

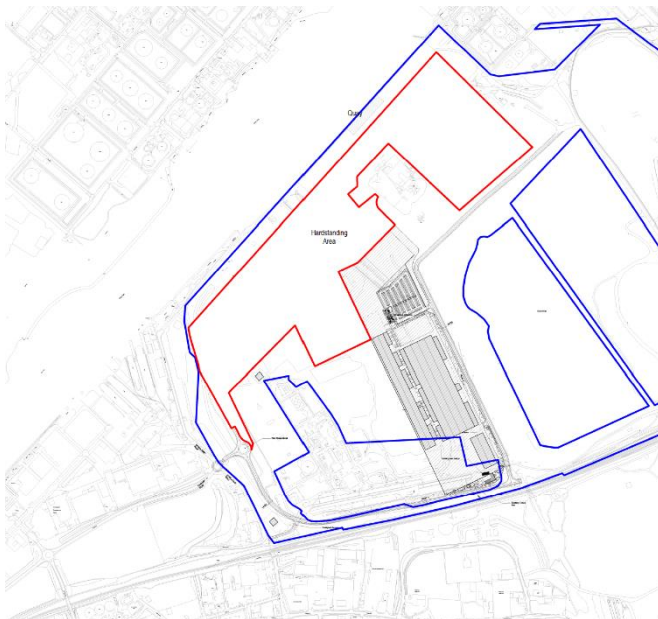
Briefing Note

Our ref 61586/01/NW/AA
Date 19 October 2021
To Redcar and Cleveland Borough Council

Subject **Reserved Matters - Design and Access Statement**

1.0 Introduction

- 1.1 The Design and Access statement has been prepared by Lichfields in support of a reserved matters application for the hardstanding area which forms part of the LM Wind manufacturing plant. The proposed site is bounded to the:
- North West by the River Tees;
 - North East by Lackenby Channel drainage cut and gas pipelines, forming part of the Sembcorp utilities corridor;
 - South East by the Darlington to Saltburn Network Rail line and the infrastructure corridor associated with the wider area; and
 - South West by an existing line of raised vegetation and then by Smiths Dock Road.
- 1.2 The 99.59 acre (40.30 ha) area of land subject to this reserved matters application is marked out with a red boundary line in the map below:



2.0 Access

- 2.1 The development will allow for access through this part of the Southbank site. Access to the public highway will be provided through an access road that is subject to separate approval.

3.0 Design

- 3.1 The application consists of a 99.59 acre (40.30 ha) area of hardstanding ground. No buildings are proposed in this phase of the development.