

Application Reference	R/2021/1048/FFM
Proposal	ENGINEERING OPERATIONS ASSOCIATED WITH GROUND REMEDIATION AND PREPARATION OF THE SITE
Location	FORMER REDCAR STEELWORKS (TEESWORKS) LAND TO WEST OF WARRENBY REDCAR
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 February 2019. 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 N1 Landscape
Policy N4 Biodiversity and Geological Conservation
Policy HE3 Archaeological Sites and Monuments
Policy TA1 Transport and New Development

Tees Valley Joint Minerals and Waste DPDs

Policy MWC4 Safeguarding of Minerals Resources from Sterilisation
Policy MWP1 Waste Audits

Supplementary Planning Documents:

South Tees Area SPD

Comments

The application seeks outline permission for engineering operations associated with ground remediation and preparation of the site. The site is located within the South Tees Development Corporation Area which is identified on the Policies Map.

Policy LS4 supports the delivery of significant economic growth and job opportunities in the South Tees area; the regeneration of the South Tees Development Corporation Area through implementing the South Tees Area SPD; giving the area an identity and making it attractive to inward investment; supporting the regeneration of former steel sites as part of the South Tees Development Corporation; encouraging clean and more efficient industry in the South Tees area to help reduce carbon dioxide emissions and risk of environmental pollution; and securing decontamination and redevelopment of potentially contaminated land.

The site is allocated for specialist employment uses, including B uses and suitable sui-generis uses, through Policy ED6 of the Redcar & Cleveland Local Plan 2018. In accordance with ED6 proposals should have regard to the South Tees Area SPD which supports the remediation and redevelopment of land in the area.. Proposals which positively contribute towards growth and regeneration will be supported

It should be ensured that development does not result in an adverse effect on the integrity of the neighbouring Teesmouth and Cleveland Coast SPA and Ramsar site and underlying SSSI in accordance with Policy N4. Wider impacts on biodiversity should also be avoided with opportunities taken to protect and enhance, recognising wider ecosystem services and providing net gains wherever possible.

In accordance with SD4 proposals should create a healthy, safe and secure environment and minimise pollution. Development should avoid locations that would put the environment, or human health or safety, at unacceptable risk.

Planning Strategy Team (15/12/2021)