

Application Reference	R/2020/0357/OOM
Proposal	OUTLINE PLANNING APPLICATION FOR DEMOLITION OF EXISTING STRUCTURES ON SITE AND THE DEVELOPMENT OF UP TO 418,000 SQM (GROSS) OF GENERAL INDUSTRY (USE CLASS B2) AND STORAGE OR DISTRIBUTION FACILITIES (USE CLASS B8) WITH OFFICE ACCOMMODATION (USE CLASS B1), HGV AND CAR PARKING AND ASSOCIATED INFRASTRUCTURE WORKS ALL MATTERS RESERVED OTHER THAN ACCESS
Location	LAND AT SOUTH TEES DEVELOPMENT CORPORATION ,EAST OF SMITHS DOCK ROAD AND WEST OF TEES DOCK ROAD, SOUTH BANK
Applicant	South Tees Development Corporation

Strategic Planning Comments

The following policies are relevant when considering the proposed development:

National Policy

The revised National Planning Policy Framework (NPPF) was published by the government in February 2019. It is confirmed in the NPPF that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise, and that the NPPF is a material consideration in that regard (para. 2).

Redcar & Cleveland Local Plan 2015-2032 (May 2018):

Policy SD1: Sustainable Development
Policy SD2: Locational Policy
Policy SD3: Development Limits
Policy SD4: General Development Principles
Policy SD5: Renewable and Low carbon Energy
Policy SD7: Flood and Water Management
Policy LS4: South Tees Spatial Strategy
Policy ED6: Promoting Economic Growth
Policy N2: Green Infrastructure
Policy N4: Biodiversity and Geological Conservation
Policy HE2: Heritage Assets
Policy TA1: Transport and New Development

Supplementary Planning Documents:

- South Tees Area SPD
- Developer Contributions SPD

Comments

The application seeks outline permission for the erection of up to 418,000 sqm of general industrial development and storage and distribution uses with office accommodation on land within the South Tees Development Corporation Area.

Policy LS4 of the Redcar and Cleveland Local Plan supports the delivery of significant economic growth and job opportunities in this area and its regeneration through implementing the South Tees Area SPD. Policy ED6 allocates the land for specialist uses and states that proposals falling within Use Classes B1, B2, B8 and suitable employment related sui-generis uses will be supported. The proposed storage and distribution development with associated office accommodation is, therefore, supported by the Local Plan and there are no objections to the principle of development.

The development of the South Tees area is supported through the South Tees Area SPD and it is considered that any proposals on this site should accord with the development principles contained within this SPD. It should be ensured that development does not result in an adverse effect on the integrity of the neighbouring Teesmouth and Cleveland Coast SPA and Ramsar site and underlying SSSI in accordance with Policy N4.

Planning Strategy Team (04/09/2020)