

Middlesbrough Green Wedge Assessment 2023



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Overview

1. Green wedges in Middlesbrough are continuous corridors of green space, which penetrate towards the urban core from the outer suburbs and countryside. They help to maintain local identity and variety, provide visual and/or recreational amenity, form an attractive basis for recreational paths and cycleways, and are of ecological importance, forming an integral component of the town's network of wildlife corridors. Green wedges may include green space in private ownership to which the public has no right of access, but that is important for its visual amenity value and/or its ecological value.

National Planning Policy

2. The National Planning Policy Framework (NPPF) does not make any reference to green wedges. The NPPF does, however, highlight the importance of green infrastructure to achieve healthy, inclusive and safe places and to improve air quality. It also advises that strategic policies should make sufficient provision for conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure.
3. The NPPF defines green infrastructure as *a network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity*. The green wedges in Middlesbrough comply with this definition.
4. The Planning Practice Guidance (PPG) advises that strategic policies can identify the location of existing and proposed green infrastructure networks and set out appropriate policies for their protection and enhancement.

Local Planning Policy

5. Middlesbrough Local Plan (1999) saved Policy E2 Green Wedges advises that green wedges form a major element of the greenspace network and will be retained as open space. The Policy sets out criteria against which planning applications within the green wedge will be assessed.
6. Housing Local Plan (2014) Policy CS20 Green Infrastructure identifies green wedges as part of a strategic network of green infrastructure. The Policy seeks to resist the loss of open space that contributes to the achievement of an integrated network of green infrastructure.

Location of Green Wedges

7. The broad locations for Middlesbrough's green wedges were initially established by the Cleveland Structure Plan (1990) which set out areas to be retained for open land uses to maintain the local identity of individual areas. The Cleveland Structure Plan identified five green wedges relevant to Middlesbrough:
 - i. *the Spencer Beck Valley between East Middlesbrough and Eston;*

- ii. *the Hambleton Hill area between Nunthorpe and Ormesby and the area between Marton Road and the built-up area to the east of the Middlesbrough-Whitby railway line;*
 - iii. *the area east of Acklam Road and west of Easterside between the Parkway to the south and Tollesby to the north;*
 - iv. *Marton West Beck, from the Parkway southwards to the edge of the urban area including Brass Castle Lane golf course; and*
 - v. *the Stainsby Beck Valley between Thornaby and Middlesbrough.*
8. Green wedges i, ii and v above cross local authority boundaries. The precise boundaries of green wedges have subsequently been established in Local Plans across the Tees Valley.
9. The Middlesbrough Local Plan (1999) identified boundaries for green wedges within the Borough, based on six beck valleys. Four of these were based on the five green wedges identified in the Cleveland Structure Plan:
- i. *Spencer Beck Valley;*
 - ii. *Ormesby Beck Valley area;*
 - iii. *Marton West Beck Valley (north and south of the A174 Parkway); and*
 - iv. *Stainsby Beck Valley.*
- Two additional green wedges were identified at:
- i. *Middlebeck Valley (extension of Ormesby Beck green wedge); and*
 - ii. *Bluebell Beck Valley (extension of Stainsby Beck Valley green wedge).*
10. Brass Castle Lane golf course and the section of Marton West Beck southwards of Stainton Way (identified in the Cleveland Structure Plan) were not designated as green wedge in the Local Plan and were instead designated as outside of the Limits to Development.
11. The Tees Valley Structure Plan (2004) subsequently re-iterated the five broad locations for green wedges that had been identified in the Cleveland Structure Plan but excluded Brass Castle Lane golf course and replaced the reference to Tollesby (in paragraph 7iii above) with Acklam/Beechwood. It did not identify either the Middlebeck Valley or Bluebell Beck Valley.
12. Over time amendments to the boundaries of the green wedge have been made through reviews of the Local Plan/Local Development Framework to ensure that sufficient land was available for Middlesbrough to meet its development needs.
13. The Regeneration Development Plan Document (2009) amended the boundary of the green wedge to exclude:
- i. *the former playing fields adjacent to the former Middlesbrough Teaching and Learning Centre (MTLC) from the Middlebeck green wedge; and*
 - ii. *Acklam Hall, the Swedish Mission Field, part of the former Police Headquarters site, land at Marton Avenue and land at Prissick from the Marton West Beck green wedge.*
14. The Housing Local Plan (HLP) (2014) amended the boundary of the green wedge to exclude:
- i. *the former MTLC building and car park from the Middlebeck green wedge;*
 - ii. *land north of Marton Avenue, at Low Gill and additional land at Prissick from the Ormesby Beck Valley green wedge;*
 - iii. *land at Beechwood, further land at the former Police Headquarters site and the former St David's site in the Marton West Beck Valley green wedge; and*

- iv. land at Mandale Meadow, Stainsby Hall Farm, Stainsby Hill Farm and at Whinney Banks from the Stainsby Beck Valley green wedge.
15. Most of the existing green wedges contain built development, primarily schools and colleges, though some also contain housing estates and built sports related buildings/facilities.
 16. The extent of the green wedges as shown on the adopted HLP's Proposals Map -and the beck valleys to which they relate - are shown in Figure 1.

Assessment of Green Wedges

17. To inform the review of the Local Plan, an assessment of each of the green wedges has been undertaken to establish whether the land still meets the purpose for which it was designated and whether any amendments to the boundaries are required.
18. The assessment involved a desk top review of the green wedges followed by site visits to each green wedge. Information was gathered on area overview, boundaries, separation and openness, amenity value, natural environment and flood risk.
19. Conclusions for each green wedge have been made, with recommendations on whether land should be retained as green wedge and whether any amendments to the boundaries are required. A boroughwide plan, showing the recommended amendments is shown in Figure 2.
20. The assessments for each green wedge are set out on pages 8 to 41 below along with plans showing the recommended amendments to the green wedge boundaries in Figures 3 to 12.

Figure 1: green wedge boundaries in adopted Housing Local Plan (2014)

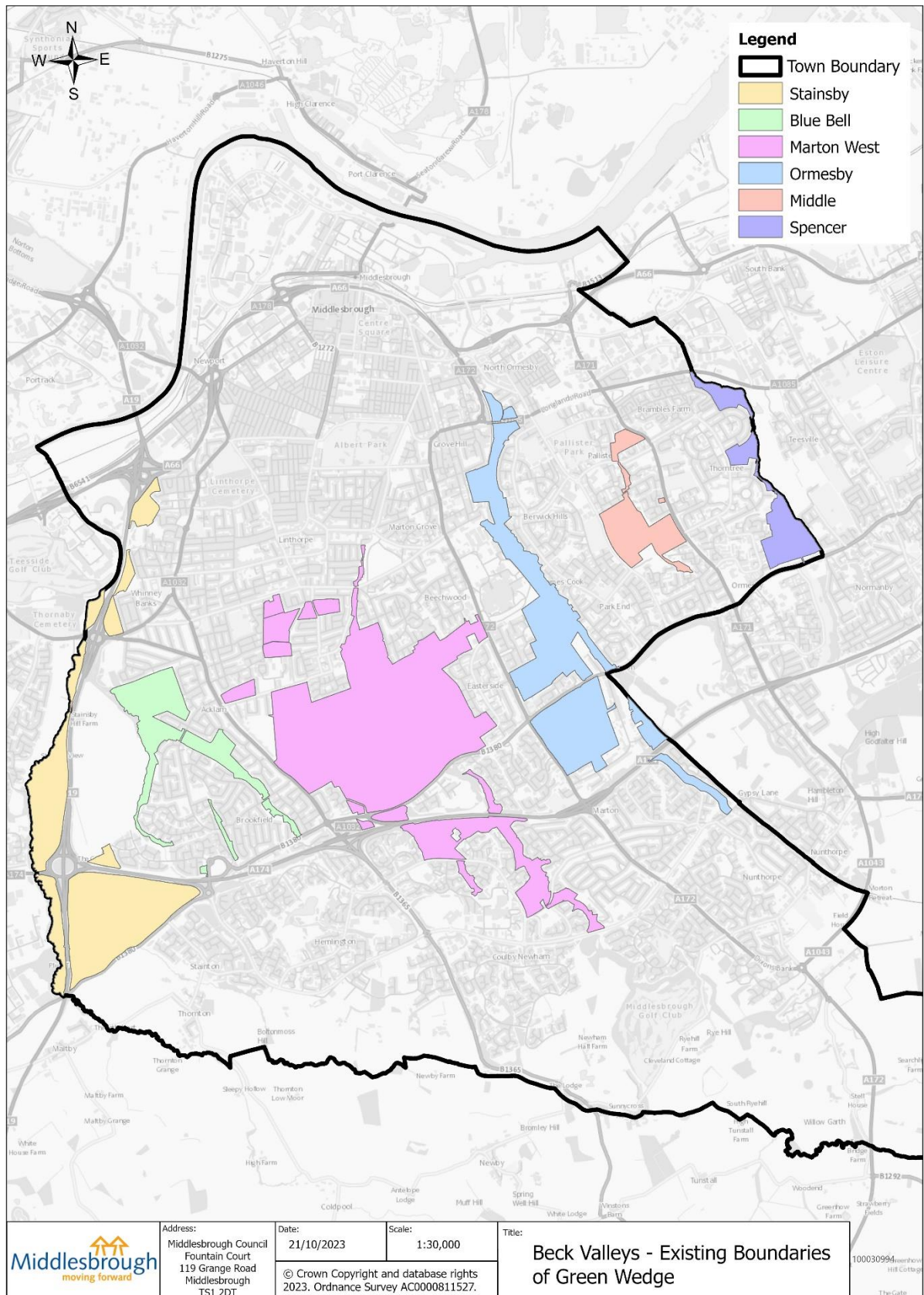
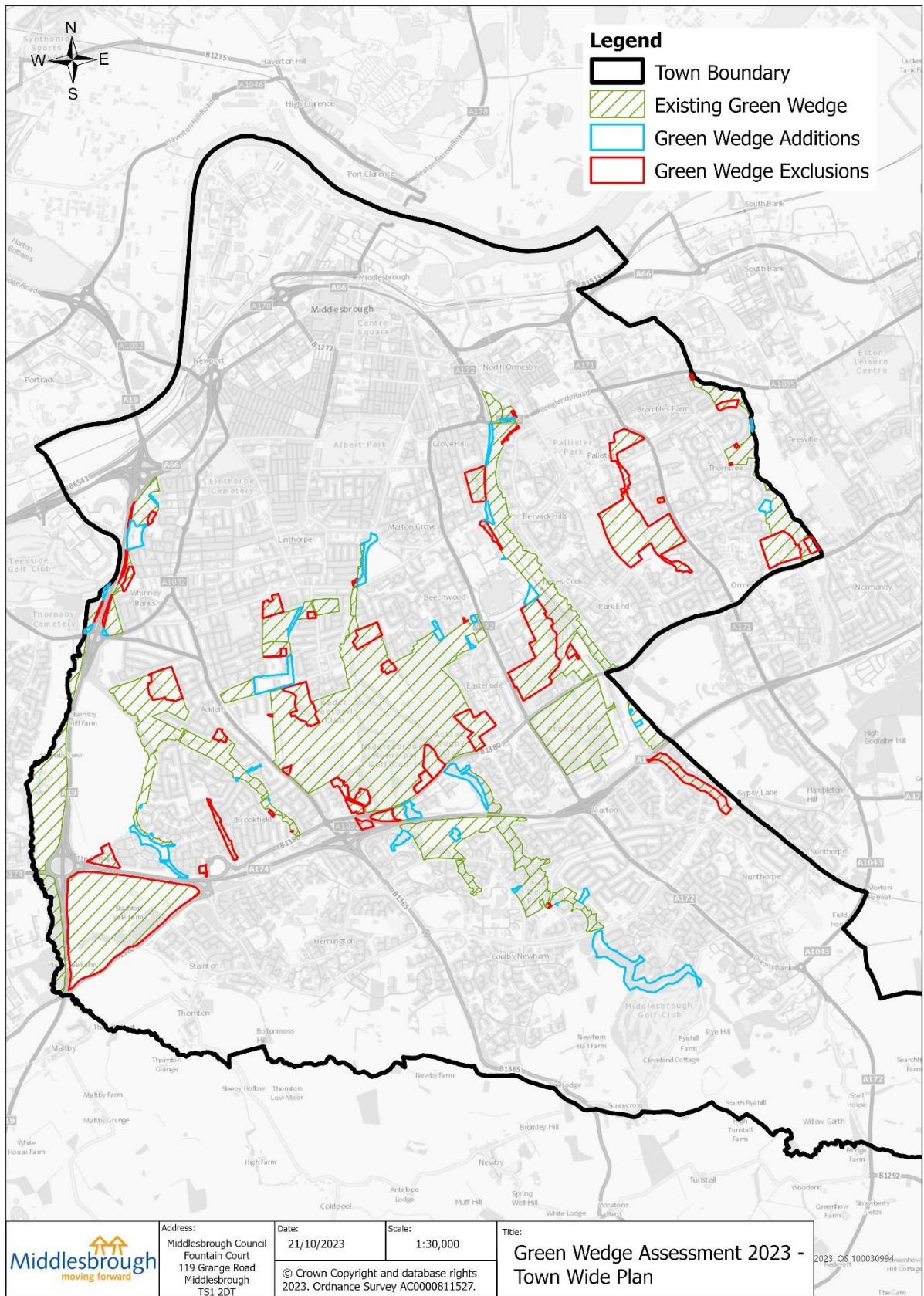


Figure 2: recommended changes to green wedge boundaries



Spencer Beck Green Wedge



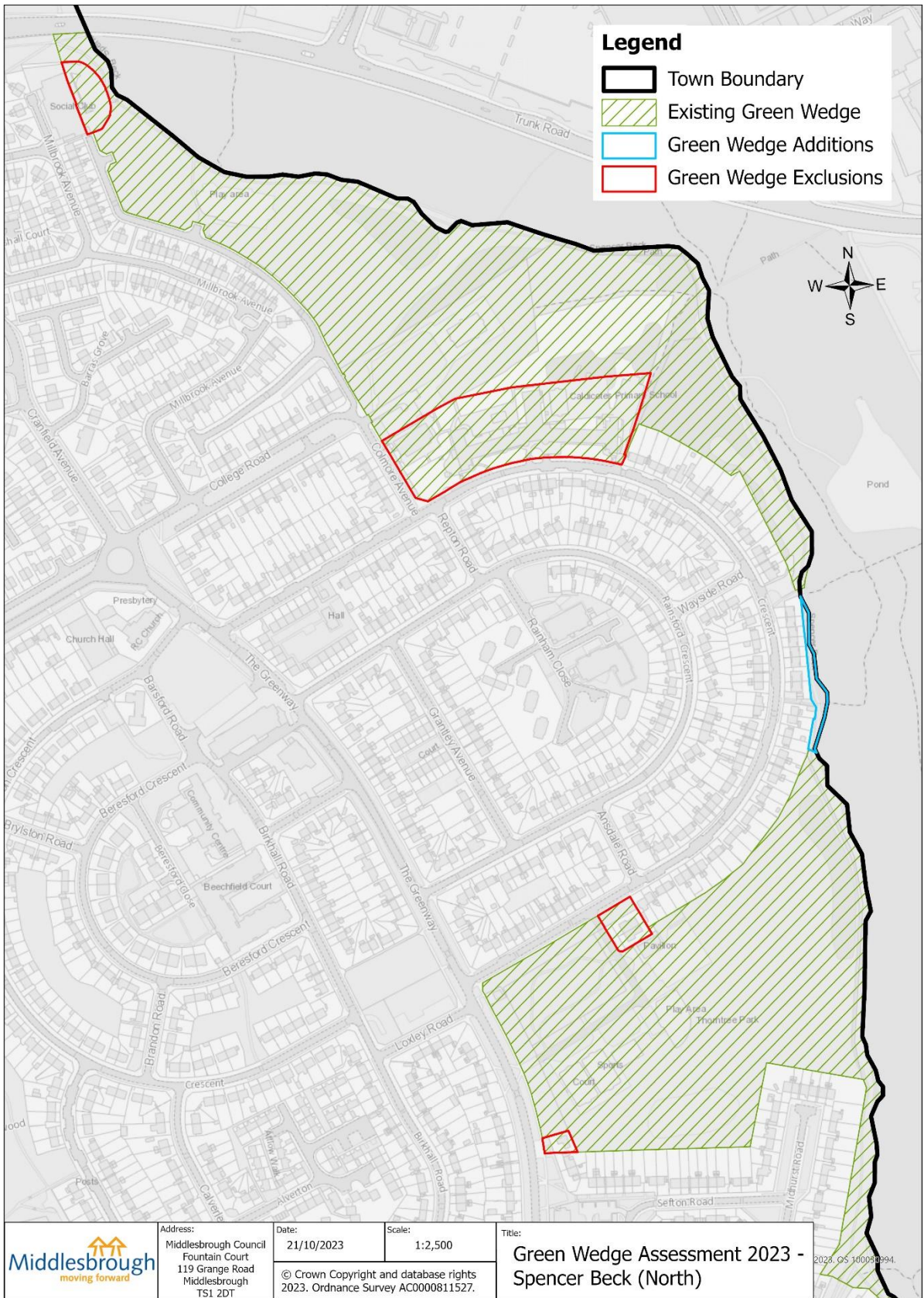
Spencer Beck Green Wedge	
<i>Area Overview</i>	<i>Land Use</i> Social club car park, open space, play area, youth activity area, schools, playing fields, beck, woodland, park, housing, paddock
	<i>Adjacent land uses</i> Roads, open space, residential
	<i>Landscape features</i> Narrow and shallow beck set within flattish rough grassland with scrubland and copses of woodland. Parks and playing fields contain mown grassland. Parks contain play equipment and there is a pavilion within Thorntree Park.
	<i>Topography</i> Low lying flattish land with gentle slope towards beck.
<i>Boundary</i>	<i>Has the principle of development been accepted (or is there an emerging allocation) which would necessitate a review of the boundary? Y/N or provide further details.</i> Since the designation of the green wedge (in 1999 Local Plan) residential development has occurred at Oakfield Gardens. The principle of further development has not been accepted nor is it proposed in the emerging Local Plan.
	<i>Does the current boundary provide a strong defensible boundary? Y/N or provide further details.</i> No – the Green Wedge includes a small estate of residential dwellings and adjoining paddock at Oakfield Gardens which are visually separated from rest of Green Wedge by trees/hedging and palisade fencing. The green wedge also includes individual dwellings on The Greenway and Spencerfield Crescent that are incongruous with the purpose of the green wedge designation as is the Bramble’s Farm social club car park. The green wedge includes three schools, the built up parts of the school sites where they are adjacent to existing built up areas are incongruous with the green wedge. The green wedge excludes a section of open space east of Spencerfield Crescent and open space/playing fields to the east of Glentworth Avenue.
	<i>Would alternative boundaries create the potential for a piecemeal development site out of character/proportion with the surrounding area? Y/N or provide further details.</i>

	No. Removal of the green wedge designation from the paddock at Oakfield Gardens could lead to development pressure, but the site is visually separate from the wider green wedge.
<i>Separation and openness</i>	<i>Extent of built development within the green wedge.</i> There are three schools, Caldicotes Primary, Priory Wood, and Outwood Academy. The built element of the Priory Wood and Outwood Academy site covers a significant part of the south-western section of the green wedge. Residential development at Oakfield Gardens covers the south-eastern part of the green wedge. There are individual dwellings at 58a The Greenway and 118-120 Spencerfield Crescent within the green wedge. Other built elements are the play area and MUGA at Colmore Avenue and at Thorntree Park and the pavilion at Thorntree Park.
	<i>Can settlements be seen from the edge and within the site?</i> Yes – the green wedge topography is flat and adjoining settlements are clearly visible.
	<i>Perception of distance to neighbouring settlement? Consider physical separation.</i> The neighbouring areas – Brambles Farm, Thorntree, Beck Field within Middlesbrough and Normanby within Redcar & Cleveland – all feel in close proximity to the green wedge due to its flat topography, narrow width and sparse tree cover for much of the area.
	<i>Would development undermine the openness of the green wedge? Y/N or provide further details.</i> Yes – green wedge is predominantly open in character. No development is proposed in emerging Local Plan.
	<i>Would development harm the identity of the green wedge? Y/N or provide further details.</i> Would depend on extent and location of development. However, no development is proposed in emerging Local Plan.
	<i>Would development erode the green wedge to such an extent as to be tantamount to the undesirable coalescence of existing built-up areas? Y/N or provide further details.</i> Would depend on the extent of the development. However, no development is proposed in emerging Local Plan.
<i>Amenity value</i>	<i>Is any of the land identified within the open space assessment?</i> Yes – the beck valley and adjacent amenity land and Thorntree Park are in the open space assessment.
	<i>Is any of the land accessible to the public?</i> Yes – beck valley, open space and Thorntree Park are accessible to the public. School land, school playing fields, and the residential gardens and paddock at Oakfield Gardens are not publicly accessible.
	<i>Does the land have any other recreational/leisure uses (including footpaths, cyclepaths or bridleways both formal and informal)? Y/N or provide further details.</i> Yes – a footpath runs north-south throughout the green wedge alongside the beck. A public right of way runs east west from Colmore Avenue to Spencer Beck.
	<i>Could the integrity/quality of recreational/leisure uses be maintained if the green wedge boundary was amended? Y/N or provide further details.</i> Would depend on the extent of the amendments. Amendment to exclude existing built up areas would not impact upon recreational/leisure use. An

	amendment to exclude the private paddock to the west of Oakfield Gardens would not impact on publicly accessible recreation and leisure use of the green wedge.
<i>Landscape quality</i>	Low to medium landscape quality, with quality improving in southern part of the green wedge – flat topography and lack of tree cover on most of site. Landscape quality improves where copses of trees exist and where it does not directly adjoin the rear fences of adjacent dwellings.
<i>Natural environment</i>	<i>Does the site contain wildlife sites (local nature reserve LNR and local wildlife sites LWS)?</i> No
	<i>Does the site link wildlife sites and habitats or could it be maintained to do so?</i> The site is approximately 1.7 km from the nearest LNR and LWS in Middlesbrough and, as such, it does not link designated wildlife sites. The site does, however, contain wildlife friendly habitats including the beck and pockets of woodland that could be maintained/improved to enhance habitat. The 2018 LWS Assessment identified the presence of water voles but there was insufficient evidence to demonstrate that the population was established here to justify inclusion as an LWS.
	<i>Does the site fall within a strategic green infrastructure corridor?</i> Yes
Heritage assets	<i>Are there any heritage assets located within the site? (listed building, local list, conservation areas and HER)</i> No
Flood risk and flood alleviation	<i>Is the land identified as being within flood risk zones?</i> Yes – there is land along the route of the beck valley within flood risk zones
	<i>Flood zone type</i> Alongside the beck there are areas in flood zone 2 and flood zone 3.
	<i>Does the land have a flood alleviation role?</i> Yes – open space within areas at risk of flooding help water infiltration and alleviate run off and flooding elsewhere.
	<i>Does the site experience surface water flooding?</i> Yes – there is surface water flooding along the beck valley, north of Caldicotes School, within the western part of Thorntree Park and within parts of Priory Woods and Outwood Academy sites.
Conclusion	<p>It is considered that the land within Middlesbrough in isolation would not meet the definition of a green wedge, but when considered as part of the wider beck valley that includes land east of Spencer Beck (outside of Middlesbrough's boundary) it is appropriate to retain its designation as a green wedge.</p> <p>It is recommended that the green wedge boundary is amended to include:</p> <ul style="list-style-type: none"> • the open space between the rear of Ripley Court and Spencer Beck; and, • the open space south of Inglewood Close and 70 – 84 Roworth Road and the adjacent playing field area. <p>It is recommended that the green wedge boundary is amended to exclude:</p> <ul style="list-style-type: none"> • part of Caldicotes school site; • parts of Priory Woods and Outwood Academy school sites; • the housing development of Oakfield Gardens and adjacent paddock; • the dwellings of 58a The Greenway and 118-120 Spencerfield Crescent; and,

- the Bramble's Farm Social Club car park.

Figure 3: recommended boundary changes Spencer Beck green wedge (north)



Middle Beck Green Wedge

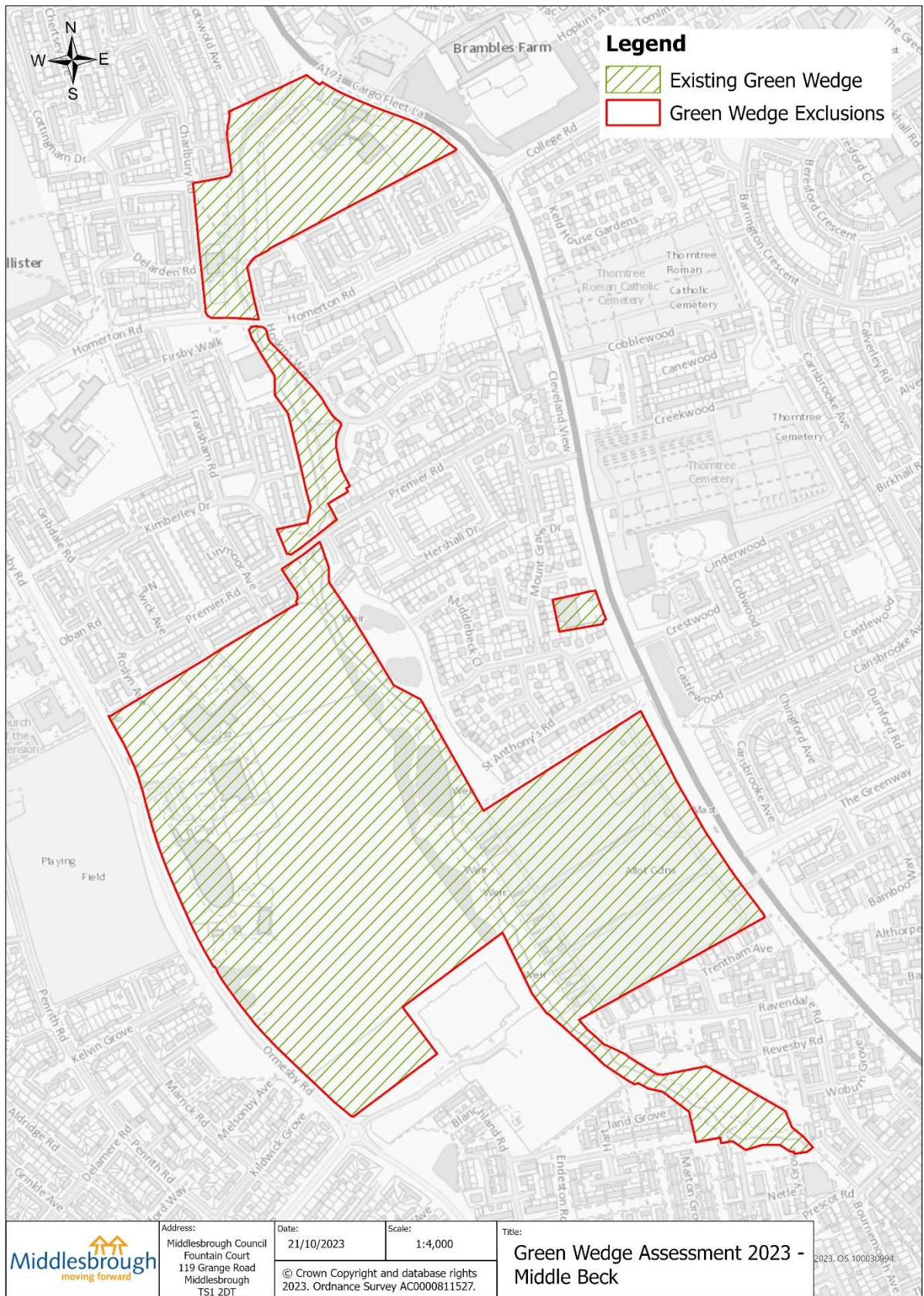


Middle Beck Green Wedge	
<i>Area Overview</i>	<i>Land Use</i> Beck, open space, schools, school playing fields, play areas, table tennis club, allotments.
	<i>Adjacent land uses</i> Roads, housing, social club, open space, all weather sports pitch
	<i>Landscape features</i> Narrow beck valley, relatively flat grassed open space interspersed by trees, sloping gently towards beck. Narrow copses of woodland. Flat playing field of mown grass. Allotment plots. Two children's play areas, one with play equipment and the other a rope climbing frame. Single storey educational facility and car park at Charlbury Road and complex of larger educational buildings at Unity Academy.
	<i>Topography</i> Relatively flat land across most of green wedge. Immediately adjacent to the beck, the valley slopes slightly steeper.
<i>Boundary</i>	<i>Has the principle of development been accepted (or is there an emerging allocation) which would necessitate a review of the boundary? Y/N or provide further details.</i> No
	<i>Does the current boundary provide a strong defensible boundary? Y/N or provide further details.</i> No. Table Tennis Club on Cargo Fleet Lane forms a small, isolated area of green wedge that is not connected with the rest of the green wedge. Inclusion of educational facility at Charlbury Road does not provide a strong boundary. The boundary east of Middlebeck Close adjoins other open space as does southern section of green wedge adjacent to Sandwell Avenue resulting in a somewhat vague boundary that is not clearly defined on site.
	<i>Would alternative boundaries create the potential for a piecemeal development site out of character/proportion with the surrounding area? Y/N or provide further details.</i> No
	<i>Extent of built development within the green wedge.</i>

<i>Separation and openness</i>	There are school buildings at River Tees Trust (Charlbury Road and Sulby Avenue), Corpus Christi School and Unity Academy. The play areas contain play equipment. The allotments contain a number of sheds and greenhouses.
	<i>Can settlements be seen from the edge and within the site?</i> Yes – The relative flat nature of the site and limited tree cover means that the surrounding residential neighbourhoods are visible from throughout the green wedge.
	<i>Perception of distance to neighbouring settlement? Consider physical separation.</i> The neighbouring areas – Brambles Farm, Thorntree, Pallister and Park End– all feel in close proximity to the green wedge due to its flat topography and sparse tree cover for much of the area.
	<i>Would development undermine the openness of the green wedge? Y/N or provide further details.</i> Yes – green wedge is predominantly open in character
	<i>Would development harm the identity of the green wedge? Y/N or provide further details.</i> Would depend on location and extent of the development. No development is proposed in the emerging Local Plan.
	<i>Would development erode the green wedge to such an extent as to be tantamount to the undesirable coalescence of existing built-up areas? Y/N or provide further details.</i> Would depend on the location and extent of the development. No development is proposed in the emerging Local Plan.
<i>Amenity value</i>	<i>Is any of the land identified within the open space assessment?</i> Yes – the beck valley, adjacent amenity space and the allotments are identified in the open space assessment.
	<i>Is any of the land accessible to the public?</i> Yes – beck valley, open space and play areas are accessible to the public. The school land, school playing fields and allotments are fenced off with access requiring prior arrangement.
	<i>Does the land have any other recreational/leisure uses (including footpaths, cyclepaths or bridleways both formal and informal)? Y/N or provide further details.</i> Yes – a footpath runs along the length of the beck used by pedestrians and cyclists. A number of football pitches are marked out within the Unity Academy site.
	<i>Could the integrity/quality of recreational/leisure uses be maintained if the green wedge boundary was amended? Y/N or provide further details.</i> Would depend on the extent of the amendments and whether the land is protected by open space designations in the emerging Local Plan. Amendments to exclude the Table Tennis Club site would have no impact, nor would amendments to exclude the non- publicly accessible land at corner of Siddington Walk and Ormesby Road.
<i>Landscape quality</i>	Low to Medium quality – relatively flat topography and low tree cover over most of the site limits its landscape quality. The landscape quality is highest where copses of trees and glades exist along the beck valley to the east of the Unity City Academy playing fields.
<i>Natural environment</i>	<i>Does the site contain wildlife sites (local nature reserve and local wildlife sites)?</i> Yes
	<i>Does the site link wildlife sites and habitats or could it be maintained to do so?</i>

	<p>The site contains an LWS running along the beck northwards up to Homerton Road. The green wedge does not link any other wildlife sites. There is potential for the LWS to be expanded north of Homerton Road if the water vole population expands into this area on a consistent basis.</p> <p><i>Does the site fall within a strategic green infrastructure corridor?</i></p> <p>No</p>
Heritage assets	<p><i>Are there any heritage assets located within the site? (listed building, local list, conservation areas and HER)</i></p> <p>Yes. HER for 19th century Keld House Farm farmstead at Unity Academy and Town Farm farmstead on eastern boundary adjacent St Anthony's Road.</p>
Flood risk and flood alleviation	<p><i>Is the land identified as being within flood risk zones?</i></p> <p>Yes – land along route of beck and adjacent to Cargo Fleet Lane is within flood risk zones</p> <p><i>Flood zone type</i></p> <p>Land along route of beck is within flood zone 2 and flood zone 3. Land adjacent to Cargo Fleet Lane is within flood zone 2.</p> <p><i>Does the land have a flood alleviation role?</i></p> <p>Yes – open space within areas at risk of flooding help water infiltration and alleviate run off and flooding elsewhere.</p> <p><i>Does the site experience surface water flooding?</i></p> <p>Yes – alongside beck and Cargo Fleet Lane, also within Unity Academy /River Tees Trust school grounds.</p>
Conclusion	<p>The area is surrounded by residential development on all sides and, therefore, does not maintain the distinction between the countryside and the built up area. As such, it is considered that this area does not meet the definition of a green wedge and that none of the land within it should be designated as green wedge in the emerging Local Plan.</p> <p>Instead, suitable open space and nature conservation designations and policies should be used to protect appropriate parts of the site from development.</p>

Figure 5: recommended boundary changes Middle Beck green wedge



Ormesby Beck Green Wedge



Ormesby Beck Green Wedge	
<i>Area Overview</i>	<p><i>Land Use</i></p> <p>Beck, allotments, community orchard, open space, bingo hall, housing, hospital, railway, car park, cycle circuit, velodrome, all weather pitches, woodland copses, sports centre, athletic track, skate park, football pitches, roads, park, play area, cafes, college, garages.</p>
	<p><i>Adjacent land uses</i></p> <p>Housing, bingo hall, industrial estate, roads, railway, hospital, tennis courts, open space, church, cemetery.</p>
	<p><i>Landscape features</i></p> <p>Shallow sloping beck valley to northern section, mainly rough grassland with trees, hedges and overgrown scrubland. Increase in tree cover moving south along valley, with copses of mature trees adjacent to Alan Peacock Way. Steep sided beck valley with extensive tree cover at Low Gill. Landscaped parkland with lakes at Stewart Park and sports/playing pitches at Prissick and west of Crossfell Road.</p>
	<p><i>Topography</i></p> <p>Gently sloping beck valley in north, flattish land where allotments/playing pitches/sports facilities occur, gently sloping at Stewart Park. Steep sided valley at Low Gill.</p>
<i>Boundary</i>	<p><i>Has the principle of development been accepted (or is there an emerging allocation) which would necessitate a review of the boundary? Y/N or provide further details.</i></p> <p>Residential development has been completed at the Ridings and Milan Grove and is under construction at Rowan Park and Bracken Grange. The principle of additional future development that doesn't have planning permission has not been accepted.</p>
	<p><i>Does the current boundary provide a strong defensible boundary? Y/N or provide further details.</i></p> <p>No. The boundary includes built up areas of land that are incongruous with the green wedge (such as the housing estates at Roseberry Park, The Ridings and Milan Grove, garages at Ida Road and housing sites under construction at Bracken Grange and Rowan Park). To the north of Longlands Road a strip of land between the road and the allotments is included within the green wedge, whereas an adjacent strip of similar land to the east is excluded. Most of the</p>

	<p>landscaped area to the east of James Cook University hospital is included in the green wedge, whereas the south eastern section is not, despite having similar character and walking trails through both areas. Parts of the southern half of the green wedge have a piecemeal / disjointed boundary as a result of previous and ongoing development and does not provide a continuous tract of green space (e.g. Low Gill beck valley and woodland is isolated from the wider green wedge). The area around Prissick Sports Village has a mix of built structures and hard surfacing that does not provide a strong defensible boundary. The current boundary is inconsistent with regard to the inclusion/exclusion of extended rear garden areas that project into the green wedge to the east of The Grove which weakens the defensibility of the boundary. It is considered that whilst privately owned and inaccessible, the extended gardens visually contribute to the Green Wedge and should be included within it.</p> <p><i>Would alternative boundaries create the potential for a piecemeal development site out of character/proportion with the surrounding area? Y/N or provide further details.</i></p> <p>Boundary changes to exclude existing built-up areas would not lead to piecemeal development. A boundary change to exclude Low Gill beck valley would not lead to development due to the topography of the site. It is considered that the Low Gill site should, however, be protected by another designation, such as open space. It is also considered that appropriate policies should be included in the emerging Local Plan to ensure that the sports facilities at Prissick are retained for sports use to ensure they are not subject to inappropriate development.</p>
<p><i>Separation and openness</i></p>	<p><i>Extent of built development within the green wedge.</i></p> <p>There is housing at The Ridings, Milan Grove and Bracken Grange, garages at Ida Road, and the eastern part of hospital buildings at Roseberry Park are within the green wedge. Half of the Bingo Hall on Kings Road is within the green wedge. There are a variety of sheds and greenhouses within the allotment area. There are buildings within Stewart Park including the Agricultural College buildings and the Captain Cook Visitor Museum. There is also built development at Prissick Sports Centre and the Skate Plaza.</p> <p><i>Can settlements be seen from the edge and within the site?</i></p> <p>Yes. The green wedge is bounded by built up areas and is quite narrow at most points so that neighbouring areas are visible. Within the centre of woodland at Low Gill the adjacent settlement is not always visible in summer due to tree cover and the steep valley sides. Within parts of Stewart Park tree cover screens adjoining neighbourhoods.</p> <p><i>Perception of distance to neighbouring settlement? Consider physical separation.</i></p> <p>The neighbouring areas – North Ormesby, Berwick Hills, Park End, Nunthorpe, Marton, Easterside and Grove Hill feel in close proximity to the green wedge due to its narrow width across much of the green wedge. Within wider areas of the green wedge such as Stewart Park and where there is dense woodland the perception of distance to neighbouring settlements is greater than the actual reality. Within the land to the east of the Grove the perception of distance to dwellings on the Grove is helped by the sylvan nature of many of the large rear gardens and the extensive green tract of land east of the railway within Redcar & Cleveland.</p> <p><i>Would development undermine the openness of the green wedge? Y/N or provide further details.</i></p>

	<p>Would depend on location and extent of the development. No additional development allocations are proposed in the emerging Local Plan.</p> <p><i>Would development harm the identity of the green wedge? Y/N or provide further details.</i></p> <p>Would depend on location and extent of the development. No development is proposed in the emerging Local Plan.</p> <p><i>Would development erode the green wedge to such an extent as to be tantamount to the undesirable coalescence of existing built-up areas? Y/N or provide further details.</i></p> <p>Would depend on the extent and location of the development – but there appears to be little opportunity for additional development without eroding the green wedge.</p>
<i>Amenity value</i>	<p><i>Is any of the land identified within the open space assessment?</i></p> <p>Yes – the beck valley, amenity land east of James Cook Hospital and Prissick Sports Village and Stewart Park are included in the open space assessment.</p>
	<p><i>Is any of the land accessible to the public?</i></p> <p>Yes – most of the land is accessible to the public. Land at Roseberry Park and east of the Grove along the railway corridor are not accessible. Extended garden areas/paddocks on the Grove are not accessible. There is also an inaccessible strip of land off Raines Court to the west of The Ridings housing development. Land west of the railway line to the north of White Bridge is also inaccessible.</p>
	<p><i>Does the land have any other recreational/leisure uses (including footpaths, cyclepaths or bridleways both formal and informal)? Y/N or provide further details.</i></p> <p>Yes – footpaths run through the beck valley. Stewart Park has a play area within it. Sports pitches are available at Crossfell Road and Prissick. The latter also has cycling and athletics facilities.</p>
	<p><i>Could the integrity/quality of recreational/leisure uses be maintained if the green wedge boundary was amended? Y/N or provide further details.</i></p> <p>Would depend on the extent of the amendments. Amendment to exclude existing built up areas at the Ridings, Milan Grove, Roseberry Park and the Bingo Hall at Kings Road, and at Prissick would not impact upon recreational/leisure use. The exclusion of housing sites with planning permission at Bracken Grange and at Rowan Park would also not impact upon recreational/leisure use. Amendment to exclude sports facilities at Prissick Sports Village from the green wedge should not impact upon recreational/leisure uses as the facilities would still be retained. It is considered that the emerging Local Plan should include a policy providing appropriate protection of sports facilities such as those at Prissick Sports Village.</p>
<i>Landscape quality</i>	<p>Medium quality along beck valley, though northern section suffers from overgrown scrubland. Very high quality in Stewart Park.</p>
<i>Natural environment</i>	<p><i>Does the site contain wildlife sites (local nature reserve and local wildlife sites)?</i></p> <p>Yes</p>
	<p><i>Does the site link wildlife sites and habitats or could it be maintained to do so?</i></p> <p>Yes – the site links the Berwick Hills LNR with the Ormesby Beck LWS. Approximately 460 m to the north of the green wedge is the Lower Ormesby Beck LNR (Middle Marsh). The green wedge is connected to this LNR by Ormesby Beck that runs through a narrow strip of land between the railway line and Alphonsus Street.</p>
	<p><i>Does the site fall within a strategic green infrastructure corridor?</i></p>

	Yes
Heritage assets	<p><i>Are there any heritage assets located within the site? (listed building, local list, conservation areas and HER)</i></p> <p>Yes – there are grade II listed buildings in Stewart Park (Stewart Park Depot, Captain Cook Memorial, Loggia, Temple). Part of Stewart Park is within the Conservation Area. Stewart Park is on the Council’s local list of heritage assets. There are HER records for Middlesbrough and Guisborough Branch Line railway; Ormesby Beck neolithic tree trunk coffin; Pennyman’s Brick Earth Pit; and East Lodge, Bolkow’s Stables, Marton Hall Gas Works, East Marton Medieval Road, Lower Lake, Former Boathouse, Stewart Park Medieval & Post Medieval Field System, Stone Axe-head, Bolkow’s Rose Garden, Temple, West Lodge, West Marton Medieval Village, and Drinking Fountain which are all within Stewart Park.</p>
Flood risk and flood alleviation	<p><i>Is the land identified as being within flood risk zones?</i></p> <p>Yes – land along the beck is within flood risk zones as is part of the land east of The Grove, within Stewart Park and south of Alan Peacock Way,</p> <p><i>Flood zone type</i></p> <p>Flood zones 2 and 3. Flood Zone 3 is predominantly located along the route of the beck, along with land south of Longlands Road, East of Stanhope Gardens, and Roseberry Park, and parts of the land east of The Grove.</p> <p><i>Does the land have a flood alleviation role?</i></p> <p>Yes -open space within areas at risk of flooding help water infiltration and alleviate run off and flooding elsewhere. Land along eastern side of Alan Peacock Way has landscape features designed to alleviate flooding.</p> <p><i>Does the site experience surface water flooding?</i></p> <p>Yes – along the beck valley, land either side of Longlands Road, south of Alan Peacock Way, in parts of Stewart Park and part of the land east of The Grove.</p>
Conclusion	<p>It is considered that subject to the proposed boundary amendments set out below the land performs the function of a green wedge in preventing the coalescence of residential communities either side of Ormesby Beck and providing a significant tract of linked green areas that connects the north of the Borough with parkland in Middlesbrough and Redcar & Cleveland.</p> <p>It is recommended that the green wedge boundary is amended to include:</p> <ul style="list-style-type: none"> • the strip of land between the north of Longlands Road and south of the open space off Millfield Road; • land within the beck valley to east of Warelands Way; • land within the beck valley to east of Stanhope Gardens; • landscaped mound in south-east corner of James Cook University hospital grounds and small triangle of grassed land towards north east of hospital site; • land to the rear of 57 The Grove; and, • land to the rear of 65 and 67 The Grove. <p>It is recommended that the green wedge boundary is amended to exclude:</p> <ul style="list-style-type: none"> • the Bingo Hall at Kings Road; • garages and the road at Ida Road; • the Ridings housing development;

	<ul style="list-style-type: none">• built up development at Roseberry Park hospital;• the Bracken Grange housing development that is under construction;• the James Cook University hospital staff car park;• the Rowan Park housing development that is under construction;• the Prissick Sports Village and car parks, skate plaza, artificial pitches and the velodrome; and• Low Gill beck valley.
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Figure 6: recommended boundary changes Ormesby Beck green wedge (north)

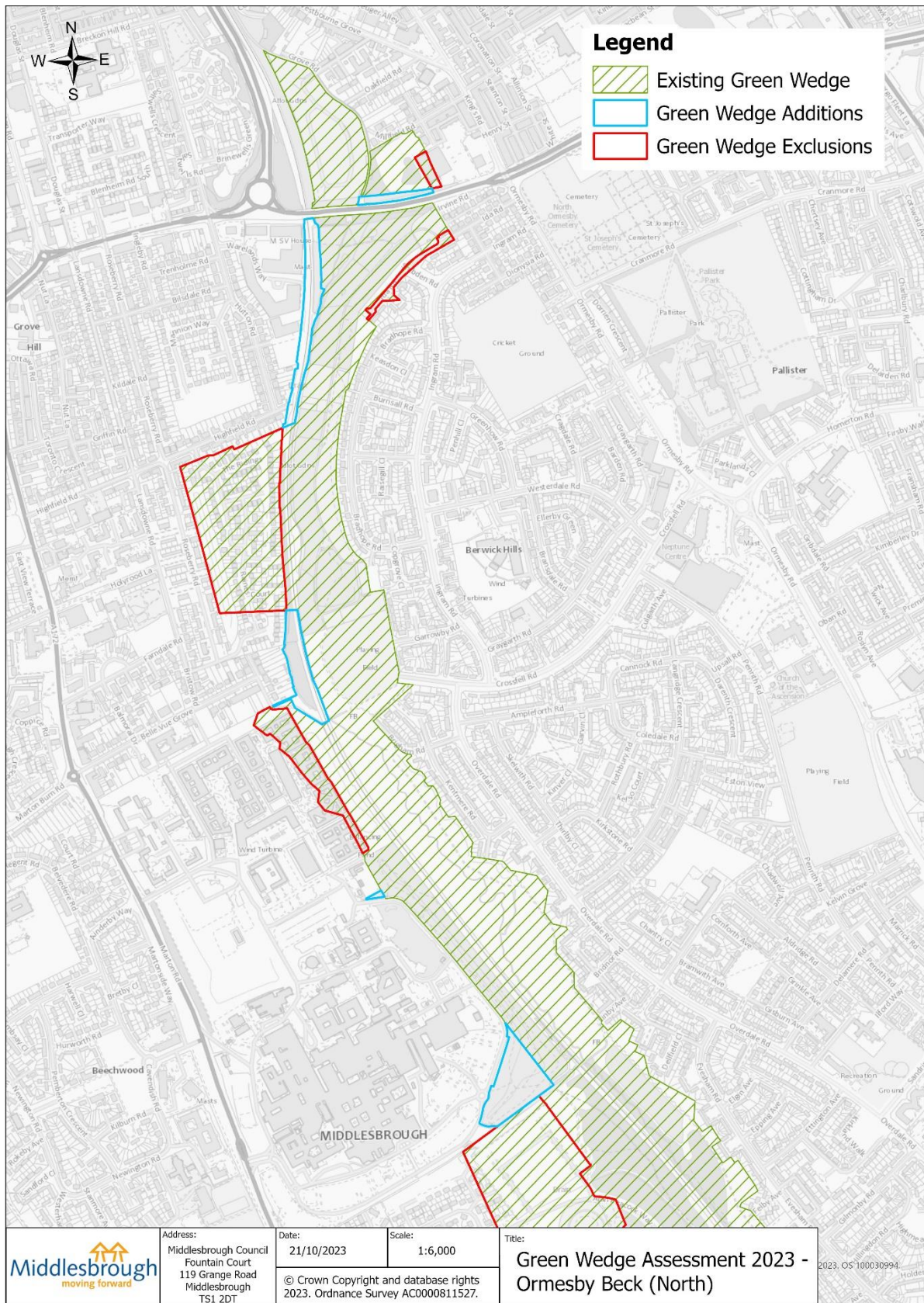
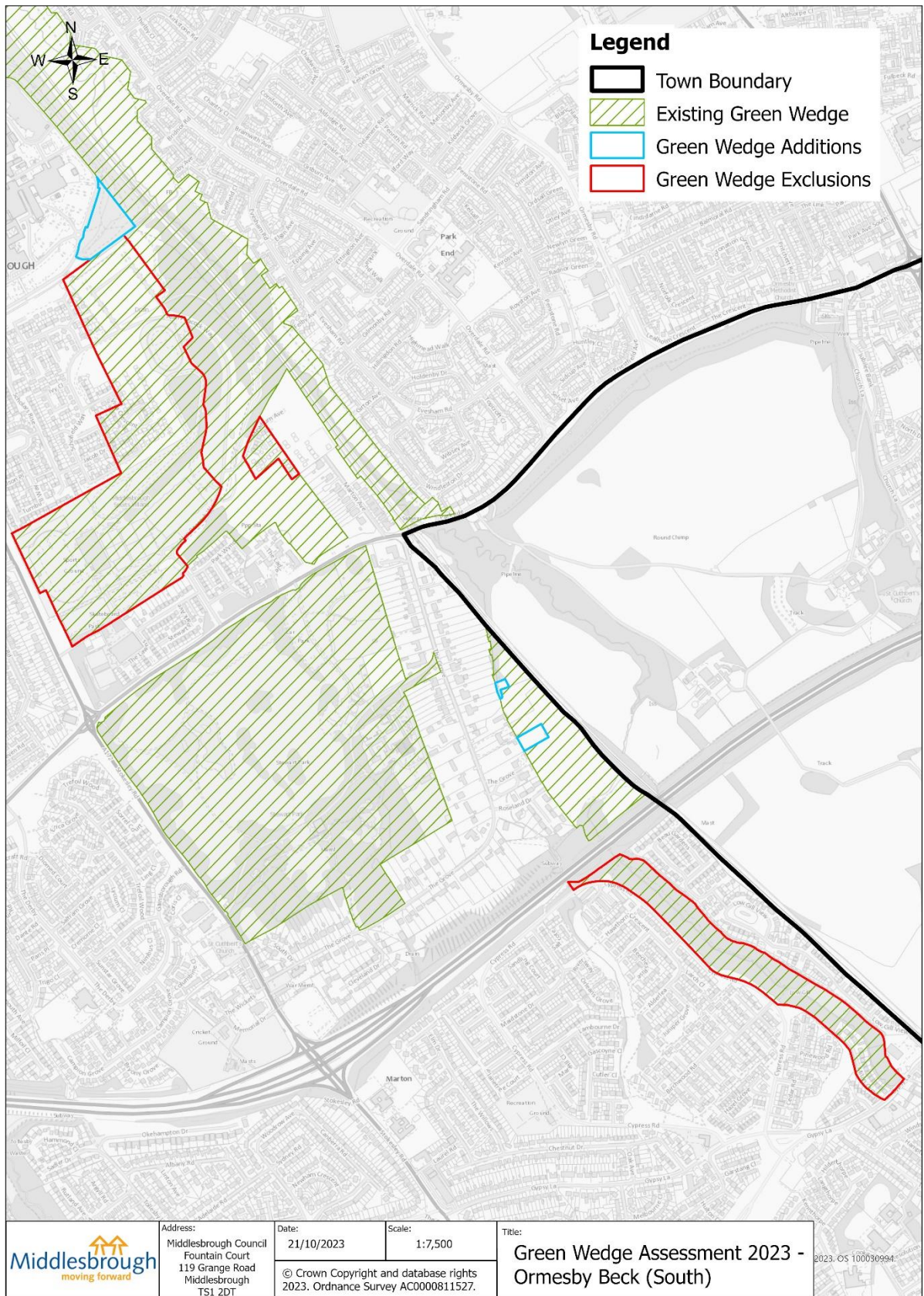


Figure 7: recommended boundary changes Ormesby Beck green wedge (south)



Marton West Beck Green Wedge



Marton West Beck Green Wedge	
<i>Area Overview</i>	<i>Land Use</i> Open space, park, beck valley, car park, school, college, playing fields/sports grounds, allotments, play area, bmx track, sports clubs, golf course, housing, garden centre, community allotment/orchard, crematorium, cemetery, scout hut, woodland, leisure farm, ornamental lakes/wetland, multi-use games area, hospital.
	<i>Adjacent land uses</i> Residential, park, ecclesiastical, school, multi-use games area, sports club, social club, hospital, bmx track, beck valley, woodland, restaurant, leisure farm buildings, hospital.
	<i>Landscape features</i> Formal avenue of trees. Shallow sloping beck valley in northern section of green wedge, steeply sloping beck valley in southern section with wooded valley sides. Leisure farm area field boundaries defined by hedges. Landscaped golf course. Ornamental lakes at Fairy Dell.
	<i>Topography</i> Flat playing fields/sports pitches. Gently rolling land at golf course and leisure farm. Steep valley slopes in south of green wedge with more gently sloping beck valley in north.
<i>Boundary</i>	<p><i>Has the principle of development been accepted (or is there an emerging allocation) which would necessitate a review of the boundary? Y/N or provide further details.</i></p> <p>Yes – a school has been developed at Sandy Flatts Lane, small scale residential development has been developed at Netherby Farm, a hospital carpark has been developed to the north-east of Acklam Hall, and extant planning permission exists for small scale residential development to the west of Netherby House and at land west of Coulby Manor Cottage.</p> <p>Land east of Hemlington Lane has previously been granted planning permission for residential development in 1993, 2000 and 2015. A planning application for residential development was refused in 2021 and subsequently upheld on appeal in 2023, though the Inspector did consider that “due to the site’s urban setting and physical barriers created by the roads and existing development, it is evident that the section of green wedge over the site is a fragmented and isolated element of the wider green wedge network. As such the loss of trees</p>

	<p>and habitats for the proposal would not result in a severe loss or detrimental impact on the integrity of the wider green wedge network". A planning application for this site has been submitted but not determined at the date of the assessment and the site is proposed as a housing allocation in the emerging Local Plan which will necessitate amendments to the green wedge boundary.</p> <p>The Council has undertaken an asset review and identified land east of the Municipal Golf Course Driving Range as land it wishes to dispose of for housing development. The site is to be proposed as a housing allocation in the emerging Local Plan, which will necessitate amendments to the green wedge boundary.</p>
	<p><i>Does the current boundary provide a strong defensible boundary? Y/N or provide further details.</i></p> <p>No. The new school at Sandy Flatts Lane along with buildings and car parking areas on the adjacent sites within the western part of the Nature's World site and within the garden centre site, along with planning permission for small scale residential development to the west of Coulby Manor Cottage has/will result in a somewhat fragmented green wedge around this part of Ladgate Lane and a character that does not reflect the role of green wedges.</p> <p>Woodland and amenity space at Acklam Hall and the Arty is not within the green wedge despite linking in to adjoining land that is within the green wedge, giving a current fragmented green wedge in this locality.</p> <p>The current boundary is inconsistent with regard to inclusion/exclusion of parts of the woodland/beck valley area adjacent to new housing development at the former Police Headquarters site on Ladgate Lane.</p> <p>The current boundary excludes woodland to the west of Newham Beck in vicinity of the Motor Club which links into the adjacent beck valley that is within the green wedge.</p> <p>The current boundary is inconsistent in that it runs part way through the Vale Park.</p> <p>The boundary of the green wedge between Beechwood and Easterside does not consistently follow boundaries of open space/ green areas on the ground, running partially through the bmx track near to Kirkham Walk and excluding a strip of grassed land to the west of social club on Broadwell Road and open space to the eastern end of Gleneagles Road.</p> <p>The boundary is inconsistent in terms of its treatment of buildings within the leisure farm, where some buildings are included, yet others excluded.</p> <p>The boundary is inconsistent in terms of its treatment of schools adjacent to the edge of the green wedge (e.g. Beverley School is within the green wedge, whereas the nearby Newham Bridge School is outside the green wedge despite both being adjacent to the boundary).</p> <p>The current boundary includes clusters of residential properties on the edge of the green wedge which do not provide a strong defensible boundary (including 479-489 Linthorpe Road and the cluster of dwellings around Netherby Farm).</p>
	<p><i>Would alternative boundaries create the potential for a piecemeal development site out of character/proportion with the surrounding area? Y/N or provide further details.</i></p> <p>Would depend on the extent/location of alternative boundaries.</p> <p>Some areas of the green wedge already contain a number of buildings as part of existing development e.g. the western part of the Nature's World site contains a number of buildings and a large car park, the adjacent garden centre</p>

	<p>site contains buildings and a car park. It is considered that neither site performs the role of a green wedge. Neither site is proposed for development. A housing development site is proposed at the Municipal Golf Course on land to the east of the driving range. The site is adjacent to housing and the driving range on the western boundary and is enclosed by trees on the other boundaries. It is considered that subject to sensitive design and layout the development would not be detrimental to the character of the wider green wedge.</p> <p>A housing development site is proposed at land east of Hemlington Lane. A Planning Inspector has recently opined that the site is 'a fragmented and isolated element of the wider green wedge network'. It is considered that subject to sensitive design and layout the development would not be detrimental to the character of the wider green wedge.</p>
<p><i>Separation and openness</i></p>	<p><i>Extent of built development within the green wedge.</i></p> <p>There is a significant amount of built development within the green wedge including: Hollis Academy and Beverley School; Nicholas Postgate Catholic Academy Trust; Trinity Catholic College; bungalow on Saltersgill Avenue; Acklam Rugby Club House; St Thomas More RC Primary School; Easterside Primary School; Holmwood School; golf clubhouse and driving range; dwellings around Netherby Farm; Coulby Manor Cottage; agricultural sheds and car park at Newham Grange Farm; Discovery Special Academy; garden centre at Sandy Flatts Lane, sheds/buildings at Nature's World, Teesside Crematorium, Lodges and Chapel; 479 – 489 Acklam Road; South Lodge; Outwood Academy; Kader Football Clubhouse; Cochrane's Sports Club; Marton Football Club clubhouse; Tees Valley Hospital car park; Mill Hill Sports Pavilion; scout hut and Pavilion at Tollesby Road; Green Lane Primary School; and 38 Green Lane.</p> <p><i>Can settlements be seen from the edge and within the site?</i></p> <p>Yes – across the vast majority of the green wedge the surrounding suburban neighbourhoods are visible. The exception to this is within parts of the steep sided and heavily wooded beck valley sections, particularly in summer when trees are in leaf.</p> <p><i>Perception of distance to neighbouring settlement? Consider physical separation.</i></p> <p>The neighbouring residential suburbs of Linthorpe, Marton Grove and Acklam feel in close proximity to the green wedge due to its narrow width across the northern section of the green wedge and the relatively flat topography. The green wedge does help to separate the suburbs of Beechwood and Easterside, though both feel in close proximity due to the flat topography and minimal tree cover in this part of the green wedge. There is a perception of significant distance between the neighbourhoods of Easterside and Kader due to the width of the part of the green wedge that separates these two locations and that two beck valleys run through it. The wooded steep sided beck valley of Marton West Beck, south of the Parkway, helps provide a perception of distance between Coulby Newham and Marton that is greater than the actual straight line distance between these areas.</p> <p><i>Would development undermine the openness of the green wedge? Y/N or provide further details.</i></p> <p>Would depend on location and extent of the development. Land east of Hemlington Lane is isolated from the rest of the green wedge by surrounding roads. Development here would have little impact on the openness of the green wedge as a whole. Land east of the Municipal Golf Club Driving Range</p>

	<p>has tree cover around the north, east and south boundaries which would screen the impact of development on the openness of the green wedge.</p> <p><i>Would development harm the identity of the green wedge? Y/N or provide further details.</i></p> <p>Would depend on location and extent of the development. Land east of Hemlington Lane is isolated from the rest of the green wedge and would not have a significant impact on the identity of the green wedge. Development at land east of the Municipal Golf Club Driving Range has tree cover around the north, east and south boundaries which would screen the impact of development on the identity of the green wedge.</p> <p><i>Would development erode the green wedge to such an extent as to be tantamount to the undesirable coalescence of existing built-up areas? Y/N or provide further details.</i></p> <p>Would depend on the extent and location of the development. Small scale residential development to the east of Hemlington Lane would not result in the undesirable coalescence of surrounding neighbourhoods. Development east of the Municipal Golf Centre driving range is close to the housing development on the former Police Headquarters site but is separated from larger built up areas of the Borough by surrounding green wedge and it is considered that it would not result in the undesirable coalescence of built up areas.</p>
<i>Amenity value</i>	<p><i>Is any of the land identified within the open space assessment?</i></p> <p>Yes – the beck valleys, The Avenue of Trees, amenity land around Acklam Hall, the allotments, amenity land between Beechwood and Easterside, land around the crematorium, and Fairy Dell park are within the open space assessment.</p>
	<p><i>Is any of the land accessible to the public?</i></p> <p>Yes – much of the land is accessible to the public, excluding the school sites and residential sites. Some of the land is only accessible upon payment of a fee/membership of a club, such as the leisure farm and sporting facilities.</p>
	<p><i>Does the land have any other recreational/leisure uses (including footpaths, cyclepaths or bridleways both formal and informal)? Y/N or provide further details.</i></p> <p>Yes – there are footpaths along the beck valley and footpaths/cycleway through Vale Park. A number of the sites are in leisure use as football and rugby pitches and a golf course.</p>
	<p><i>Could the integrity/quality of recreational/leisure uses be maintained if the green wedge boundary was amended? Y/N or provide further details.</i></p> <p>Would depend on the extent of the amendments. Land east of the Municipal Golf Centre driving range that is proposed in the emerging Local Plan for housing currently provides a golf practice area. It is considered that sufficient land would be retained within the overall area of the Municipal Golf Course to ensure that there would not be a detrimental impact on golfing facilities. Amendment to exclude the western part of Nature’s World would not impact on leisure use provided that the community growing area was retained. Amendment to exclude land east of Hemlington Lane or the garden centre site off Sandy Flatts Lane would not have a detrimental impact on recreational/leisure uses.</p>
<i>Landscape quality</i>	<p>The green wedge ranges between medium to high landscape value. The higher landscape values are found within the beck valleys and parks, particularly in the southern section, where wooded valley slopes and copses abound. The sports pitches are by their nature functional rather than of high landscape value.</p>

Natural environment	Does the site contain wildlife sites (local nature reserve and local wildlife sites)? Yes
	Does the site link wildlife sites and habitats or could it be maintained to do so? There are LWS within the green wedge at Marton West Beck & Newham Beck, Marton West Beck Fairy Dell, Anderson's Field Marton West Beck, and Newham Beck that are linked by land in the green wedge. There is also Bonnygrove LWS approximately 750m to the south of the green wedge and linked to it by the beck valley of Marton West Beck. The green wedge could be extended to incorporate the LWS.
	Does the site fall within a strategic green infrastructure corridor? Yes
Heritage assets	Are there any heritage assets located within the site? (listed building, local list, conservation areas and HER) Acklam Hall Northern Boundary Wall is curtilage listed; Newham Bridge is on the Council's local list; part of Acklam Hall Conservation Area is within the green wedge; there are HER records for Acklam Hall moat, manor house, 18th century farmstead, Salter Gill Farm, Tollesby Farm, Acklam Earthworks, Garnetts/Netherby Farm, Sandy Flatts Farm, The Avenue, South Lodge, Newham Grange Farm and field system, Marton windmill, Gunnergate Hall dam and lakes, Marton Grange, trackway off Gunnergate Lane.
Flood risk and flood alleviation	Is the land identified as being within flood risk zones? Yes – land running alongside the beck is within flood risk zones
	Flood zone type Flood zone 2, flood zone 3
	Does the land have a flood alleviation role? Yes - open space within areas at risk of flooding help water infiltration and alleviate run off and flooding elsewhere. Land on open space at Saltersgill and east of Acklam Cemetery have been re-profiled to alleviate flooding.
	Does the site experience surface water flooding? Yes- land adjacent to the beck experiences surface water flooding. Other areas where part of the land is subject to surface water flooding include east of Hemlington Lane, at Nature's World and the adjacent garden centre, at Outwood Academy, north of Acklam Hall, at Mill Hill, Green Lane Primary, at the leisure farm, and Fairy Dell.
Conclusion	It is considered that subject to the proposed boundary amendments set out below the land performs the function of a green wedge in preventing the coalescence of residential communities (such as Easterside and Acklam/Kader) either side of Marton West Beck and providing a significant tract of linked green areas that connects the north of the Borough with countryside on the southern boundary of the Borough. It is recommended that the green wedge be amended to include: <ul style="list-style-type: none"> • the Vale linear park; • the Arty; • East Wood, West Wood and amenity land to the south of Acklam Hall; • retained open space/woodland on the east and west boundaries of former Police Headquarters site; • woodland to west of Newham Beck in vicinity of the Motor Club;

- land between Fairy Dell Park and footpath to rear of 61-71 Oak Hill;
- land between 2 Cheltenham Avenue and 15 Worsley Crescent;
- Marton West Beck south of Stainton Way;
- land east of Swerve Table Tennis Club, including the bmx track;
- farm buildings at Newham Grange Leisure Farm;
- land west of Beechwood and Easterside Social Club;
- land west of Weaver Close; and
- open space east of 6 Pine Hill.

It is recommended that the green wedge is amended to exclude:

- the gardens of 66 – 76 Ravenscroft Avenue and 81 Emerson Avenue;
- Hollis Academy and Beverley School;
- Green Lane Primary School and 38 Green Lane;
- scout hut on Tollesby Road;
- the car park and access road to the Tees Valley hospital;
- the built-up part of Outwood Academy, Hall Drive;
- site of Caretaker's House at St David's;
- 479-483 and 487 and 489 Acklam Road;
- land west of Swerve Table Tennis Club;
- land east of Hemlington Lane;
- land east of Municipal Golf Centre driving range
- land west of Coulby Manor Cottage;
- garden centre site, Sandy Flatts Lane;
- Discovery Special Academy;
- car park and built up section of Nature's World (western part of site);
- cluster of houses at Netherby Farm / Netherby House and land with planning permission to west;
- Holmwood, Easterside Primary School, St Thomas More's RC Primary School;
- Nicholas Postgate Catholic Academy; and,
- the road section of Gunnergate Lane included in the green wedge.

Figure 8: recommended boundary changes Marton West Beck green wedge (north)

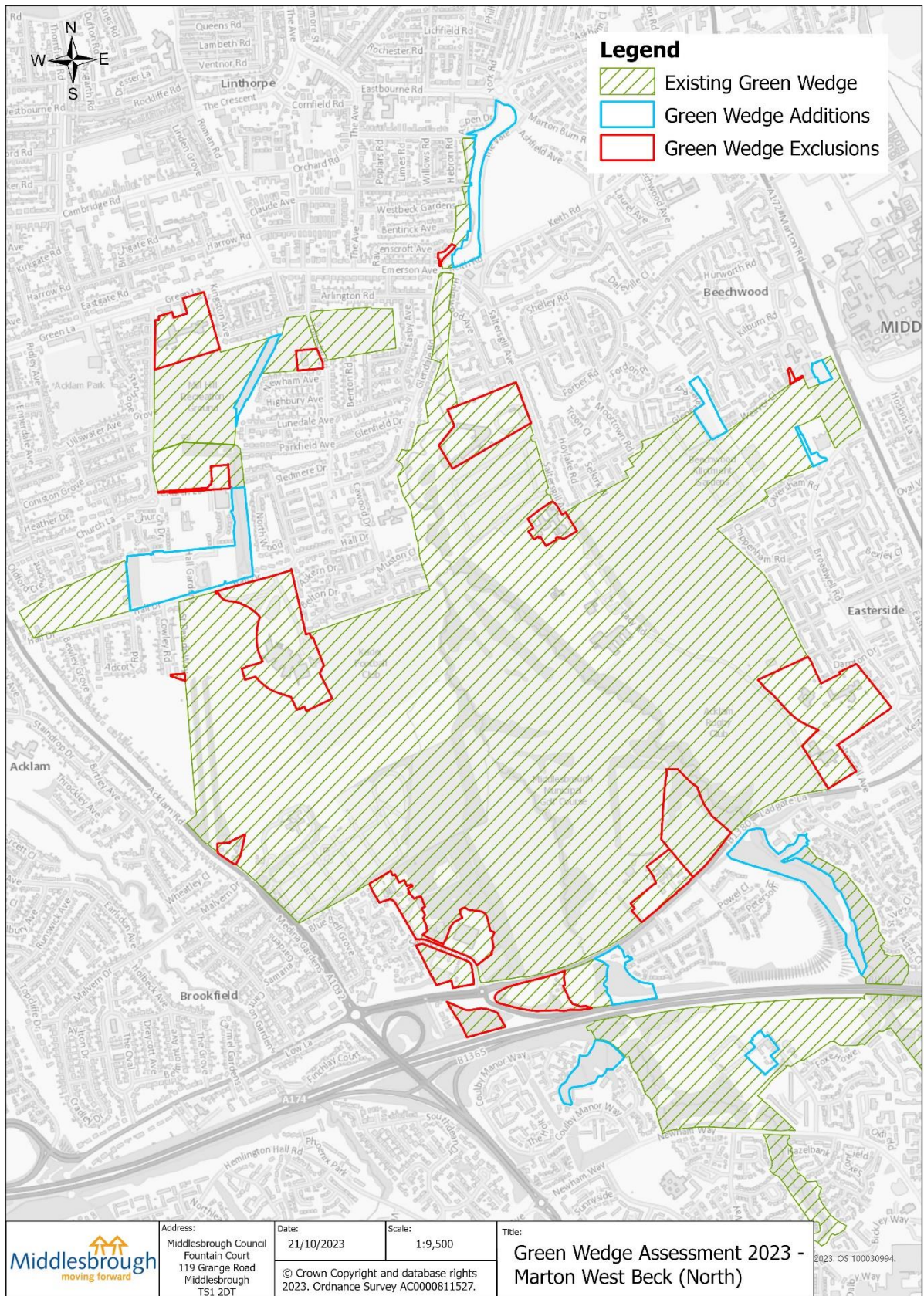
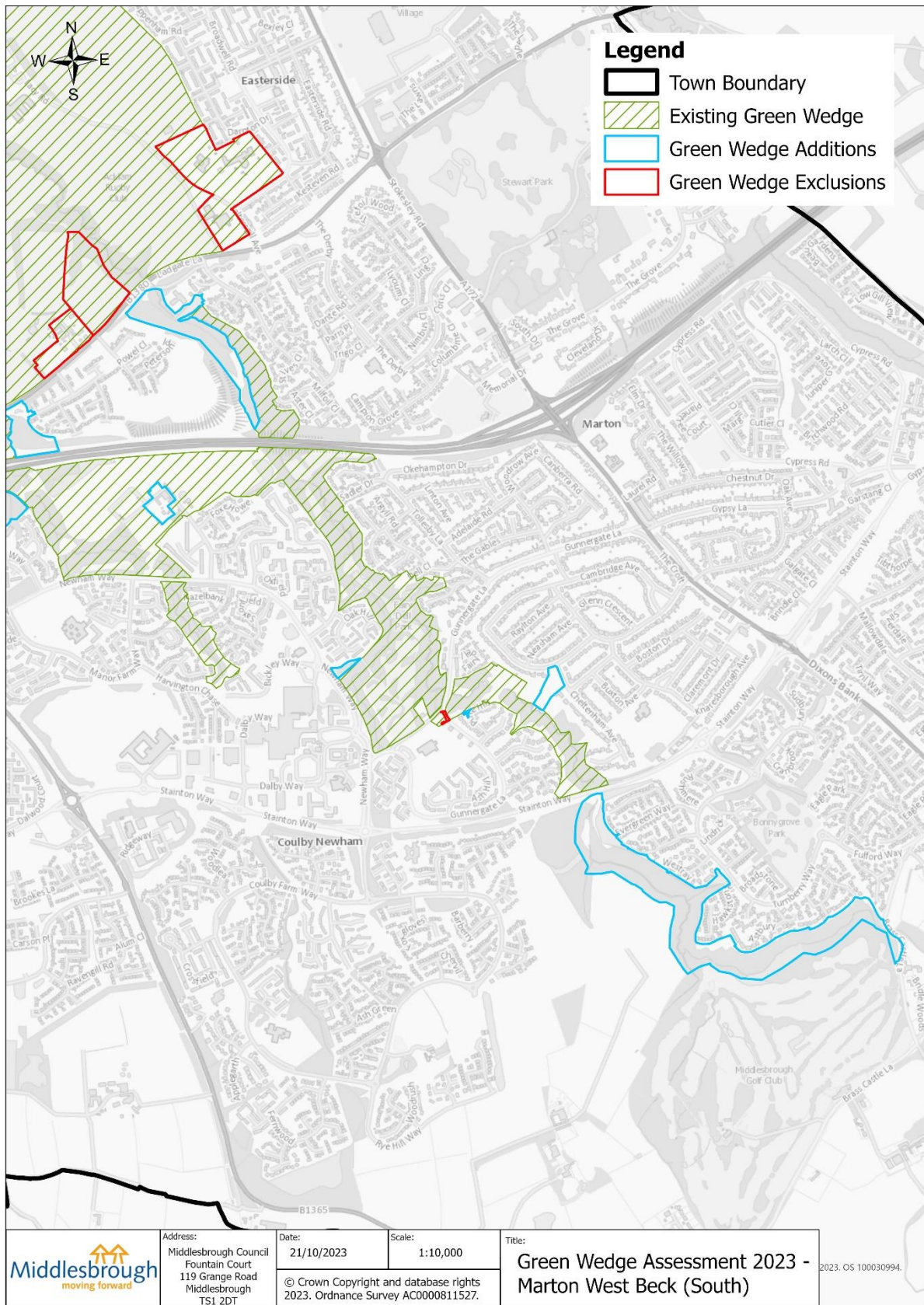


Figure 9: recommended boundary changes Marton West Beck green wedge (south)



Blue Bell Beck Green Wedge



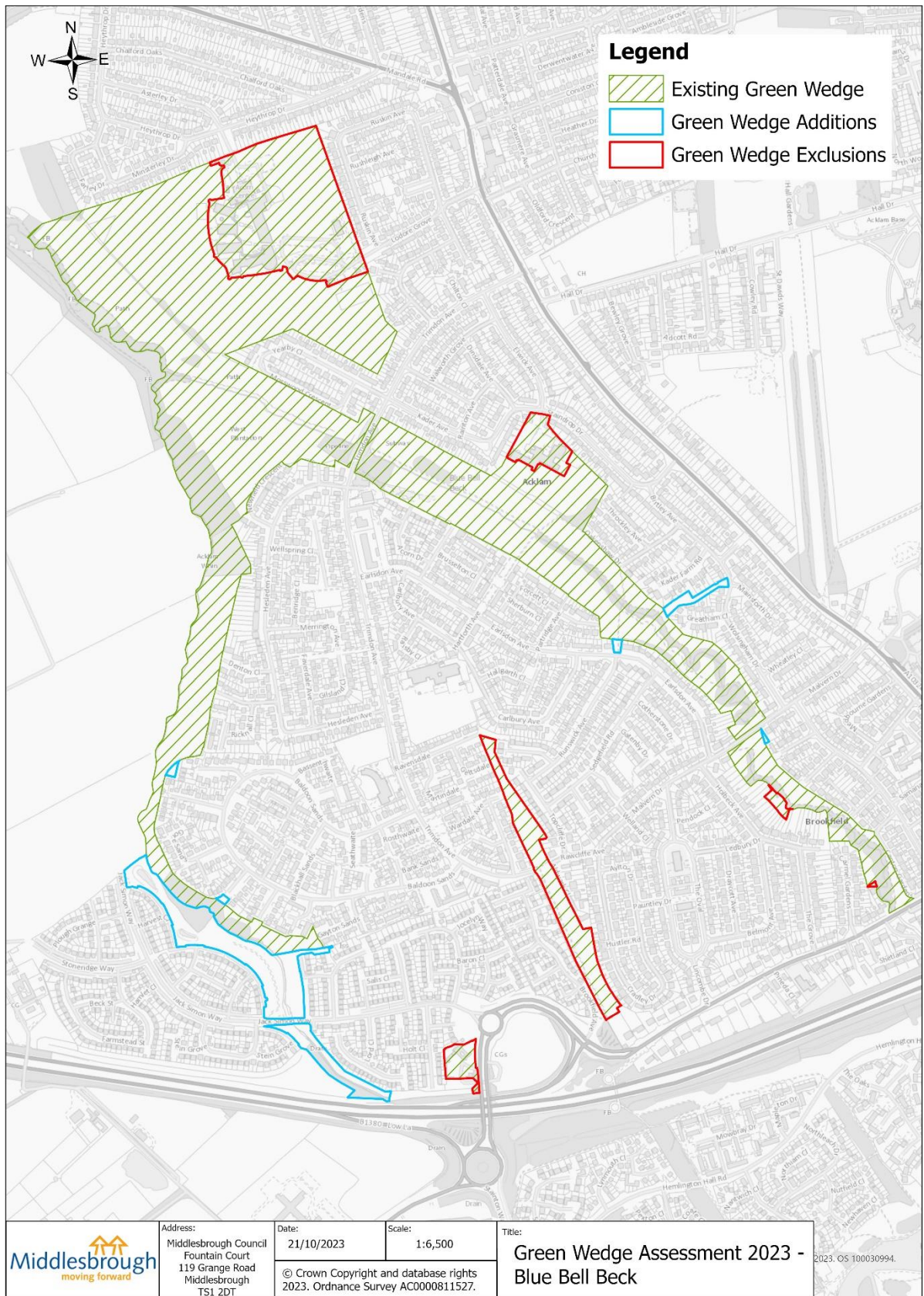
Blue Bell Beck Green Wedge	
<i>Area Overview</i>	<i>Land Use</i> Open space, beck, woodland, schools, playing fields, play area, residential.
	<i>Adjacent land uses</i> Residential, agricultural, doctor's surgery, transport infrastructure, open space, woodland, beck
	<i>Landscape features</i> Beck valley, narrow belts of woodland predominantly along route of beck, open grassland
	<i>Topography</i> Sloping beck valley sides. Relatively level areas of grassland. Flat playing fields/sports pitches.
<i>Boundary</i>	<i>Has the principle of development been accepted (or is there an emerging allocation) which would necessitate a review of the boundary? Y/N or provide further details.</i> No
	<i>Does the current boundary provide a strong defensible boundary? Y/N or provide further details.</i> No. The current green wedge boundary is fragmented. Land at Cunningham House is isolated from the rest of the green wedge as is the strip of green wedge between Rawcliffe Avenue and Trimdon Avenue. The current boundary is inconsistent to the rear of Holbeck Avenue, with the boundary adjacent to the beck at the rear of 1-19 and 37-41 Holbeck Avenue but extended well beyond the beck at the rear of 21-35 Holbeck Avenue. It is considered that the boundary should run alongside the beck to the rear of all these properties for consistency. Parts of the current boundary alongside Saphwood Beck are immediately adjacent to areas of open space within the emerging Stainsby country park. The inclusion of the parts of the country park area which have already been laid out would provide a stronger defensible boundary. The current boundary includes land within the curtilage of 19a Low Lane that is visually distinct from the character of the green wedge.
	<i>Would alternative boundaries create the potential for a piecemeal development site out of character/proportion with the surrounding area? Y/N or provide further details.</i>

	<p>Would depend on the extent/location of alternative boundaries. An amendment to remove the built up parts of the school sites would not create development sites. An amendment to remove the strip of green wedge between Rawcliffe Avenue and Trimdon Avenue would not create a development site provided it is protected by alternative open space policies in the emerging Local Plan. Land to rear of Holbeck Avenue is not accessible - development here would be out of character with the surrounding properties.</p>
<i>Separation and openness</i>	<p><i>Extent of built development within the green wedge.</i> There are school buildings and associated car parking at Kader Primary and Acklam Grange. Cunningham House is within the green wedge. Parts of 87 Kader Avenue and 19a Low Lane are within the green wedge.</p>
	<p><i>Can settlements be seen from the edge and within the site?</i> Yes – across the vast majority of the green wedge the surrounding residential areas are visible. The exception to this is within the most wooded parts of the beck valley particularly in summer when trees are in leaf.</p>
	<p><i>Perception of distance to neighbouring settlement? Consider physical separation.</i> The neighbouring suburban wards of Ayresome, Kader and Trimdon are all in close proximity to the green wedge. The neighbouring settlement of Thornaby to the west feels relatively distant, due to the presence of Stainsby Beck Valley green wedge and the A19 providing a barrier/buffer.</p>
	<p><i>Would development undermine the openness of the green wedge? Y/N or provide further details.</i> Yes. There does not appear to be any opportunities for development within the green wedge.</p>
	<p><i>Would development harm the identity of the green wedge? Y/N or provide further details.</i> Yes. There does not appear to be any opportunities for development within the green wedge.</p>
	<p><i>Would development erode the green wedge to such an extent as to be tantamount to the undesirable coalescence of existing built-up areas? Y/N or provide further details.</i> Yes. Development within the green wedge could result in undesirable coalescence between parts of Kader and Trimdon wards. No development is proposed in the emerging Local Plan.</p>
<i>Amenity value</i>	<p><i>Is any of the land identified within the open space assessment?</i> Yes – the beck valley and the area of amenity open space between Rawcliffe Avenue and Trimdon Avenue are included in the open space assessment.</p>
	<p><i>Is any of the land accessible to the public?</i> Yes – the land along the beck valley is accessible to the public as is the amenity open space between Rawcliffe Avenue and Trimdon Avenue. The school sites are not accessible.</p>
	<p><i>Does the land have any other recreational/leisure uses (including footpaths, cyclepaths or bridleways both formal and informal)? Y/N or provide further details.</i> Yes – there are formal and informal paths along the beck valley and across the open space between Rawcliffe Avenue and Trimdon Avenue.</p>
	<p><i>Could the integrity/quality of recreational/leisure uses be maintained if the green wedge boundary was amended? Y/N or provide further details.</i> Yes – most of the proposed amendments do not remove publicly accessible areas of green wedge. The proposed amendment to remove the strip of open</p>

	space between Rawcliffe Avenue and Trimdon Avenue from the green wedge would not impact on recreational/leisure use provided that the land is protected by an appropriate open space designation and policy in the emerging Local Plan.
<i>Landscape quality</i>	The green wedge ranges between medium to high landscape value. The higher landscape values are found along the beck valleys, where tree cover tends to be higher and the slope of the valley sides add visual interest. The school sites and the sports pitches within them are by their nature functional rather than of high landscape value.
<i>Natural environment</i>	<i>Does the site contain wildlife sites (local nature reserve and local wildlife sites)?</i> Yes
	<i>Does the site link wildlife sites and habitats or could it be maintained to do so?</i> The Blue Bell Beck LWS extends along the beck valley and continues beyond the northern boundary of the green wedge. The green wedge connects this site with other beck valley habitats.
	<i>Does the site fall within a strategic green infrastructure corridor?</i> No
Heritage assets	<i>Are there any heritage assets located within the site? (listed building, local list, conservation areas and HER)</i> Yes. There are HER records for an 18th century farmstead, Kader Close Farm and a 19th century farmstead, Thorn Hill Farm.
Flood risk and flood alleviation	<i>Is the land identified as being within flood risk zones?</i> Yes – land alongside the route of the beck is within flood risk zones.
	<i>Flood zone type</i> Flood zone 2, flood zone 3
	<i>Does the land have a flood alleviation role?</i> Yes – open space within areas at risk of flooding along the beck valley help water infiltration and alleviate run off and flooding elsewhere.
	<i>Does the site experience surface water flooding?</i> Yes – surface water flooding is predominantly alongside the route of the beck
Conclusion	<p>It is considered that subject to the proposed boundary amendments set out below, that the land performs the function of a green wedge in preventing the coalescence of residential communities either side of Blue Bell Beck and Saphwood Beck and provides a tract of linked green areas in the west of the Borough.</p> <p>It is recommended that the green wedge boundary is amended to include:</p> <ul style="list-style-type: none"> • the triangle of open space west of 47 Malvern Drive and east of Shoreswood Walk footpath; • land south of Kader Farm Way and north of Greatham Close; • land between 58 and 60 Earlsdon Avenue; • the triangle of open space west of 32-34 Curthwaite / north of 40 Curthwaite; • the part of the Stainsby country park that has been laid out along Saphwood Beck valley, north of the A174; and • land south of Luce Sands.

	<p>It is recommended that the green wedge boundary is amended to exclude:</p> <ul style="list-style-type: none">• the built up part of Kader Primary school and 87 Kader Avenue;• the built up part of Acklam Grange school;• land between Trimdon Avenue and Rawcliffe Avenue;• land within the curtilage of 19a Low Lane;• land to rear of 21-35 Holbeck Avenue and west of Blue Bell Beck; and,• Cunningham House
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Figure 10: recommended boundary changes Blue Bell Beck green wedge



Stainsby Beck Green Wedge



Stainsby Beck Green Wedge	
<i>Area Overview</i>	<i>Land Use</i> Open space, woodland, beck, pond, agricultural, equine related uses, kennels, residential, hotel, joinery business, telephone exchange.
	<i>Adjacent land uses</i> Residential, transport infrastructure, agricultural, industrial, open space.
	<i>Landscape features</i> Beck valley, woodland, farmland divided by hedgerows, reedbed.
	<i>Topography</i> The green wedge is relatively flat in the northern section, whereas the southern section has a mix of flattish farmland, gently rolling farmland and steeper beck valley sides.
<i>Boundary</i>	<i>Has the principle of development been accepted (or is there an emerging allocation) which would necessitate a review of the boundary? Y/N or provide further details.</i> There are proposed housing allocations at Stainton Vale Farm/Plum Tree Farm and at land west of Stainsby Road which necessitate amendments to the green wedge boundary.
	<i>Does the current boundary provide a strong defensible boundary? Y/N or provide further details.</i> No – the green wedge is fragmented and inconsistent as detailed below. Agricultural land enclosed by the A174, A19 and B1380 is in the green wedge, yet adjacent farmland south of the B1380 is beyond the limits to development. Green wedge west of Springfield Road includes residential dwellings. Land around Whinney Banks Reedbed is green wedge but is separated from the land south of Whinney Banks Road that is also in the green wedge, as the parcel of grassland connecting the two parcels of land is currently excluded from the green wedge. The cluster of properties at Stainsby Hall Farm and the fields south of these properties form a relatively small area that is isolated from and not connected to the rest of the green wedge. The green wedge is inconsistent in relation to where the boundary adjacent to the A19 has been drawn.

	<p><i>Would alternative boundaries create the potential for a piecemeal development site out of character/proportion with the surrounding area? Y/N or provide further details.</i></p> <p>Would depend on the extent/location of alternative boundaries and which planning designations/policies are applied to excluded land.</p> <p>Land at Stainton Vale Farm and Plum Tree Farm is proposed as a housing allocation in the emerging Local Plan. Land west of Stainsby Road is proposed as a housing allocation in the emerging Local Plan. The removal of the green wedge from these two sites would be part of a planned development rather than a piecemeal development site.</p> <p>Exclusion of land around the residential cluster of buildings at Stainsby Hall Farm from the green wedge could result in development pressure. However, given recent residential development on the adjacent Stainsby housing allocation, subject to high quality design and appropriate layout some development may be possible whilst respecting the character of the area.</p>
<p><i>Separation and openness</i></p>	<p><i>Extent of built development within the green wedge.</i></p> <p>There are new build residential dwellings at Acklam Gardens that are within the green wedge. There are clusters of residential dwellings around Stainsby Hall Farm. There are clusters of residential dwellings and equine related buildings around Stainsby Grange. There is a cluster of dwellings around Stainton Vale Farm and farm buildings at Plum Tree Farm; a Telephone exchange and cluster of commercial buildings around the Sporting Lodge hotel/gym; a large metal shed used by a joinery business and equine related buildings.</p> <p><i>Can settlements be seen from the edge and within the site?</i></p> <p>Yes – across the majority of the green wedge the surrounding residential areas are visible. The exception to this is within the most wooded parts of the beck valley particularly in summer when trees are in leaf and where the sloping valley sides block views out.</p> <p><i>Perception of distance to neighbouring settlement? Consider physical separation.</i></p> <p>Whinney Banks to the east feels, and is, in close proximity to the green wedge as does Thornaby to the West. Stainton village feels in close proximity to the southern part of the existing green wedge boundary, whereas the villages of Thornton and Maltby feel significantly further away due to the presence of additional farm fields beyond the boundaries of the green wedge.</p> <p><i>Would development undermine the openness of the green wedge? Y/N or provide further details.</i></p> <p>Would depend on the location and scale of development.</p> <p>The proposed allocation at Stainton Vale Farm and Plum Tree Farm in the emerging Local Plan for residential development will reduce the openness of the green wedge. However, this section of green wedge is relatively self-contained from the rest of the green wedge due to the presence of the A19 and A174 adjacent to the site. Subject to appropriate development design and layout and landscaping/tree planting it should be possible to develop the site without having a significantly detrimental impact upon the openness of the overall green wedge.</p> <p>The proposed housing allocation on land west of Stainsby Road would reduce the openness of the green wedge in the immediate locality. The area of land that would be removed from the green wedge is relatively small and land west of the proposed allocation would be retained within the green wedge.</p>

	<p><i>Would development harm the identity of the green wedge? Y/N or provide further details.</i></p> <p>Would depend on the location and scale of development.</p> <p>The proposed allocation at Stainton Vale Farm and Plum Tree Farm in the emerging Local Plan for residential development is relatively self-contained from the rest of the green wedge due to the presence of the A19 and A174 adjacent to the site. Subject to appropriate development design and layout and landscaping/tree planting it should be possible to develop the site without having a significant detrimental impact upon the identity of the overall green wedge.</p> <p>The proposed housing allocation on land west of Stainsby Road is not of high landscape value and subject to appropriate development design and layout it should be possible to develop the site without having a significant detrimental impact upon the identity of the overall green wedge.</p>
	<p><i>Would development erode the green wedge to such an extent as to be tantamount to the undesirable coalescence of existing built-up areas? Y/N or provide further details.</i></p> <p>Would depend on the location and scale of development.</p> <p>The proposed allocation at Stainton Vale Farm and Plum Tree Farm in the emerging Local Plan for residential development is relatively self-contained from existing built up areas due to the A19, A174 and B1380 adjacent to the site. Subject to appropriate development design and layout and landscaping/tree planting it should be possible to develop the site without an undesirable coalescence of existing built up areas.</p> <p>The proposed housing allocation on land west of Stainsby Road is a relatively small site and would retain green wedge to the west so would not lead to the undesirable coalescence of existing built up areas.</p>
Amenity value	<p><i>Is any of the land identified within the open space assessment?</i></p> <p>Yes – land between Whinney Banks and the A19 is in the open space assessment. Two LWS are included at Plum Tree Farm and Stainsby Wood. Stainton Low Wood is included in the open space assessment as is a section of land adjacent to Stainton Beck.</p> <p><i>Is any of the land accessible to the public?</i></p> <p>Yes – land between Whinney Banks and the A19 is accessible to the public. Public rights of way run through part of the land to the west of the A19 and through farmland associated with Plum Tree Farm and Stainton Vale Farm. Stainton Low Wood is accessible to the public.</p> <p><i>Does the land have any other recreational/leisure uses (including footpaths, cyclepaths or bridleways both formal and informal)? Y/N or provide further details.</i></p> <p>Yes – a footpath/cycleway runs through the land between Whinney Banks and the A19. There are goal posts / a kick about area on land within the green wedge to the north of the A1130.</p> <p><i>Could the integrity/quality of recreational/leisure uses be maintained if the green wedge boundary was amended? Y/N or provide further details.</i></p> <p>Would depend on the extent of the amendments and any future development proposals. The proposed amendments to exclude land at Stainsby Road from the green wedge that is proposed for residential development in the emerging Local Plan would impact on land currently used for informal recreation and leisure use. Adjacent areas of linked open space would, however, be retained</p>

	<p>so there would not be a significant detrimental impact on the integrity/quality of recreational/leisure use in this part of town.</p> <p>The proposed exclusion of land at Stainton Vale Farm and Plum Tree Farm which is proposed as a residential allocation in the emerging Local Plan is agricultural land. With the exception of the rights of way through the site there is not public access. The rights of way would be unaffected by development so the integrity of recreational/leisure use would not be detrimentally affected.</p> <p>Land at Stainton Low Wood that would be excluded from the green wedge would be retained as a publicly accessible informal recreational resource.</p> <p>The land around Stainsby Hall Farm farmstead that is proposed to be excluded from the green wedge is residential and farmland, that with the exception of public rights of way is not accessible to the public. These rights of way would not be affected by the exclusion from the green wedge.</p>
<i>Landscape quality</i>	<p>Relatively low quality in northern most part of green wedge, where impact of the A19 transport corridor, its proximity to the green wedge, and its noise attenuation screens has a detrimental impact on the landscape quality.</p> <p>Medium landscape quality further south where the presence of the beck valley, rolling topography and hedgerows and higher tree cover all contribute positively.</p>
<i>Natural environment</i>	<p><i>Does the site contain wildlife sites (local nature reserve and local wildlife sites)?</i> Yes</p> <p><i>Does the site link wildlife sites and habitats or could it be maintained to do so?</i> No – Whinney Banks Reedbed is over 3.5 km from the other two sites in the green wedge. The other two LWS are located in the south of the green wedge and physically separated by the A19.</p> <p><i>Does the site fall within a strategic green infrastructure corridor?</i> Yes</p>
<i>Heritage assets</i>	<p><i>Are there any heritage assets located within the site? (listed building, local list, conservation areas and HER)</i></p> <p>Yes. There are listed buildings at Stainton Vale Farmhouse, Pair of Dove Cotes & Outhouse. There are HER records for Marsh House farmstead, fishpond and well; Whinney Banks boundary ditch and earthwork; Stainsby Hall Farmstead; Stainsby View Farm air raid shelter; Stainsby fishery; Stainsby Church; Stainsby deserted settlement; Stainsby Grange field system; Stainsby Pillbox; Stainsby Grange farmstead; Stainsby Hall; Plum Tree Farmstead; Plum Tree Farm enclosure; Stainton Vale farmstead, house and stable; Stainton Vale Granary, Dovecots, Stainton Vale Cottage house and stable.</p>
<i>Flood risk and flood alleviation</i>	<p><i>Is the land identified as being within flood risk zones?</i> Yes – land along the route of Stainsby Beck and Stainton Beck is within flood risk zones</p> <p><i>Flood zone type</i> Flood zone 2, flood zone 3</p> <p><i>Does the land have a flood alleviation role?</i> Yes – the flood zones are immediately adjacent to the beck. Green space within areas at risk of flooding along the beck valley help water infiltration and alleviate run off and flooding elsewhere.</p> <p><i>Does the site experience surface water flooding?</i> Yes – there is surface water flood risk along the route of Stainsby and Stainton Becks, in parts of Stainton Vale Farm and Plum Tree Farm, parts of Stainsby Grange, south of the A1130 on the western side of the A19 and north of the A1130 on the eastern side of the A19 and north of Ashford Avenue.</p>

<p>Conclusion</p>	<p>It is considered that subject to the proposed boundary amendments set out below that the land (along with adjoining land in Stockton Borough Council) performs the function of a green wedge in preventing the coalescence of residential communities in West Middlesbrough and Thornaby.</p> <p>It is recommended that the green wedge boundary is amended to include:</p> <ul style="list-style-type: none"> • the grassland to the east of the A19 that connects open space in the north around Whinney Banks reedbed with open space south of Whinney Banks Road; • two triangles of land north of the A1130 on the western side of the A19 that connect directly with the existing green wedge in this location; • a thin strip of open space located south of Meadow View Road that adjoins the green wedge; and • open space immediately to the north east of Mandale interchange. <p>It is recommended that the green wedge boundary is amended to exclude:</p> <ul style="list-style-type: none"> • the triangle of land between the A19, A174 and B1380; • land west of Stainsby Road; • the residential cluster of buildings at Stainsby Hall Farm and the fields between these buildings and the A174; • residential properties at Acklam Gardens; and • land adjacent to the A19 that is between the road and acoustic barriers and/or fences.
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Figure 11: recommended boundary changes Stainsby Beck green wedge (north)

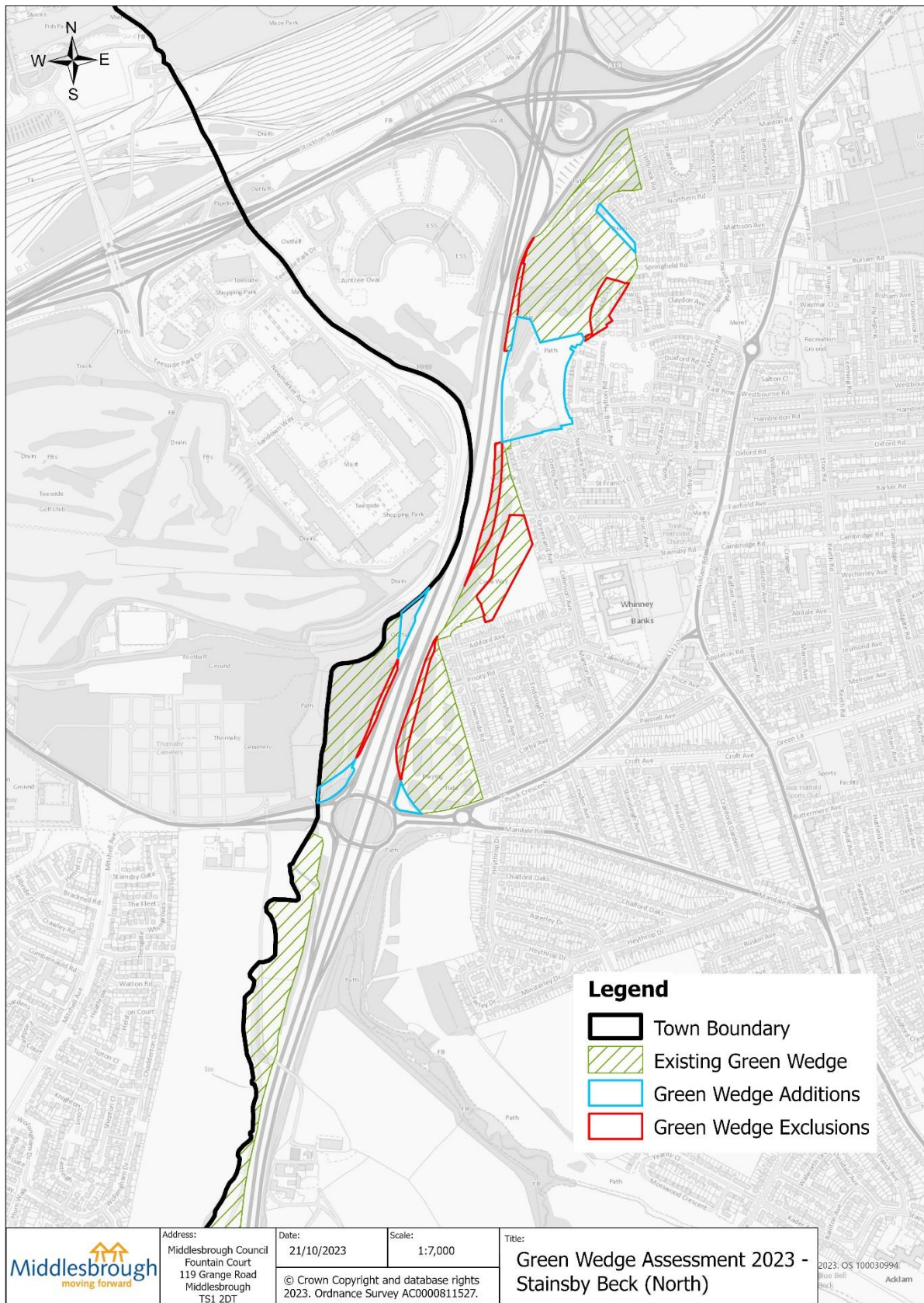


Figure 12: recommended boundary changes Stainsby Beck green wedge (south)

