

<b>Application Reference</b>	R/2021/0405/FFM
<b>Proposal</b>	ENGINEERING OPERATIONS ASSOCIATED WITH GROUND REMEDIATION AND PREPARATION AND ALTERATIONS TO ACCESS ARRANGEMENTS
<b>Location</b>	LAND WITHIN SOUTH TEES DEVELOPMENT CORPORATION ADJOINING RIVER TEES AND HANSON CEMENT SOUTH BANK
<b>Applicant</b>	SOUTH TEES DEVELOPMENT CORPORATION (TEESWORKS)

### **Planning Strategy 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 SD7 Flood and Water Management  
Policy LS4 South Tees Spatial Strategy  
Policy ED6 Promoting Economic Growth  
Policy N1 Landscape  
Policy N4 Biodiversity and Geological Conservation  
Policy TA1 Transport and New Development

#### **Tees Valley Joint Minerals and Waste DPDs**

Policy MWC4 Safeguarding of Minerals Resources from Sterilisation  
Policy MWC8 General location for Large Waste Management Facilities  
Policy MWC10 Sustainable Transport  
Policy MWP1 Waste Audits

#### **Supplementary Planning Documents:**

South Tees Area SPD

## **Comments**

The application seeks outline permission for engineering operations associated with ground remediation and preparation and alterations to access arrangements. The works will result in the creation of an environmentally suitable platform for future development.

Policy LS4 supports the delivery of significant economic growth and job opportunities in the South Tees area. The site is allocated for employment uses through Policy ED6 of the Redcar & Cleveland Local Plan 2018.

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. Development should also have regard to the development principles contained within the South Tees Area SPD which support the remediation and redevelopment of land in the area. Wider impacts on biodiversity should also be avoided with opportunities taken to protect and enhance, recognising wider ecosystem services and providing net gains wherever possible.

In accordance with SD4 proposals should create a healthy, safe and secure environment and minimise pollution. Development should avoid locations that would put the environment, or human health or safety, at unacceptable risk.

**Planning Strategy Team (09/06/2021)**