

Mr Joe Port
Stockton-on-Tees Borough Council
Municipal Buildings
Church Road
Stockton-on-Tees
TS18 1LD

Date: 26 February 2024
Our ref: 62472/21/JW/ET/29742179v1

Dear Joe

Full Planning Application: Proposed widening of existing access from south of Green Lane, Yarm

On behalf of our client, Northumbrian Water Ltd, we are pleased to submit an application seeking full planning permission for the widening of an existing access from south of Green Lane, Yarm. These works are required to facilitate the construction of an underground pipeline from Kirklevington Sewage Treatment Works to a connection point in near to Conyers School, Yarm, the construction of which is considered to be permitted development and is currently being considered by Stockton Council as part of Lawful Development Certificate ref. 24/0134/CPL.

This application has been submitted via the Planning Portal ref. PP-12795741.

Background and Site Location

A Lawful Development Certificate ref. 24/0134/CPL was submitted in January 2024 for an underground pipeline from Kirklevington Sewage Treatment Works and a connection point near to Conyers School, Yarm. The subject planning application is required in order to facilitate the construction of the underground pipeline.

The site is located to the south of Green Lane, south of Yarm, Stockton and comprises an existing access. As the proposed works comprise the widening of this existing access from a classified road, planning permission is required.

Proposed Works

The application proposes the widening of an existing access from Green Lane, from a width of around 4.9m to 6m width. The widened access would be in place for a temporary period, during the construction period of the pipeline. The site access will be reinstated to its original condition upon completion of the pipeline. The widened access is required in order to ensure the safe access and egress to a construction compound that will be set up on an area of existing parking/hardstanding to the south of Green Lane.

We therefore seek planning permission for the following:

“Widening of existing access and associated works.”

Planning Policy Analysis

The National Planning Policy Framework (‘NPPF’) states that *“strategic policies should set out an overall strategy...and make sufficient provision for infrastructure for...wastewater”* (paragraph 20).

The adopted development plan for the application site comprises the Stockton Local Plan, adopted in January 2019. The site is identified under Policy T12 as a playing field. Policy T12 states *“development on existing sports and recreational buildings and land, including playing fields will be resisted, unless:*

- a An assessment has been undertaken which has clearly shown the buildings or land as surplus to requirements; or*
- b The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quality and quantity in a suitable location; or*
- c The development is for an alternative sports and recreational provision, the needs for which clearly outweigh the loss.”*

The proposed development is essential to ensure the safe access and egress from a construction compound, required for the construction of the essential below ground sewerage infrastructure, currently being considered by Stockton Council under Lawful Development Certificate application ref. 24/0134/CPL. The proposals comprise the widening of an existing access and will not compromise or encroach upon the existing play field provision to the south of Yarm School.

On the basis of the above, it is considered the proposals accord with national policy and the adopted development plan, particularly Policy T12.

Submission Documents

The following information accompanies this planning application:

- Site Location Plan ref. 331003042-STN-XX-XX-DR-T-0215 Rev P01;
- Existing Site Plan ref. 331003042-STN-XX-XX-DR-T-0216 Rev P01;
- Proposed Site Plan ref. 331003042-STN-XX-XX-DR-T-0217 Rev P01; and
- Vehicle Tracking ref. 331003042-STN-XX-XX-DR-T-0218 Rev P01.

The planning application fee will be made under separate cover.

Summary

We trust that the information we have provided is sufficient for the determination of the application. If you require any further information, please do not hesitate to contact myself or my colleague Ian Kettlewell.



Yours sincerely

A handwritten signature in black ink, appearing to read "E Thomson".

Emily Thomson

Senior Planner

BA (Hons) MSc MRTPI