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Planning Department  
Redcar and Cleveland Borough Council  
Redcar and Cleveland House  
Kirkleatham Street  
Redcar  
TS10 1RT

**Date:** 23 June 2021  
**Our ref:** 63262/01/AGR/KS/19846184v1  
**Your ref:**

Dear David

## **Submission of full planning application: Proposed Substation, Teesworks**

On behalf of our client, Teesworks, we are pleased to submit an application seeking full planning permission for a proposed electricity substation at Teesworks, Redcar.

The substation will be used and form part of essential upgrades to the electricity infrastructure network within the Teesworks area.

The site itself forms part of the former Redcar Steelworks and is largely flat. The site is accessed via the A1085 Trunk Road from the Lackenby Gate entrance to the Steelworks site.

As such, the description of development is as follows:

*“Erection of substation and associated hardstanding”*

### **Application Background**

Teesworks (formerly South Tees Development Corporation) was created in 2017 with the objective of delivering area-wide, transformational economic regeneration within its constitutional area, to augment the wider economic growth plans of the Tees Valley. Representing the largest single regeneration opportunity in the UK, Teesworks regeneration programme will be pivotal in transforming the Teesworks area into a national asset for new industry and enterprise, making a substantial contribution to the economic growth and prosperity of the region.

As part of this transformation, it is essential to ensure that the necessary utilities are in place. This application forms an essential part of a plan to upgrade the electricity infrastructure across the area.

### **Planning Considerations**

The statutory development plan for the proposed development site comprises the Redcar and Cleveland Local Plan (adopted 2018).

Alongside the Local Plan, Redcar & Cleveland Borough Council prepared the South Tees Area SPD (also adopted in May 2018) to support the economic and physical regeneration of the South Tees area and provide

guidance on the interpretation of the local planning policy documents. The SPD was informed, and is supported, by a Master Plan which was originally prepared by STDC in 2017.

The Master Plan was last updated in November 2019. It sets out the vision for transforming the STDC area into a world-class example of modern, large-scale industrial business park by providing a flexible development framework where land plots can be established in a variety of sizes to meet different occupier needs in the most efficient manner possible.

Policy LS4 of the Redcar and Cleveland Local Plan sets out the overall spatial strategy of the South Tees area. Whilst the proposals relate to essential infrastructure, its development ultimately will contribute towards the aims of the spatial strategy as set out in Policy LS4 and would contribute towards the area meeting its economic, connectivity and environment aims.

## Summary

The proposed development forms part of essential upgrades to the existing electricity network at Teesworks. Based upon the above, it is concluded that the development accords with the relevant policies of the Redcar and Cleveland Local Plan and should be approved on this basis.

## Application Submission

The following documents have been submitted via the Planning Portal, under reference PP-09948700:

- This Covering letter;
- Completed application forms;
- Site Location Plan (ref: TSWK-STDC-LAC-ZZ-DR-C-0015 Rev -), prepared by Teesworks;
- Bunded Substation Compound Transformer with Close Coupled LV Cabinet (Rev P2), prepared by Electricity North West;
- Lackenby New 11KV Kinkerdale Substation Cross Sections (ref: TSWK-STDC-LAC-ZZ-DR-C-006 Rev -), prepared by Teesworks; and
- Existing Site Plan (ref: TSWK-STDC-LAC-ZZ-DR-C-0015 Rev -), prepared by Teesworks.

The requisite planning application fee has been paid directly to the Planning Portal.

We trust that we have provided all the necessary information and that the application can be validated and advanced to determination at the earliest opportunity. Should you require any additional information, please do not hesitate to contact me.

Yours sincerely



**Katherine Simpson**  
Senior Planner