

Date: 25 August 2021
Our ref: 363781
Your ref: R/2021/0465/FFM



Mr D Pedlow
planning_admin@redcar-cleveland.gov.uk

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

Dear Mr Pedlow

**Planning consultation: Erection of 3,396Sqm of B2/B8 floorspace including waste storage area, installation of sprinkler tank and associated plant, creation of hardstanding and landscaping works
Location: Land at South Bank Tees Dock Road Grangetown**

Thank you for your consultation on the above dated 06 August 2021 which was received by Natural England on the same day.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on designated sites and has no objection.

Natural England's further advice on designated sites and advice on other natural environment issues is set out below.

European sites - Teesmouth and Cleveland Coast Special Protection Area (SPA) and Ramsar site

Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on the Teesmouth and Cleveland Coast Special Protection Area and Ramsar site and has no objection to the proposed development.

To meet the requirements of the Habitats Regulations, we advise you to record your decision that a likely significant effect can be ruled out. The following may provide a suitable justification for that decision:

- The proposed development will not have a significant impact on the adjacent sites' qualifying features.

Teesmouth and Cleveland Coast Site of Special Scientific Interest (SSSI)

Based on the plans submitted, Natural England considers that the proposed development will not damage or destroy the interest features for which the site has been notified and has no objection.

Other advice

In addition, Natural England would advise on the following issues.

Biodiversity Net Gain and Green Infrastructure

Natural England advises that the proposed landscaping could be improved to provide net gains for biodiversity and contribute to green infrastructure. This would ensure the proposed development contributes to the Teesworks Environment and Biodiversity Strategy (currently in development), and aligns with both Policy N 2 (Green Infrastructure) of the Redcar and Cleveland Local Plan (2018) and the Tees Valley Green Infrastructure Strategy (2008).

There is also the opportunity to contribute to carbon sequestration. Natural England recently published a report detailing the different rates of carbon sequestration according to habitat type, which indicates that managing grassland for biodiversity also improves its ability to sequester carbon. For full details see: [Carbon Storage and Sequestration by Habitat 2021 - NERR094](#).

The current landscaping proposal is limited to “maintained grass and native tree planting”. However, Natural England would encourage the applicant to consider other approaches to the landscaping such as incorporating species rich grassland and other design elements that provide net gains for biodiversity, and provide wider environmental benefits.

England Coast Path

The England Coast Path runs to the south of the site. If permission is granted the contractor should liaise with your authority to ensure that the route remains open while the work is carried out.

We have previously provided general advice in relation to protected species and other natural environment issues. These are not repeated here for brevity, but remain material considerations when assessing this proposal.

Should the proposal change, please consult us again.

If you have any queries relating to the advice in this letter please contact me on 0207 714 1982 or lewis.pemberton@naturalengland.org.uk. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours sincerely

Lewis Pemberton
Lead Sustainable Development Adviser