

<b>Application Reference</b>	R/2021/0879/FF
<b>Proposal</b>	ERECTION OF A TRAINING FACILITY WITH ASSOCIATED LANDSCAPING AND PARKING AREAS
<b>Location</b>	LAND AT PRIARIE SITE NORTH OF BOLCKOW ROAD INDUSTRIAL ESTATE ACCESS FROM ESTON ROAD GRANGETOWN
<b>Applicant</b>	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 HE2 Heritage Assets  
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  
Policy MWP8 South Tees Eco-Park (Redcar and Cleveland)

#### **Supplementary Planning Documents:**

- South Tees Area SPD
- Developer Contributions SPD

#### **Comments**

The application seeks outline permission for erection of a training facility with associated landscaping and parking areas.

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 processing industries and port logistics, will be focussed upon areas which include land at South Tees. In these areas, proposals falling within B Use Classes and other suitable employment related sui-generis uses will be supported. The applicant states that the development will enable Teesworks to create a training facility in a single, well designed, building located close to the entrance into the wider Dorman Point development site. It will provide an integrated training facility to be provided in conjunction with the Teesworks Skills Academy and support the delivery of investment and associated job creation in the Teesworks area. Policy ED6 states that proposals at South Tees which positively contribute to growth and regeneration will be supported. It is therefore considered that the training facility would be an appropriate use in accordance with Policy ED6.

The development of the South Tees area is also supported through the South Tees Area SPD which includes the objective of ensuring the regeneration of the South Tees Area makes a major contribution to improving education and skills across the Tees Valley. Proposals should have regard to the development principles contained within this SPD.

The site is located within an area allocated in the Tees Valley Joint Mineral and Waste Policies and Sites DPD 2011 under Policy MWP8: South Tees Eco-Park (Redcar and Cleveland). The proposed location is on the edge of this site. The 27 hectares allocated site was previously used for steel making operations. Proposals have been approved for 9 hectares of land to be developed to provide a waste autoclaving plant and facilities to deal with the products of the process. However this development has never progressed and it is considered appropriate that alternative uses should be considered in accordance with the 2018 Local Plan and the South Tees Area SPD.

The proposal should be well designed in accordance with policy SD4 including avoiding locations that would put human health or safety at unacceptable risk.

**Planning Strategy Team (02/11/2021)**