

Application Reference	R/2021/0753/FFM
Proposal	CHANGE OF USE OF LAND TO B2/B8 USE, THE LAYING OF HARDSTANDING AND THE ERECTION OF HISEC SUPER 6 CPNI BOUNDARY FENCING'
Location	LAND EAST OF DOCKSIDE ROAD SOUTH BANK
Applicant	SOUTH TEES DEVELOPMENT CORPORATION

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 July 2021. 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 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

Conclusion

The application site is vacant brownfield land and was historically used for economic and employment purposes associated with the iron and steelmaking industries.

The site is allocated in the Local Plan for economic development uses under policy ED6, which confirms that proposals falling within use classes B1, B2 and B8 and suitable related sui-generis uses will be supported. Therefore, subject to meeting general development requirements and all other relevant policies in the plan, the proposed re-use for logistics activities is considered policy-compliant and will promote, within the South Tees Development Corporation area, the achievement of economic objectives set out under policy LS4.

Furthermore, the site falls within the boundary of the 'Teesworks' redevelopment site and the proposals would complement the substantial development proposals on adjacent land

for up to 418,000 m² gross industrial and commercial floorspace and ancillary uses, including storage and parking areas, which received outline permission in March 2020.

Planning Strategy Team (27/09/2021)