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Branch Chair Mrs Jan Arger

Authority: Stockton on Tees Borough Council

Type of consultation: Planning Application

Full details of application/consultation: 23/1704/OUT - Outline application with all matters reserved for the erection of industrial units for light industrial, general industrial and storage and distribution uses with ancillary office floorspace.

At: Land North Of 4 Fleck Way, Teesside Industrial Estate, Thornaby, TS17 9JZ

Type of response: Objection

Date of Submission: 31st October 2023

All responses or queries relating to this submission should be directed to the Secretary for the Trustees at the contact details shown above on this frontispiece.

All CPRE North and East Yorkshire comments are prepared by the charity using professional planners whose research and recommendations form the basis of this response in line with national CPRE policies.

External planning consultant used in this response:



KVA Planning Consultancy
Katie Atkinson, BA (Hons), Dip TP, MA
MRTPI
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Comment

CPRE North and East Yorkshire ('CPRENEY') welcomes the opportunity to provide Stockton on Tees Borough Council ('The Council') with comments in response to the above mentioned outline proposal for industrial units at Teeside Industrial Estates. The Applicant is North East Property Partnership Ltd ('NEPP'). CPRENEY has also provided the Council with a combined response to both an outline application and a full application for two further sites submitted by NEPP on the same Estate. All 3 sites have been submitted simultaneously. CPRENEY supported the two applications, however, has concerns relating to propriety species at this site.

Teeside Industrial Estate is located to the west of the A19, the main north-south vehicular route through Teesside, which links Teesside with Tyne & Wear and Yorkshire. To the north of the Estate is the residential area of Thornaby, with Ingleby Barwick located to the west, both of which lie within the wider Stockton-on-Tees Borough. The Estate was established in 1964 and covers more than 120 ha of land.

The site subject to this application is referred to as Plot 1. The application is supported by similar information and in some cases, identical reports (e.g. Transport Assessment) to the other proposals - the full application (23/1756/FUL), at land West of Perry Avenue is referred to as Plot 3, whilst the site proposed via the outline application (23/178/OUT) at Land South of Fleck Way, is referred to as Plot 5. The sites are fully contained within the existing Teeside Industrial Estate, which is located in close proximity to the A19 Parkway Junction and are within land that the Council has allocated for new general employment proposals under Policy EG1h of the Council's Local Plan (adopted 2019).

CPRENEY has considered the documents submitted for the outline application and acknowledge that there is support for the proposal under the above Local Plan policy. However, having read the applicant's Ecological Appraisal note that there are a number of protected species of plant including - Meadowsweet and Great Burnet. Areas of land occupied by meadowsweet and great burnet provide evidence for the potential presence of a 'Lowland Meadow', which is considered to be a 'Priority Habitat' protected via s.41 of the Natural Environment and Rural Communities (NERC) Act 2006, which includes a range of habitats of national conservation significance; of these, 'Lowland Meadow' is one and also in conformity with paragraph 179b. In a similar way, the applicant's ecologist has demonstrated that priority species of birdlife are present on the site and the Council should ensure that they are suitably satisfied with the proposed mitigation.

Of further concern is the presence of the adjacent area of ancient woodland at Stainsby Wood which could be impacted as a result of the construction stage (in relation to dust and particle emissions) alongside the roots needing to be protected from damage in line with paragraph 180c of the NPPF.

Furthermore, there no evidence that a Biodiversity Net Gain assessment has been undertaken. Further as required by paragraph 174 of the NPPF the provision of net gains for biodiversity ('BNG') should be achieved, a minimum of 10% is required by the Environment Act 2021, and whilst this 'minimum' figure has not yet been transposed into planning policy it is certainly becoming best practise. CPRENEY would, therefore, encourage the Council to condition a requirement to undertake a BNG assessment using the most up-to-date matrix system and ensure that the applicant does provide an appropriate measurable net gain (paragraph 179b).

Conclusion

CPRENEY welcomes the opportunity to provide the Council with comments regarding the outline applications as detailed above at the Teeside Industrial Estate.

CPRENEY acknowledges policy support for the location of the development, however, has concerns in relation to the environmental impacts of the proposal including on loss of potential priority habitat of national conservation significance.

CPRENEY reserve the right to comment further should additional information be consulted upon in support of the development in this location.