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Accounts Payable Department
Redcar & Cleveland House
Kirkleatham Street
Redcar & Cleveland
TS10 1RT

Date: 15 October 2021

Our ref: 63262/01/AGR/20252763v1

Your ref:

Dear David

Detailed Planning Application: Erection of training facility at Dorman Point, Grangetown

On behalf of our client, South Tees Development Corporation (“The Applicant”) and herein referred to as Teesworks, we are pleased to submit a detailed planning application for the following on land at Teesworks, Redcar:

“Erection of a training facility with associated landscaping and parking areas”

The grant of planning permission will enable Teesworks to create a training facility in a single, well designed, building located close to the entrance into the wider Dorman Point development site. It will provide an integrated training facility to be provided in conjunction with the Teesworks Skills Academy. The development will support the delivery of investment and associated job creation in the Teesworks area.

Located to the north of Bolckow Industrial Estate and to be accessed from Eston Road, the Dorman Point (Prairies) site (which the application site forms part of) is a priority regeneration project for Teesworks.

Application Background

Teesworks 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.

In July 2020 planning permission was granted for *“Engineering operations associated with ground remediation and preparation including removal of former railway embankment and works to Holme Beck and Knitting Wife Beck”* (Planning Permission Reference R/2020/0318/FFM). This permission has enabled STDC to create appropriate conditions for final use developments at the Prairie site by addressing the existing site constraints in relation to ground conditions and potential contaminants.

To the west of the application site, in August 2020, planning permission was granted for *“Engineering operations including widening of Eston Road, formation of new roundabout and internal access roads,*

works to enhance Holme Beck and associated hard and soft landscaping works” (Planning Permission Reference R/2020/0270/FFM), to enable STDC to create a new roundabout access to the site.

The Application Site

The site is located within the Dorman Point area of the wider Teesworks development. This heavily industrial area was previously Dorman Long’s South Plant comprising of ten open hearth furnaces. The plant was still in use in 1966 and was supplementing the newer open-hearth plant at Lackenby (built 1952). The site has since benefited from remediation (in accordance with the permission ref. R/2020/0318/FFM referred to above), with a view to delivering the Teesworks development.

The application site sits immediately south of land on which an Energy Recovery Facility has been granted planning permission and to the immediate north of an internal east-west access road, connecting to Eston Road, which has also been granted planning permission.

Proposed Works

The proposed development comprises a 457sqm building to serve as a training facility. The two-storey building will include a reception, staff offices, staff room, two meeting rooms and three large training rooms. Ancillary to the building will be new visitor parking facilities (comprising 36 spaces including 4no. disabled parking bays), bike storage and external plant and bin storage.

The building is to be used for training and learning, linked to both Teesworks Skills Academy and for businesses to use as a central training facility.

The training facility is contemporary in design with a material palette, scale and density that architecturally responds to its industrial setting. The material choice is predominantly grey cladding panels to the first floor, with a contrasting black panel to the ground floor.

Further details are available to view in the accompanying technical documents and suite of plans submitted as part of this application.

Assessment against Planning Policy

The statutory development plan for the proposed development site comprises

- Redcar & Cleveland Local Plan (adopted 2018); and
- The Tees Valley Joint Minerals and Waste Development Plan Documents, comprising;
 - i Minerals and Waste Core Strategy DPD (adopted September 2011); and
 - ii Minerals and Waste Policies and Sites DPD (adopted September 2011).

Alongside the Local Plan, RCBC prepared the South Tees Area Supplementary Document (“SPD”) (also adopted in May 2018) to support economic and physical regeneration of the South Tees area and provide guidance on the interpretation of local planning policy documents. The SPD was informed, and is supported, by the South Tees Regeneration Master Plan which was originally adopted by STDC in 2017.

The Master Plan was subsequently updated, most recently, in November 2019. It sets out the vision for transforming the STDC area into a world-class exemplar of a modern, large-scale industrial business park.

Principle of Proposed Development

Policy LS 1 (Urban Area Spatial Strategy) of the adopted Local Plan sets out objectives for the settlement areas within the borough. The economic objective of particular relevance to the proposed scheme is *'improve skills and workforce development'*. In terms of environment, policy LS 1 aims to *'improve the environment and security of the employment areas'*.

The proposed training facility will support and develop employment skills for the Teesworks area and subsequent surrounding urban settlements therefore supporting Policy LS 1 of the Local Plan.

Policy LS 4 (South Tees Spatial Strategy) of the adopted Local Plan sets out a series of key economic, environmental and connectivity objectives for the South Tees area. Those of particular relevance include the following:

'a. deliver significant economic growth and job opportunities through the South Tees Development Corporation and Tees Valley Enterprise Zone at Wilton International and South Bank Wharf; b. support the regeneration of the South Tees Development Corporation area through implementing the South Tees Area Supplementary Planning Document;

f. improve existing employment areas and provide a range of modern commercial premises that meet contemporary business requirements including the target sectors of the South Tees Area Supplementary Planning Document;

w. enhance the environmental quality of employment through well planned boundary treatments;'

The proposed training facility will contribute to and help to realise all of the above objectives and, therefore, comply with the wider spatial strategy for the area and Policy LS 4 of the Local Plan.

Policy ED 6 (Promoting Economic Growth) of the Local Plan protects land within existing industrial estates and business parks, including 'Land at South Tees', which includes the application site, for employment uses. The policy expects proposals within the STDC Area to have regard to the South Tees Area SPD, and states that *"Proposals which positively contribute towards growth and regeneration will be supported"*. Policy ED6 also states that *"suitable employment related sui-generis uses will be supported"*. The policy also requires that, where appropriate, development proposals demonstrate that there will be no adverse effects on the integrity of the Teesmouth and Cleveland Coast SPA and Ramsar site, or other European designated nature conservation sites.

Following the remediation of the application site (subject to ref: R/2020/0318/FFM), this proposal will support Policy ED 6, contributing towards the regeneration of the STDC area, providing a use that is complementary to employment and industrial uses.

Given its scale and nature, the proposed development will not adversely affect the Teesmouth and Cleveland Coast SPA and Ramsar site. It is therefore entirely compatible with the aims and requirements of Policy ED 6 of the Local Plan.

The South Tees Area SPD (adopted May 2018), through Development Principle STDC1: Regeneration Priorities signals the Council's commitment to work in partnership with STDC to achieve the comprehensive redevelopment of the South Tees Area in order to realise an exemplar world class industrial business park. The SPD sets out a vision to *'focus on high-skilled employment opportunities'* and *'ensure regeneration makes a major contribution to improving education and skills'*. The proposed works will facilitate this objective through the provision of a training centre to support employment across the South Tees Area, fulfilling the development principles identified in STDC1.

Development Principle STDC14 covers this part of the STDC area, referred to as “*the South Industrial Zone*”, and explains that proposals should take into account flood risk, ground contamination and ecology. These technical considerations are all summarised below and addressed in detail in the accompanying application documentation, such that the requirements of Development Principle STDC 14 are met.

It is, therefore, concluded that the principle of development is accepted in the location and the application accords with the relevant policies discussed above.

Ground Conditions

The proposal site has been remediated, therefore it is not necessary to reassess any risk to human health, although, we have submitted the following documents for completeness that either a) accompanied the original remediation application (Ref: R/2020/0318/FFM) or b) were submitted and approved to discharge the conditions attached to the original remediation submission.

- A ground conditions report prepared by Wood;
- A Phase II Environmental Site Assessment prepared by Arcadis;
- A Remediation Options Appraisal and Enabling Earthworks and Remediation Strategy Report prepared by Arcadis; and
- Detailed Conceptual Site Model Review and Risk Assessment prepared by Arcadis.

The proposed development does not present risk to human health during the construction and operational phases, therefore the proposal is in accordance with Local Plan Policy SD 4 (General Development Principles) which gives support to development proposals that ‘*avoids locations that would put the environment, or human health or safety, at unacceptable risk*’.

Ecology

The site is located within a 6km buffer zone of the Teesmouth and Cleveland Coast Special Protection Area (SPA) and Ramsar site.

Policy N4 also requires that development ‘*...which is likely to have a significant effect on any internationally designated site, irrespective of its location and when considered both alone and in combination with other plans and projects, will be subject to an Appropriate Assessment.*’ and that, in such cases, development will only be allowed where ‘*it can be determined through Appropriate Assessment at the design stage that, taking into account mitigation, the proposal would not result in adverse effects on the site’s integrity, either alone or in combination with other plans or projects.*’

In respect to a Habitat Regulations Assessment (HRA), the proposal site was subject to a shadow HRA as part of the remediation phase of planning consent ref: R/2020/0318/FFM. Mitigation measures were implemented to ensure confirm there would be no significant adverse impact on the surrounding designated sites of the SSSI and SPA, through the implementation of a Construction Environmental Management Plan (CEMP) subject to condition 4 of the remediation works The adopted mitigation measures will continue to be followed and planning approval is likely to be subject to a condition relating to a CEMP.

Given the scale of this proposal and location within the boundary subject to an HRA it is considered that a further HRA would not be appropriate or necessary for this proposal. As such, it is maintained that the application accords with the relevant aspects of Policy N4.

Flood Risk

The wider area subject to consent R/2020/0318/FFM was subject to a Flood Risk Assessment. Notwithstanding this, the proposed development site area is less than 1 ha and located within Flood Zone 1 (Very Low risk of flooding) and therefore not subject to a site-specific flood risk assessment.

Archaeology and Heritage

A Desk Based Heritage Assessment, prepared by Prospect Archaeology, is submitted alongside the application the report was submitted as part of the original remediation application (R/2020/0318/FFM) where it was accepted and agreed that the site is of low archaeological sensitivity.

Any potential negative impacts on the archaeology or heritage of the site have been addressed through the discharge of conditions, enabling the remediation of the site and future redevelopment. Consequently, this application site is not subject to archaeological risk, thus no requirement for the management of archaeology through a watching brief during the construction phase of the proposed development.

The proposed development is therefore in accordance with Local Plan Policy HE 2 (Heritage Assets) and Policy HE 3 (Archaeological Sites and Monuments) which prevent any potential harm to heritage and archaeological assets.

Transport

Vehicular access to the site will be made via the new widened Eston Road and roundabout (subject to planning approval ref: R/2020/0270/FFM), which will be delivered to improve access to the site for its alternative future use as an educational facility of a Training Centre and the wider area.

The Tees Valley Design Guide and Specification for Residential and Industrial Estates which outlines the Parking Standards for industrial units, has been reviewed in context of the scheme. The proposed development provides 36no. parking spaces (including 4no. disabled parking bays), which is considered to be appropriate for the use, scale and size of the development. The proposed development therefore satisfies Policy TA 1 (Transport and New Development) of the local plan.

A Transport Statement has been prepared to consider any potential transport effects that may arise during the operational phases of the development.

Environmental Impact Assessment

For completeness, we have given consideration to the relevance of this application to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) ("the Regulations"). The site area is below the threshold for an urban development project, identified in Schedule 2 of the Regulations, therefore, is not subject to an Environmental Impact Assessment.

Conclusion

The proposed Training Facility will support employment opportunities created on the Teesworks site and the wider area. It is part of the transformational economic regeneration of the area that is set to create thousands of new jobs. The proposal accords with the relevant adopted Local Plan policies and aligns with the aspirations for the area set out in the South Tees SPD. The application should, therefore, be approved.

Application Submission

This application has been submitted directly to Redcar & Cleveland Borough Council. The application submission comprises the following documents:

- This covering letter;
- Completed Application Forms and Ownership Certificates;
- Phase II Environmental Site Assessment and Addendum, prepared by Arcadis;
- Remediation Options Appraisal and Enabling Earthworks and Remediation Strategy Report (including commentary on flood risk and water management), prepared by Arcadis;
- Detailed Conceptual Site Model Review and Risk Assessment, prepared by Arcadis;
- Desk Based Heritage Assessment, prepared by Arup;
- Outline Remediation Strategy, prepared by Wood;
- Design and Access Statement, prepared by Pod Architects;
- Site Location Plan (ref:1146-TEE-P-00.01 Location PlanREVA) and a Suite of Plans, prepared by Pod Architects.

Based on the size of the application site area, the requisite application fee payable directly to RCBC is £3696.00 (+£28.00 admin fee).

We trust that the application can be validated and advanced to determination at the earliest opportunity and will contact you in due course to discuss the progress of the application and anticipated timescales for its determination.

Should you have any queries in the meantime, please do not hesitate to contact.

Yours sincerely


Anthony Greally
Senior Director