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Date: 09 July 2021
Our ref: 63262/01/AGR/AB0/19880022v1
Your ref: PP- 09907654

Dear David

Submission of Full Planning Application: BRAVO-10 Pipe Bridge Diversion

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

"*Engineering operation to create trench associated with the subterranean diversion of the BRAVO-10 pipe bridge*."

The application site measures circa 0.35 ha and is located to the west of Tees Dock Road, as identified on Site Location Plan Reference STDC-ATK-SBK-XX-DR-SE-0104 Rev P01.

The application site forms part of the wider South Bank land area. On 3 December 2020 outline planning application was granted at South Bank for the 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 (R/2020/0357/OOM).

The majority of the site also falls within the wider "former metal recovery area". Land within the former metal recovery area has been remediated and ground preparation has been undertaken in accordance with planning permission reference R/2020/0465/FFM, approved 12 November 2020.

Application Background and Proposals

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.

As part of this transformation, it would be beneficial to divert the Bravo-10 Pipe Bridge and re-route the pipelines underground to facilitate future development and ease of movement around the Teesworks area.

A new culvert is proposed to house the pipelines underground. Once the trench has been dug and the culvert constructed, ground levels will be reverted to existing. Further construction details are provided in the accompanying plans.

Planning Considerations

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

Alongside the Local Plan, Redcar & Cleveland Borough Council 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 the 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 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.

Policy LS4 of the Redcar and Cleveland Local Plan sets out the overall spatial strategy of the South Tees area. Whilst the proposals are relatively minor in scale relate to engineering works to re-route essential infrastructure, its development ultimately will contribute towards the aims of the spatial strategy as set out in Policy LS4 and would contribute towards the area meeting its economic, connectivity and environment aims.

Ground Conditions

Ground conditions across the site are expected to comprise Made Ground between 0 to 8m below ground level (bgl). The thickness of Made Ground is likely to be deeper in areas close to the pipe bridge foundations.

The Made Ground typically comprises a mixture of slag, ash, pulverised fuel ash, clinker, coal, coke, lime and general demolition rubble such a brick, concrete and metal associated with steel work activities. The Made Ground deposits typically comprise a range of contaminants including asbestos, hydrocarbons, heavy metals, abnormal pH and sulphate/sulphides.

Deep natural ground conditions underlying the site are described as alluvial and marine deposits up to 9m thick comprising sandy clay and gravel deposits and underlain by Glacial Till/Boulder Clays. Mudstone is present beneath the Glacial Till deposits and sandstone is present at over 200m bgl.

The water table varies but is typically experienced between 1 to 5m bgl depending on the ground level. Ground water broadly flows towards the River Tees. Local flow conditions are however complex and possibly localized due to local variations in the depth of the Made Ground, variations in permeability of the underlying drift deposits and/or the effect of sub-surface drainage systems/obstructions.

Prior to detailed design a full Ground Investigation will be completed to provide detailed ground design parameters and sub-surface solid conditions in the area of the proposed works. This will allow the Principal Designer and Principal Contractor in the detailer design stage to develop:

- Safe systems of work;
- Risk Assessments and Method Statements;
- Pre-Construction Information and Construction Phase Plans;
- Design parameters for temporary and permanent works;
- Waste management Plans;

On the basis of our current understanding we do not believe that ground conditions would prevent the development progressing and the development will not negatively impact ground conditions.

Ecology

An Ecological Assessment of the site has been undertaken by INCA. The assessment confirms that the site does not support any priority species. However, several self-seeded Cotoneaster sp. plants have become established and are clearly 'invasive'. The report recommends that as a precaution, all Cotoneasters cleared from the site should be disposed of responsibly to avoid the spread of this plant. The report concludes that the proposal will have no significant adverse impact on ecology. Indeed, the responsible removal of Cotoneaster bushes is a positive impact.

Summary

The proposed development forms part of essential infrastructure works to facilitate the development of the wider Teesoworks site. Based upon the above, it is concluded that the development accords with the relevant policies of the Redcar and Cleveland Local Plan and should be approved on this basis.

Application Submission

The application has been submitted via Planning Portal (Reference PP- 09907654) and comprises the following:

Completed Planning Applications Forms and Notice Certificates;

Covering Letter, prepared by Lichfields (this letter);

Ecology Report prepared by INCA; and

Application Drawings, prepared by Atkins – see table below

Plan Title	**Reference**
Site Location Plan	STDC-ATK-SBK-XX-DR-SE-0104 Rev P01
Bravo 10 Pipebridge Culvert Current GA	STDC-ATK-SBK-XX-DR-SE-0100 Rev P02
Bravo 10 Pipebridge Culvert Construction GA	STDC-ATK-SBK-XX-DR-SE-0101 Rev P02
Bravo 10 Pipebridge Culvert Proposed GA	STDC-ATK-SBK-XX-DR-SE-0102 Rev P02
Bravo 10 Pipebridge Culvert Sections	STDC-ATK-SBK-XX-DR-SE-0103 Rev P02

The requisite application fee of £936 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 Anthony Greally and Alexandra Bonner.

Yours sincerely

LICHFIELDS

[redacted]

Neil Westwick
Senior Director