

David Pedlow  
Redcar & Cleveland Borough Council  
Redcar & Cleveland House  
Kirkleatham Street  
Redcar & Cleveland  
TS10 1RT

**Date:** 1 October 2021  
**Our ref:** 63455/01/NW/JWoo/  
**Your ref:**

Dear Mr Pedlow,

### **Planning Application: South Bank, Tees Works**

We are pleased to submit, on behalf of our client South Tees Development Corporation 'Teesworks', an application seeking full planning permission for the following:

*'Proposed erection of perimeter fencing, cabin, generator, CCTV, and lighting towers'*

### **The Site and Surroundings**

The application site is located to the east of Smith's Dock Road, on the southern bank of the River Tees. The site is accessed via a fourth limb of the Dockside Road/Smith's Dock Road roundabout.

The site, approximately 1.3 hectares in size, is currently vacant land. Buildings on the site are absent but the majority of the site is hardstanding and can be classified as previously developed.

### **Planning History**

In terms of planning history, the following is considered to be relevant:

- R/2021/0753/FFM – Change of use of land to B2/B8 use, the laying of hardstanding and erection of HISEC Super 6 CPNI Boundary Fencing – Under consideration (decision due by 13/01/2022)

### **The Proposal**

The application seeks full planning consent for the erection of perimeter fencing, cabin, generator, CCTV, and lighting towers.

The fencing would be 2.4m in height with a 3mm diameter weldmesh. The topping of the fencing would be 0.5m vertical extensions with 3 lines of barbed/razor wire, resulting in a maximum height of 2.9m.

A single cabin is proposed and would be 3m in width and 7.5m in depth and 3m in height.

6 CCTC posts are proposed and they would be 6.7m in height.

Two lighting towers are proposed and would be 10m in height. They would face into the site.

The application site would form the new 'Freeport' at Teesside providing an area designated by the Government with little or no tax in order to encourage economic activity.

## **Planning Policy Context**

### **National Planning Policy Framework (NPPF)**

The following sections are considered to be relevant to the proposal:

- NPPF Part 2 – Achieving sustainable development
- NPPF Part 4 – Decision-Making
- NPPF Part 6 – Building a strong, competitive economy
- NPPF Part 9 – Promoting sustainable transport
- NPPF Part 11 – Making effective use of land
- NPPF Part 12 – Achieving well-designed places
- NPPF Part 14 – Meeting the challenge of climate change, flooding and coastal change
- NPPF Part 15 – Conserving and enhancing the natural environment

### **Redcar and Cleveland Development Plan (May 2018)**

The following sections are considered to be relevant to the proposal:

- Policy SD1 – Sustainable Development
- Policy SD4 – General Development Principles
- Policy sd6 – Renewable and Low Carbon Energy
- Policy SD7 - Flood and Water Management
- Policy LS4 – South Tees Spatial Strategy
- Policy ED6 – Promoting Economic Growth
- Policy N4 - Biodiversity and Geological Conservation

## **Planning Assessment**

This section shall assess what are considered to be the main planning merits of the proposal against the relevant national and local planning policies.

### **Principle of the Development**

The application site is located within the South Tees Development Corporation area (policy LS4) and within a Protected Employment Area (Policy ED6).

The site would be used as a designated 'Freeport', one of ten within the UK which brings unique opportunities to the wider area, and serves to satisfy the aspirations of policy LS4 insofar as supporting the wider regeneration of the South Tees Development Corporation area, and helping support the expansion and long-term protection of the port and logistics sector. The Freeport will give the area a unique identity in comparison to its competitors making it attractive for inward investment, as demonstrated through the LM Wind development proposal.

## **Visual Amenity**

The application site is currently vacant land, absent of buildings but predominantly covered with hardstanding in the form of tarmac. The value of the land in amenity terms is considered to be low.

The proposed development, comprising fencing, cabin, CCTV, lighting towers, and a generator, is considered to be in-keeping with the industrial setting and would not therefore have a detrimental impact on visual amenity.

## **Residential Amenity**

There are no residential properties in close proximity to the site and no other sensitive receptors. Noise from the generator would not be significant and the lighting towers are inward facing which would reduce the level of lightspill outside of the application site.

As such, it is not considered that the proposal would result in an unacceptable impact on the amenity of any adjoining uses.

## **Flood Risk and Drainage**

The application is supported by an Enabling Earthworks and Remediation Strategy Report, prepared by Arcadis, dated August 2021. This was submitted to support application R/2021/0753/FFM.

The report deals with flood risk, amongst other matters, and identifies the site is at very low risk of flooding with a less than 0.1% chance of flooding in any year.

The site is currently predominantly hardstanding and it is not therefore considered that the proposed development would result in an increased risk of flooding elsewhere.

The Wood "Flood Risk Assessment and Drainage Strategy Flood Risk Assessment and Drainage Strategy" (Ref. 41825-WOOD-XX-XX-RP-OW-0001\_A\_PO1) concluded that the potential import of up to 500mm mudstone onto the site did not increase the surface water flood risk.

## **Ground Conditions**

The application is supported by an Enabling Earthworks and Remediation Strategy Report, prepared by Arcadis, dated August 2021.

The aforementioned report deals with contaminant distribution across the site and outlines the redevelopment and enabling works required which comprise of turning over the Made Ground to a depth of up to 2.5m below finished level. This will include removal and crushing of relic structures and obstructions, removal and treatment of environmental contamination as required and replacement of treated material to formation levels for development.

The report outlines a remediation strategy which is considered to be acceptable in ensuring the site is brought to an acceptable standard and reduces the risk of harm to human health by way of contamination.

## **Summary**

To summarise, the application proposes a key element of the wider regeneration of the South Tees Development Corporation area in the form of the Freeport. Its development cements the region's place as an area attractive for inward investment which in turn helps meet the aspirations of the Redcar and Cleveland Local Plan.

The application is supported by the following documents:

- Completed application form
- Application plans
  - Primary Custom Zone Initial Land Area Proposed Site Plan (ref: TSWK-STDC-SBK-ZZ-SK-C-0002 E)
  - Primary Custom Zone Initial Land Area Location Plan (ref: TSWK-STDC-SBK-ZZ-SK-C-0005 A)
  - Primary Custom Zone Initial Land Area West and East Elevations (ref: TSWK-STDC-SBK-ZZ-SK-C-0002B A)
  - Primary Custom Zone Initial Land Area North and South Elevations (ref: TSWK-STDC-SBK-ZZ-SK-C-0002A B)
- Supporting Information
  - Cover Letter
  - Dual Solar Methanol Tower Specification Overview
  - Lighting Solutions
  - SDMO Manufacturer Data Sheet
  - Proposed Fence Details
  - Enabling Earthworks and Remediation Strategy Report, prepared by Arcadis, dated August 2021
  - Memo, prepared by Arcadis, dated 16 August 2021
  - Flood Risk Assessment and Drainage Strategy Flood Risk Assessment and Drainage Strategy (ref: 41825- WOOD-XX-XX-RP-OW-0001\_A\_PO1), prepared by Wood Environment & Infrastructure Solutions UK Limited, dated June 2019

The requisite planning application fee of £234 has been paid via the Planning Portal.

We trust that you have sufficient information to validate this application. If you require any further information or clarification, then please do not hesitate to contact me.

Yours sincerely,



**Neil Westwick**  
Senior Director