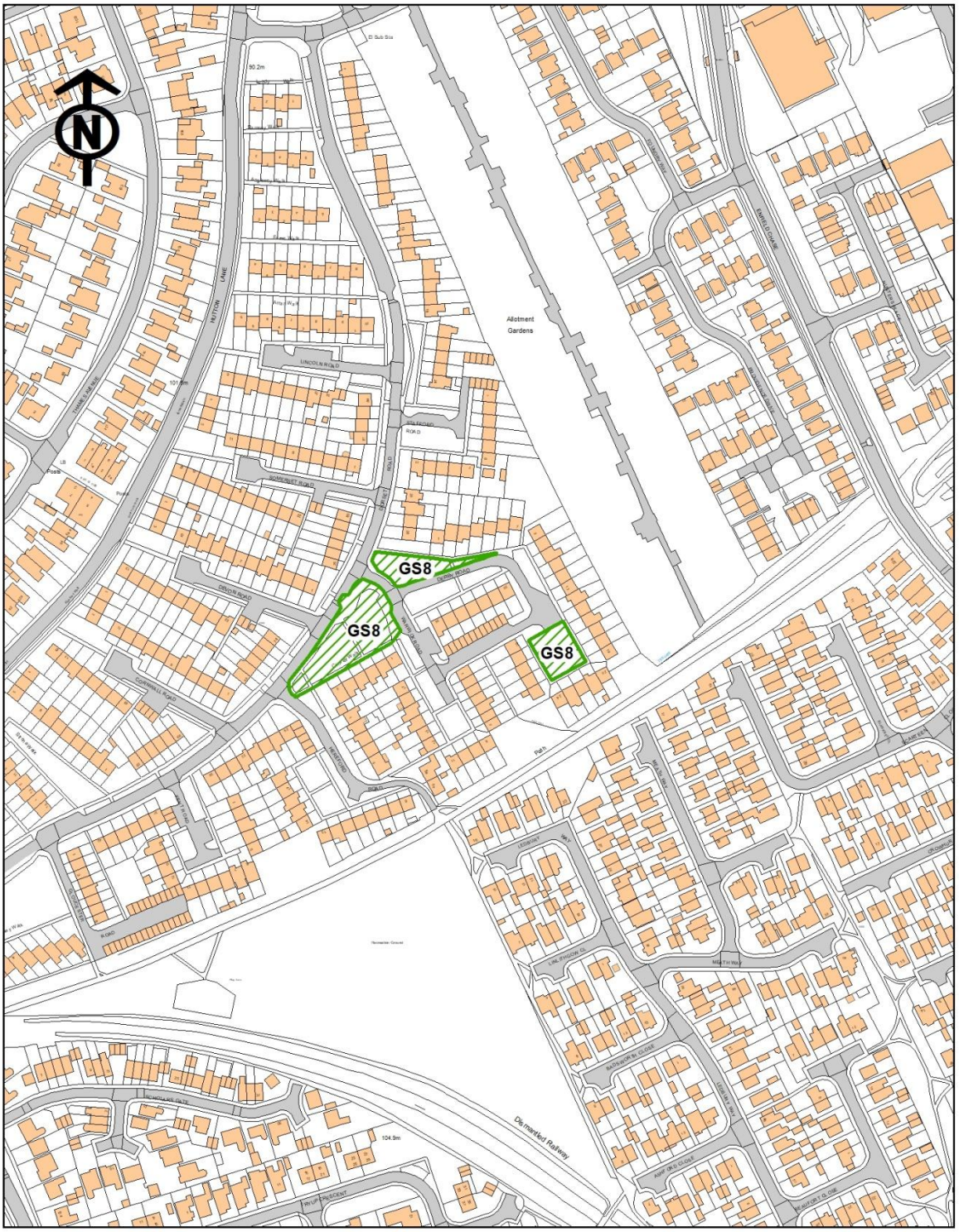

**Guisborough CP Neighbourhood Plan**
**Map for Policy GS8 -**
**Spring Lodge Gardens (3 parts)**

Date: 12/06/2025 Drawn by: DM

Scale = 1:2,500 DWG No: 36

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## Policy GS8: Amenity Spaces




**Guisborough CP Neighbourhood Plan**
**Map for Policy GS8 -**
**Derby Road Cluster and**
**Canvey Walk Green**

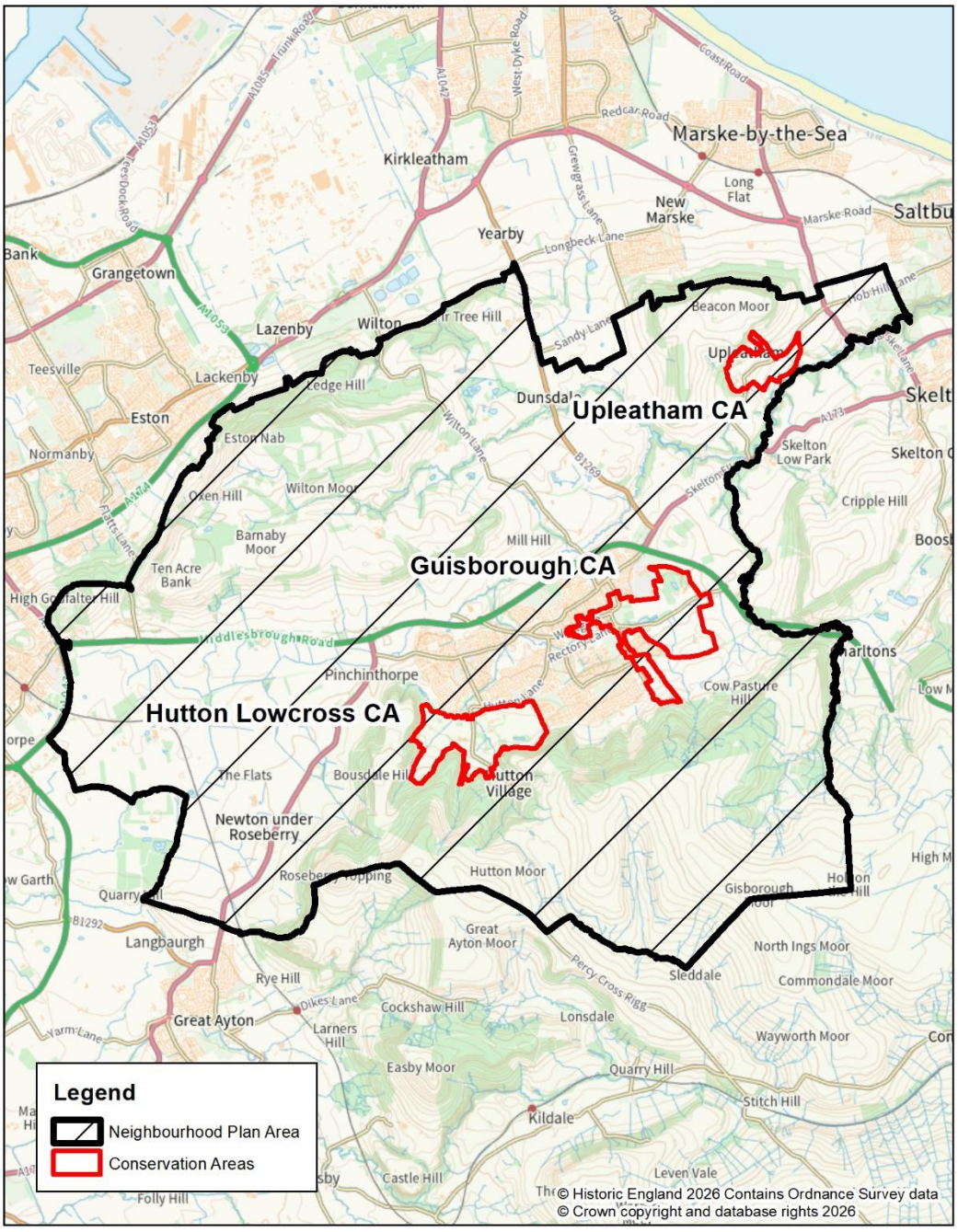
Date: 12/06/2025 Drawn by: DM

Scale = 1:2,500 DWG No: 37

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## Appendix 2 – Conservation Area Maps.

## The boundaries of Guisborough CP's Conservation Areas



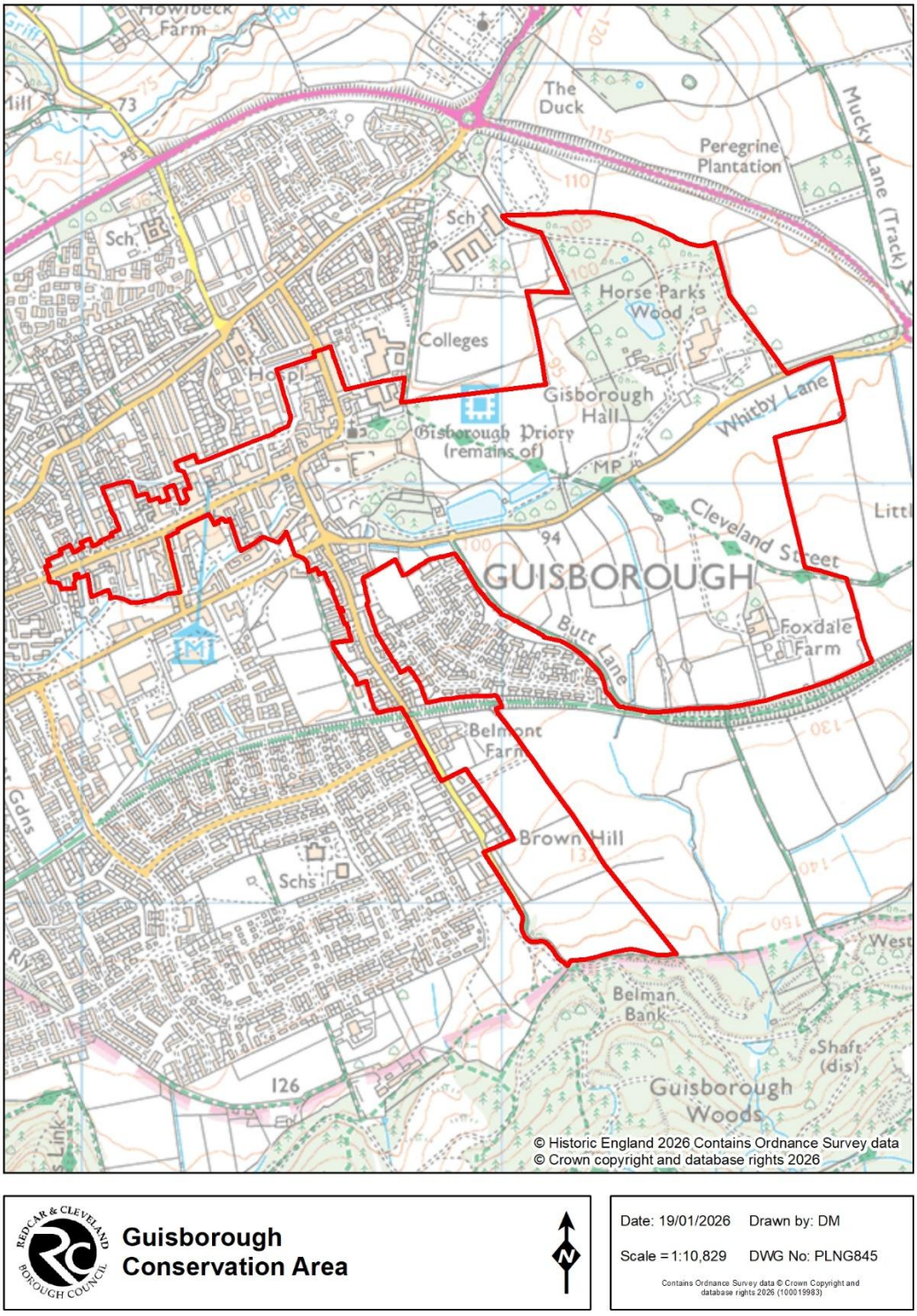

**The boundaries of Guisborough CP's Conservation Areas**

Date: 19/01/2026 Drawn by: DM

Scale = 1:62,050 DWG No: PLNG842

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## Guisborough Conservation Area



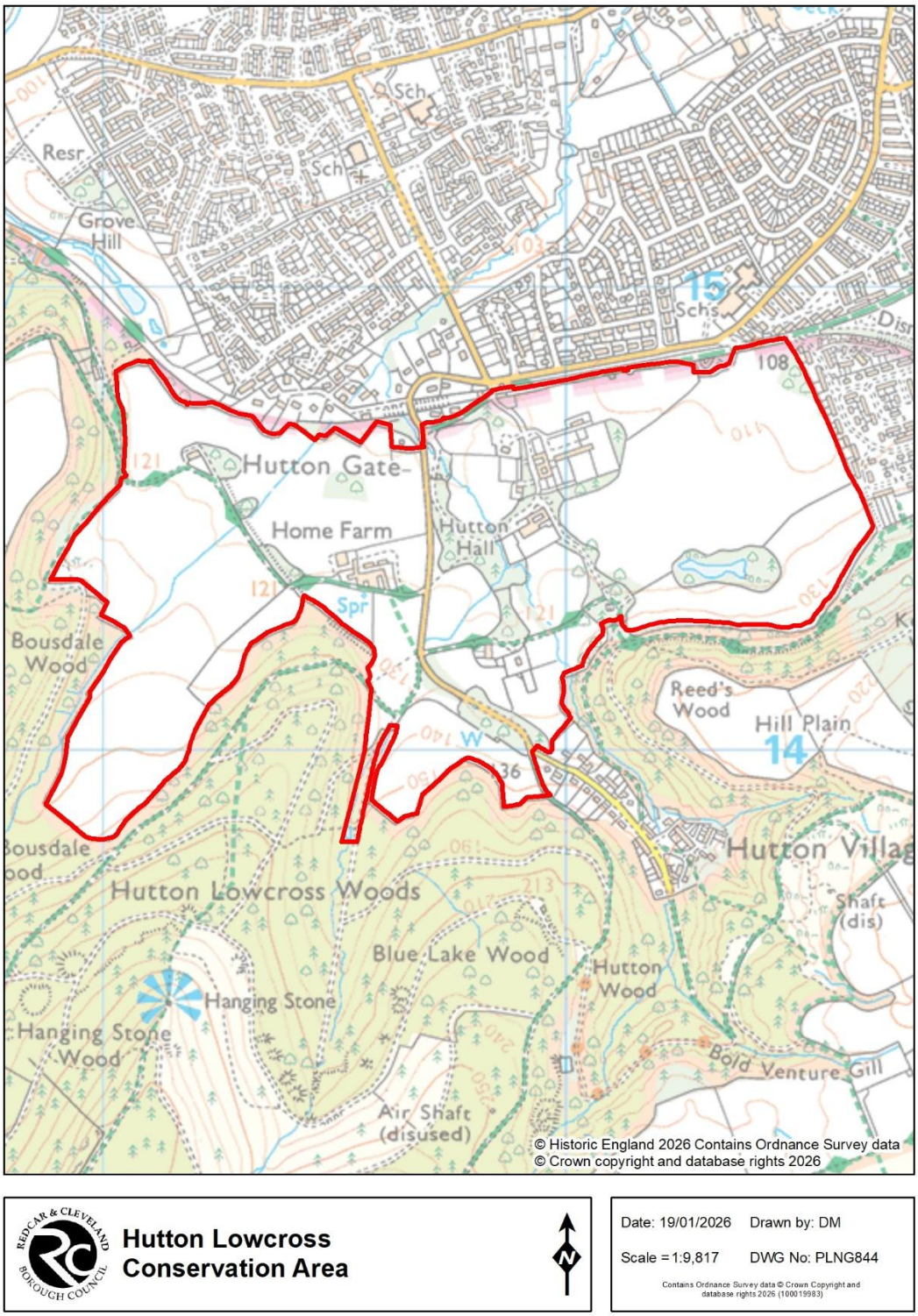

Guisborough Conservation Area

Date: 19/01/2026 Drawn by: DM

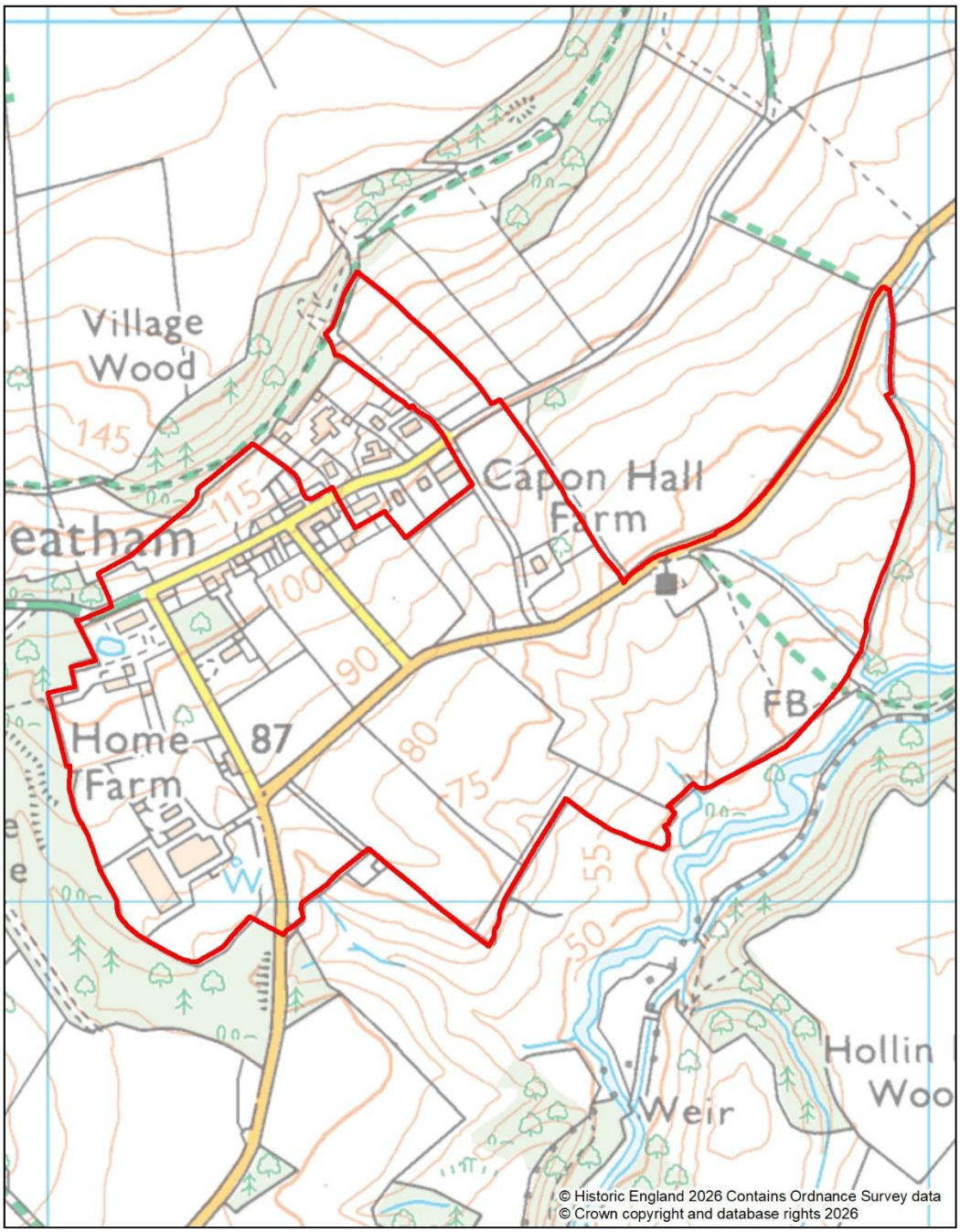
Scale = 1:10,829 DWG No: PLNG845

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## Hutton Lowcross Conservation Area



## Upleatham Conservation Area




Upleatham
Conservation Area

Date: 19/01/2026 Drawn by: DM

Scale = 1:5,400 DWG No: PLNG843

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