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Stockton-on-Tees Borough Council  
Planning Development Services  
Municipal Buildings  
Church Road  
Stockton-on-Tees  
TS18 1LD

9 November 2023

Dear Sir / Madam,

**CAR PARK ADJACENT TO UNIT 1, TEESSIDE SHOPPING PARK, STOCKTON-ON-TEES, TS177BW  
APPLICATION UNDER SECTION 62 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS  
AMENDED)  
FULL PLANNING APPLICATION FOR ALTERATIONS TO THE CAR PARK LAYOUT**

On behalf of our client, Stockton Retail Park Ltd (a British Land Company) (the 'Applicant'), we apply for planning permission for alterations to the layout of the car park located adjacent to Unit 1 former Toys R Us) at Teesside Park in Stockton-on-Tees.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015, the documents which comprise the application include the following:

- Application Cover Letter dated 9 November 2023 (this letter);
- Application Forms and Certificates signed and dated 9 November 2023;
- Drawing Ref. 14199B-1-0920 – Location Plan;
- Drawing Ref. 14199B-1-1001 – Existing Car Park; and
- Drawing Ref. 14199B-1-1002 – Proposed Car Park.

The requisite application fee of £234 has been paid via the Council's online payment system. The application has been submitted via the Planning Portal with the Reference PP-12568832.

### **Application Site**

The application site comprises the existing car park, located adjacent to Unit 1 at Teesside Park in Stockton-on-Tees (the 'Site').

The existing car park currently has provision for a total of 338 no. car parking spaces, including a total of 5 no. disabled spaces and 5 no. parent and child spaces.

Unit 1 is a stand-alone retail warehouse unit located to the north west of Teesside Park, between Curry's PC World and Pets at Home / McDonald's. Unit 1 is currently vacant, but with B&M soon to occupy following the recent approvals of LPA Refs: 23/0313/FUL and 23/0879/FUL, which granted planning permission for external

alterations to the elevations of the unit and for the erection of a 4.8m high fence to form an external garden centre respectively.

The full extent of the application site boundary is outlined on Drawing Ref. 14199B-1-0920 – Location Plan.

**The Proposed Development**

This application seeks planning permission for alterations to the layout of the car park located adjacent to Unit 1.

The existing configuration of the car park, illustrated on the submitted Drawing Ref: 14199B-1-1001 – Existing Car Park, is not operating efficiently and results in frequent congestion of vehicles onto Newmarket Avenue.

The proposed alterations to the car park layout will significantly improve the circulation of vehicles around the Site. The proposed works replace the existing traditional grid style parking adjacent to the entrance of Unit 1. The proposed configuration includes a one way system which will promote an improvement to the circulation of vehicles around the car park.

The proposed alteration to the car park layout will result in a minor reduction in the total car parking provision of 6 no. car parking spaces, with the total provision reducing from 338 no. spaces to 332 no. spaces. The proposed loss of 6 no. car parking spaces is considered to be di minims in the context of the wider customer car park.

The proposed alterations to the car park layout are illustrated on the submitted Drawing Ref: 14199B-1-1002 – Proposed Car Park and comprise the following elements:

- Provision of a new one way system configuration to the car park adjacent to the entrance of Unit 1;
- Relocation of existing 5 no. disabled car parking spaces;
- Relocation of existing light columns;
- Provision of new lining and new pedestrian walkways;
- Removal of 3 no. existing trees;
- Relocation of existing 5 no. Parent and Child car parking spaces and the provision of 3 no. additional Parent and Child car parking spaces; and
- Kerblines to be updated.

The existing and proposed car parking provision at the Site is set out in Table 1 below:

*Table 1 – Existing and Proposed Car Parking Provision*

	Existing	Proposed
Total Spaces	338	332 (-6)
Disabled Spaces	5	5 (-)
Parent and Child Spaces	5	8 (+3)

It should be noted that the proposed alterations to the car park layout have been assessed by the Council's Highways Team at pre-application stage (LPA Ref: 23/1843/PREAPP). The Council's Highways Team raised no objection to the proposed alterations.

It follows that the proposed alterations to the car park at the Site are entirely acceptable and fully accord with local and national policy requirements for new developments. As such, we trust that the Council is able to consider the application favourably.

### **Summary and Conclusion**

This application seeks planning permission for alterations to the layout of the car park located adjacent to Unit 1.

The proposed alterations to the car park layout will significantly improve the circulation of vehicles around the Site.

Accordingly, the application should be approved, and planning permission granted under Section 38(6) of the Act.

We trust the information provided above and within the enclosed documents are sufficient for the Council to register and consider the application. We will endeavour to contact you within the next few days to establish your timetable for decision making. In the meantime, should you require any clarification or additional information, please do not hesitate to contact Ross Fraser on 07920 206 216 or Craig Blatchford on 07984 458 485 at these offices.

Yours faithfully,

*Montagu Evans*

**MONTAGU EVANS LLP**

*Enc.*