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Planning Services
Redcar and Cleveland Borough Council
Redcar and Cleveland House
Kirkleatham Street
Redcar
TS10 1RT

Date: 24 May 2021

Our ref: 63262/01/AGR/KS/19631463v1

Your ref:

Dear David

Submission of Full Planning Application: Proposed Soil Treatment Hospital, Teesworks, Redcar

We are pleased to submit on behalf of our client, Teesworks, an application seeking detailed planning permission for the following:

“Development of soil treatment area comprising of hardstanding, water treatment area and associated apparatus and structures”

The grant of this planning permission will enable the implementation of a temporary (up to five years) soil treatment hospital which will be used to treat and remediate soil within the Teesworks area. The development will incorporate its own water treatment works, to ensure that discharge of water flows following soil treatment has been removed of any pollutants. Further details are available within the attached application.

Application Background

Teesworks (formerly South Tees Development Corporation) 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 nation asset for new industry and enterprise, making a substantial contribution to the economic growth and prosperity of the region.

As part of this transformation, the remediation of land forms a basis to all redevelopment opportunities moving forward, and therefore this application will allow for soil within the Teesworks area to be treated and re-used in the re-development of the wider site.

The Application Site

The site comprises approximately 4.5 ha of land. The site itself formed part of the former Redcar Steelworks and is largely flat. The site is accessed via the A1085 Trunk Road from the Lackenby Gate entrance to the Steelworks site.

Assessment against Planning Policy

The statutory development plan for the proposed development site comprises the Redcar & Cleveland Local Plan (adopted 2018).

Alongside the Local Plan, RCBC prepared the South Tees Area SPD (also adopted in May 2018) to support the 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 a Master Plan which was originally prepared by STDC in 2017.

The Master Plan was last updated in November 2019. It sets out the vision for transforming the STDC area into a world-class example of a modern, large-scale industrial business park by providing a flexible development framework where land plots can be established in a variety of sizes to meet different occupier needs in the most efficient manner possible

We therefore have assessed the proposal against the above documents.

Principle of Proposed Development

Policy LS4 of the adopted Local Plan sets out a spatial strategy to support development within the South Tees Development Corporation (now Teesworks) area. Specifically, this application will help work towards the overall regeneration of the area and allow a mechanism for the decontamination of soils and the subsequent redevelopment of previously contaminated land.

In addition, the proposed development will allow future development sites to be remediated through the treatment of its soil in this location. Equally, the development has sought to ensure that water quality is not affected (as discussed below) whilst the site is operational. As such, the proposal accords with development principle STDC9 (Site Remediation) of the adopted South Tees Supplementary Planning Document.

Flood Risk and Drainage

A Flood Risk Assessment and Drainage Strategy has been prepared by Atkins, given the site area is over 1 hectare in size. The report concludes that the entirety of the site is in Flood Zone 1, and it is proposed to discharge surface water run off into a local public foul sewer location along Tees Dock Road to the south west of the site. In advance of this, all flows will be passed through a water treatment plant to remove pollutants originating from the soil that has been processed on the site.

In addition, run-off from the proposed development will drain into an open storage feature before being transferred into the aforementioned water treatment plant.

Further details are available to view in the accompanying report. On the basis of the above summary and the accompanying FRA, the proposal accords with Policy SD7 of the RCBC Local Plan.

Conclusion

The proposed development is a key step in bringing forward the Teesworks site for redevelopment and will allow treated soil to be used in this transformation. The proposal accords with the relevant adopted Local Plan policies and aligns with the aspirations of the area set out in the South Tees SPD. The application should therefore, be approved.

Application Submission

The application has been submitted via the Planning Portal and comprises of the following documents:

- This Covering letter;
- Completed Application forms and ownership certificates;
- Site Location Plan
- Flood Risk Assessment and Drainage Strategy, prepared by Atkins
- Ground Conditions Report, prepared by Arcadis;
- Proposed Surface Water Drainage Arrangements (ref: TSWK-STDC-LAC-ZZ-DR-C-0014 Rev -), prepared by Atkins;
- Soil Treatment Hospital Area Sections (ref: TSWK-STDC-LAC-ZZ-DR-C-0013), prepared by Atkins;
- Soil Treatment Hospital General Arrangement (ref: TSWK-STDC-LAC-ZZ-DR-C-0012), prepared by Atkins;
- Original Ground Level Survey 06-11.20 (ref: JSH024 Rev -);
- Pavement Layout Sheet 1 of 1 (ref: 5203829 – HPV- DR-C -000001 Rev P01.1);
- Pavement Cross Sections and Typical Details Sheet 1 of 1 (ref 5203829-HPV-DR-C-000002 Rev P01.1);
- CDM Working Areas (ref: TWSK-STDC-LAC-ZZ-DR-C-0002 Rev -);
- Existing Site Plan (ref: TSWK-STDC-LAC-ZZ-DR-C-0010 Rev -); and
- Location Plan (ref: TSWK-STDC-LAC-ZZ-DR-C-0011 Rev -).

The requisite application fee payable to Redcar and Cleveland Borough Council is £2028.

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 the anticipated timescales for its determination.

Should you have any queries in the meantime, please do not hesitate to contact either myself or my colleague Phil McCarthy.

Yours sincerely



Katherine Simpson
Senior Planner