

Application Reference	R/2022/0355/FFM
Proposal	ERECTION OF INDUSTRIAL FACILITY (USE CLASS B2/B8), ASSOCIATED STRUCTURES, HARDSTANDING AND LANDSCAPING WORKS
Location	LAND AT SOUTH BANK OFF TEES DOCK ROAD SOUTH BANK
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 July 2021. 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 N2 Green Infrastructure
 Policy N4 Biodiversity and Geological Conservation
 Policy TA1 Transport and New Development

Tees Valley Joint Minerals and Waste DPDs

Policy MWC1 Minerals Strategy
 Policy MWC4 Safeguarding of Minerals Resources from Sterilisation
 Policy MWC8 General Locations for Waste Management Sites

Supplementary Planning Documents:

- South Tees Area SPD
- Developer Contributions SPD

Comments

The application seeks outline permission for erection of an industrial facility (use class B2/B8), associated structures, hardstanding and landscaping works.

Policy LS4 of the Redcar and Cleveland Local Plan supports the delivery of significant economic growth and job opportunities in this area and also recognises that the Council will support its regeneration through implementing the South Tees Area SPD.

Policy ED6 of the Redcar & Cleveland Local Plan states that specialist uses, such as heavy industries, will be focussed upon areas including land at South Tees. In these areas, proposals falling within B Use Classes and other suitable employment related sui-generis uses will be supported. Policy ED6 states that proposals at South Tees which positively contribute to growth and regeneration will be supported. It is therefore considered that the proposal would be an appropriate use in accordance with Policy ED6.

The proposal should be well designed in accordance with policy SD4 including taking opportunities available to improve the character and quality of the surrounding area; be sustainable in design and construction; not increasing flood risk; and avoiding impacts on the environment and biodiversity.

Planning Strategy Team (26/04/2022)