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**Date:** 31 March 2022  
**Our ref:** 64764/01/NW/JM/  
**Your ref:** PP-11164380

Dear David

## **South Bank: Reserved Matters Submission**

On behalf of our client, South Tees Development Corporation (“The Applicant”), we are pleased to submit an application for the approval of Reserved Matters for the third phase of development pursuant to Outline Planning Permission reference R/2020/0357/OOM and the Lichfields Phasing Plan (Version 2) approved under application Reference R/2021/0269/CD.

This third phase comprises works associated with the delivery of a facility for SeAH Wind Ltd (“SeAH”), to provide an offshore wind turbine monopile manufacturing plant to serve the next generation of offshore windfarms.

## **Background**

Outline planning permission was granted on 03 December 2020 (Reference: R/2020/0357/OOM) for the following:

*“Demolition of existing structures on site and the development of up to 418,000 sqm (gross) of general industry (Use Class B2) and storage or distribution facilities (Use Class B8) with office accommodation (Use Class B1), HGV and car parking and associated infrastructure works, all matters reserved other than access.”*

This application seeks approval of Reserved Matters details (appearance, landscaping, layout and scale) to implement works necessary to deliver the SeAH monopile facility.

Condition 4 of Planning Permission Reference R/2020/0357/OOM states:

*“No development shall commence until a phasing plan for the application site has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved phasing plan unless otherwise agreed in writing with the Local Planning Authority. The applicant reserves the right to amend the phasing plan.”*

The Phasing Plan (Version 1) was approved on 19 May 2021; Version 2 was subsequently approved in August 2021. Phase 3 of the approved Phasing Plan (Version 2) is listed as “*submission of reserved matters details*”

for first end-user –details of appearance, landscaping, layout and scale of buildings and associated hard landscaping”. This application relates to Phase 3 and SeAH will be the first end user.

The description of development for this reserved matters application is as follows:

*“Application for the approval of reserved matters, namely appearance, landscaping, layout and scale in respect of a class B2 manufacturing unit with ancillary offices, parking, servicing, and landscaping (pursuant to R/2020/0357/OOM).”*

In June 2021 STDC approved a prior notification application (Ref R/2021/0397/PND) relating to the demolition of the former South Bank Coke Oven Battery Plant which occupies part of the southern section of the site. This facilitated the early clearance of this part of the site ready to accommodate the SeAH development.

## **Details of Reserved Matters**

The Phase 3 works site area comprises approximately 36.42 hectares and is demarcated on Ashton Smith Site Location Plan, extending (5.83ha) beyond the boundary of the outline planning permission. A separate detailed planning application for development which lies outwith the outline red line is submitted in parallel.

The layout of the proposals is set out on the Proposed Masterplan prepared by Ashton Smith.

Full details of the proposals can be found in the ES compliance statement and on the accompanying planning drawings.

## **Application Submission**

The application has been submitted via Planning Portal (Reference PP-11164380) and comprises the following:

- Completed Planning Applications Form;
- Covering Letter, prepared by Lichfields (this letter);
- EIA Compliance Statement, prepared by Lichfields;
- Design and Access Statement, prepared by Ashton Smith;
- Application Drawings, prepared by Ashton Smith

The requisite application fee of £462 has also been paid via separate cover.

We trust that you have sufficient information to validate and determine the application and we will contact you in due course to confirm this. Should you have any queries in the meantime, please do not hesitate to contact me or my colleagues Justine Matchett and Phil McCarthy.

Yours sincerely



**Neil Westwick**  
Senior Director