

# REDCAR ENERGY CENTRE APPENDIX 6.1

## Planning Policy Context

Redcar Energy Centre  
Environmental Statement  
July 2020

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# 1 PLANNING POLICY CONTEXT

## 1.1 National Planning Policy Context

1.1.1 The National Planning Policy Framework (NPPF) was first published in March 2012 (Department for Communities and Local Government, 2012) and was revised in July 2019 (Ministry for Housing, Communities and Local Government, 2019).

1.1.2 The NPPF places ‘sustainable development’ at the heart of the planning system. Chapter 2, page 5 of the NPPF states;

*“The purpose of the planning system is to contribute to the achievement of sustainable development.”*

1.1.3 The NPPF identifies three objectives to sustainable development which (as well as a social and an economic role), includes:

*“c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”*

1.1.4 Paragraph 127 indicates that:

*“Planning policies and decisions should ensure that developments:*

*a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

*b) are visually attractive as a result of good architecture, layout and effective landscaping;*

*c) respond to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

*d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive and distinctive places to live, work and visit; ...”*

1.1.5 Paragraph 170 states;

*“Planning policies and decisions should contribute to and enhance the natural and local environment by:*

*(a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*

*(b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland”*

1.1.6 The Application Site is not located within any nationally or locally designated landscape areas. However, the North Yorkshire Moors National Park is located approximately 17 km to the south (see Figure 6.1).

1.1.7 Paragraph 172 within the NPPF re-affirms the importance of the National Park designation, stating the following:

*“Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues.”*

1.1.8 In addition to the NPPF, the Government has also published National Planning Practice Guidance (NPPG) (Department for Communities and Local Government, 2014). The guidance is not intended to provide further policy, but to further clarify issues relevant to the planning regime. Planning practice guidance has been produced for the ‘Natural Environment’ and states:

*“Where appropriate, landscape character assessments should be prepared to complement Natural England’s National Character Area profiles. Landscape Character Assessment is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place.”*

1.1.9 In addition, guidance has been produced for ‘Lighting’, which states:

*“The character of the area and the surrounding environment may affect what will be considered an appropriate level of lighting for a development. In particular, lighting schemes for developments in protected areas of dark sky or intrinsically dark landscapes should be carefully assessed as to their necessity and degree’.*

## 1.2 Local Planning Policy Context

1.2.1 The following sections describe the local policies that are considered to be relevant to this assessment. The project site lies within the administrative area of Redcar and Cleveland Borough Council (RCBC). The current development plan documents for this district and the planning policies of relevance for this Chapter of the Environmental Statement are contained in the following documents;

- Redcar & Cleveland Local Plan (May 2018)
- Tees Valley Joint Minerals and Waste Development Plan Documents – Core Strategy DPD (September 2011)

**Table 1.1: Relevant Local Plan Policies**

| Plan Policy   | Details (Abridged) of relevance for this chapter  |
|---|---|
| <b>Redcar &amp; Cleveland Local Plan (May 2018)</b> |   |
| Policy SD 3:<br>Development Limits                  | <i>Development limits have been identified on the Policies Map around the urban and coastal areas, and certain towns and villages in the rural area. Within development limits, development will be supported, subject to meeting other policies in the Local Plan....</i>  |
| Policy LS 4<br>South Tees Spatial Strategy          | The South Tees Spatial Strategy includes: <ul style="list-style-type: none"> <li>- Wilton International</li> <li>- Teesport</li> <li>- South Tees Development Corporation area, as illustrated on the Policies Map(including current and former steelworks Parks at South Tees and Redcar)</li> <li>- South Tees Industrial Estates and Business</li> </ul> The Council and its partners will aim to:<br>...Environment |

| Plan Policy                                       | Details (Abridged) of relevance for this chapter  |
|---|---|
|   | <p>w. enhance the environmental quality of employment through well planned boundary treatments;</p> <p>x. secure decontamination and redevelopment of potentially contaminated land;</p> <p>y. protect European sites, and safeguard and improve sites of biodiversity interest particularly along the River Tees and the estuary and encourage integrated habitat creation and management;</p> <p>z. enhance the environmental quality of the River Tees and coastline;</p> <p>aa. safeguard and enhance the significance of buildings, sites, settings and areas of heritage and cultural importance including the ‘Dorman Long’ tower at South Bank Coke Ovens supporting its adaptation to enable alternative uses;</p> <p>ab. encourage improvements to access, interpretation and wildlife conservation and biodiversity across the area;</p> <p>...</p>  |
| <p>Policy ED 6:<br/>Promoting Economic Growth</p> | <p>Land and buildings within existing industrial estates and business parks, as shown on the Policies Map, will continue to be developed and safeguarded for employment uses.</p> <p>...Some of the above employment sites lie adjacent to, or are within, the proximity of protected landscapes and nature conservation sites. Where appropriate, proposals will need to demonstrate that there will be no adverse effects on the integrity of the Teesmouth and Cleveland Coast SPA and Ramsar site, or other European designated nature conservation sites either alone or in combination with other plans and programmes. Any proposals for development within the Warrenby Industrial Estate adjacent to Coatham Marsh should include a buffer of undeveloped land and a suitable boundary treatment during both construction and operation, such that direct effects on land within and immediately adjacent to the proposed extension to the Teesmouth and Cleveland Coast SPA are avoided. Any necessary mitigation measures must be secured in advance of the development in order to meet the requirements of the Habitat Regulations.</p> <p>Proposals will be encouraged to improve the quality of the environment, signage, security and accessibility of the sites....</p>  |
| <p>Policy N 1: Landscape</p>                      | <p>We will aim to protect and enhance the borough’s landscapes. Development proposals will be considered within the context of the Landscape Character Assessment, the Landscape Character Supplementary Planning Document and the Historic Landscape Characterisation. Developments will not be permitted where they would lead to the loss of features important to the character of the landscape, its quality and distinctiveness, unless the benefits of development clearly outweigh landscape considerations. In such cases appropriate mitigation will be required. Protection will be commensurate to the status of the landscape within the hierarchy.</p> <p><i>Nationally Important Landscapes</i></p> <p>Particular priority will be given to protecting and enhancing the landscape character and natural beauty of the North Yorkshire and Cleveland Heritage Coast, as illustrated on the Policies Map. This will be achieved by permitting development only where it is:</p> <ol style="list-style-type: none"> <li>essential development which for operational reasons cannot be located outside the Heritage Coast; or</li> <li>small-scale leisure or tourism development consistent with the conservation of the special qualities of the Heritage Coast; or</li> <li>suitably scaled extensions and alterations to existing buildings.</li> </ol> |

**Plan Policy**

**Details (Abridged) of relevance for this chapter**

Any development which is acceptable will be required to be designed and sited so as to cause no harm to the special character of the Heritage Coast, in particular the remote character, natural beauty, wildlife and geological value, heritage assets and marine environment.

High importance will be given to protecting the landscape setting, scenic beauty and special qualities of the North York Moors National Park, by ensuring that new development does not harm these interests.

*Locally Important Landscapes*

In Sensitive Landscape Areas, including the Historic Landscape of the Eston Hills, as illustrated on the Policies Map, we will prioritise the retention of elements that make up the landscape character, in many cases with little intervention to change this character. To be considered appropriate in these locations development should:

- d. be carefully designed;
- e. retain important elements that make up the landscape; and
- f. screen or integrate any development into the landscape.

In Restoration Landscape Areas, as illustrated on the Policies Map, opportunities should be taken to repair or reinstate the landscape structure as part of development.

Wherever possible, all developments should include measures to enhance, restore or create special features of the landscape. New development at the edge of settlements should create an attractive urban edge. Priority will be given to the creation of habitats to support local biodiversity priorities and the planting of new hedgerows, trees and woodlands.

Consideration should also be given to the opportunities identified by Natural England in the Tees Lowland and the North York Moors and Cleveland Hills National Character Areas.

**Policy N 2 Green Infrastructure**

We will aim to protect and enhance the green infrastructure network. Opportunities to incorporate green infrastructure into developments should be sought, in accordance with the Tees Valley Green Infrastructure Strategy. Green infrastructure should be fundamental to the planning of major new development and re-development schemes, and should help to integrate development with surrounding townscape and landscape, and with adjoining communities.

Green infrastructure should be designed to high standards of quality and sustainability and aim to be multi-functional, link to the wider green infrastructure network, improve visual amenity, enhance community activity, support the provision of priority natural habitats and species, and seek opportunities to improve the water environment.

We will protect and support the enhancement, creation and management of our green infrastructure network, to improve its quality, value, multi-functionality and accessibility, particularly in the following locations:

- a. strategic green infrastructure corridors within the borough and linking to neighbouring areas, in accordance with the Tees Valley Green Infrastructure Strategy;
- b. strategic gaps, as defined on the Policies Map, between:
  - i. Marske and New Marske; and
  - ii. Marske and Saltburn;

Strategic gaps are areas identified to maintain the separate identity and character of individual settlements and to prevent their coalescence.

Development within strategic gaps will only be allowed where:

- i. it would not adversely affect the separate identity and character of settlements or their surrounding landscape;
- ii. it would not result in visual or physical coalescence of the settlements; and
- iii. proposals are in accordance with Policy SD3.

| Plan Policy | Details (Abridged) of relevance for this chapter |
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c. green wedges, as defined on the Policies Map, within the urban and coastal areas:

- i. the open area between Marske and Redcar;
- ii. the open area between Wilton Works and Redcar, extending North to the coast;
- iii. west of A1053, Greystones Road, between Grangetown and Wilton;
- iv. the Spencer Beck Valley between East Middlesbrough and Eston, and Ormesby and Normanby; and
- v. the Hambleton Hill area between Nunthorpe and Ormesby.

Green wedges are open areas within the main built-up area, but outside of development limits, which provide buffers between different uses and delineate distinct communities; and are valuable for local amenity, recreation and wildlife. Development within green wedges will only be allowed where:

- i. it would not result in physical or visual coalescence of built-up areas;
- ii. it would not adversely impact on local character or the separate identity of communities;
- iii. it would not adversely impact on recreational opportunities;
- iv. it would not adversely impact on biodiversity; and
- v. proposals are in accordance with Policy SD3.

- d. open spaces in accordance with Policy N3;
- e. heritage assets or green infrastructure which contributes to their setting;
- f. strategic landscape areas, particularly along key transport corridors, between residential and employment areas and on the edge of settlements;
- g. public rights of way, and other walking and cycling routes; and
- h. beck valleys and other watercourses.

Where appropriate, and economically viable, the Council will seek developer contributions towards the provision and maintenance of green infrastructure. Where there is a loss of green infrastructure resource a principle of 'net gain' should apply where possible.

Proposals affecting open space provision will also be assessed against Policy N3, and heritage assets against Policy HE2.

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**Tees Valley Joint Minerals and Waste Development Plan Documents – Core Strategy DPD (September 2011)**

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| <p>Policy MWC 8:<br/>General location for Large Waste Management Facilities</p> | <p>Sustainable waste management will be delivered through a combination of large sites, which include clusters of waste management and processing facilities, and small sites for individual waste facilities.</p> <p>Allocations and proposals for large waste management facilities should be located in the following general areas:</p> <ul style="list-style-type: none"> <li>a) to the south of the River Tees - the land located around Teesport, Smiths Dock Road and the eastern end of Dockside Road (Middlesbrough and Redcar and Cleveland);</li> <li>b) to the north of the River Tees – the land located around the Graythorp and Haverton Hill Road areas (Hartlepool and Stockton-on-Tees); and</li> <li>c) to the north of the River Tees – the land located around the Port Clarence, Cowpen Marsh and Seal Sands areas (Hartlepool and Stockton-on-Tees).</li> </ul> <p>In determining the suitability of a site within these areas, consideration will be given to the potential impact on the protected European species associated with the Teesmouth and Cleveland Coast Special Protection Area and Ramsar Site and any functional land required to support them.</p> |
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**Plan Policy**

**Details (Abridged) of relevance for this chapter**

Where likely adverse impacts are identified, avoidance or appropriate mitigation measures may be required.

Allocations and proposals will be directed away from areas at risk of flooding. In considering sites, the approach set out in Planning Policy Statement 25 will be applied.

Small waste management sites and any landfill sites required will be provided throughout the plan area and be well-related to the source of waste arisings, or the markets for any materials produced.