

Application Reference	R/2020/0819/ESM
Proposal	OUTLINE PLANNING APPLICATION FOR DEVELOPMENT OF UP TO 139,353 SQM (GROSS) OF GENERAL INDUSTRY (USE CLASS B2) AND STORAGE OR DISTRIBUTION FACILITIES (USE CLASS B8) WITH OFFICE ACCOMMODATION (USE CLASS E), HGV AND CAR PARKING, WORKS TO WATERCOURSE INCLUDING REALIGNMENT AND ASSOCIATED INFRASTRUCTURE WORKS (ALL MATTERS RESERVED)
Location	LAND BOUNDED BY TEES DOCK ROAD TO EAST BOLCKOW ROAD INDUSTRIAL ESTATE TO SOUTH EAST ESTON ROAD AND VACANT LAND TO WEST DARLINGTON & SALTBURN RAILWAY LINE TO NORTH WEST
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 N1: Landscape
Policy N2: Green Infrastructure
Policy N4: Biodiversity and Geological Conservation
Policy HE2: Heritage Assets
Policy TA1: Transport and New Development
Policy TA2: Improving Accessibility Within the Borough and Beyond

Tees Valley Joint Minerals and Waste DPDs

Policy MWC1 Minerals Strategy
Policy MWC4 Safeguarding of Minerals Resources from Sterilisation

Policy MWC8 General Locations for Waste Management Sites

Supplementary Planning Documents:

- South Tees Area SPD
- Developer Contributions SPD

Comments

The application seeks outline permission for the erection of up to 139,353 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 also recognises that the Council will support its regeneration through implementing the South Tees Area SPD.

Furthermore, 184 net Ha of land is allocated for employment uses at South Tees through Policy ED6 of the Redcar & Cleveland Local Plan 2018. This policy states that specialist uses, such as heavy processing industries and port logistics, will be focussed upon areas which include land at South Tees. In these areas, proposals falling within Use Classes B1, B2, B8 and other suitable employment related sui-generis uses will be supported.

The proposals also include the provision of office accommodation under Use Class E. Development of this type is classed as a main -town centre use within the NPPF and would normally be directed to town centre locations. However, the planning statement confirms that the proposal is for no more than 10% of the total floorspace to be provided for this use. In this case, it is confirmed that the office accommodation is to be ancillary to the employment uses and could positively contribute to the employment development on the site.

Overall, it is considered that the principal of the development is in line with the policies of the Local Plan which states, under Policy ED6, that proposals at South Tees which positively contribute to growth and regeneration will be supported.

The development of the South Tees area is also supported through the South Tees Area SPD and it is considered that any proposals on this site should have regard to 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 (05/03/2021)