

**Application for Development Consent for Tees CCPP project
Case Ref: EN010082**

**Examining Authority's Note of Unaccompanied Site Inspection on
Wednesday 14 March 2018**

Background

As Examining Authority (ExA) I undertook my first Unaccompanied Site Inspection to support my examination of an application for development consent for the proposed Tees CCPP (the Application) on 14 March 2018. The application has been made by Sembcorp Utilities (UK) limited (the Applicant).

In the interests of efficiency, I commenced my unaccompanied inspections following my appointment but before the Preliminary Meeting (PM) which is due to be held on 10 April 2018.

Inspections were undertaken from publicly accessible land including highways and public rights of way. No access to private land including the application site was sought and therefore I was able to undertake the inspection on an unaccompanied basis.

I undertook the inspection alone. I did not encounter any interested parties or other persons during my inspection. Weather conditions were good, being sunny and dry. Visibility was good at all times. My inspection was undertaken by car and on foot.

Prior to commencing the visit I viewed the venue for the Preliminary Meeting to confirm its suitability for use in this Examination.

The purpose of this note is:

- to inform the Applicant, interested parties (IPs) and any other persons invited to become involved in the Examination (other persons) of actions already taken by the ExA; and
- to enable the Applicant, IPs and any other persons to consider which if any additional sites the ExA might need to inspect.

Further site inspections will be required. The site inspection programme will be discussed at the PM to be held on Tuesday 10 April 2018. The Applicant, IPs and other persons will be provided with an opportunity to provide comments to the ExA on the approach that I should take to site inspections and to nominate site inspection locations. An opportunity will be provided to propose inspections of private land on an accompanied basis, should this be necessary. However, before providing comments on the need for and nominations about locations for additional site inspections, the Applicant, IPs and other persons are requested to review the actions recorded in this note.

Before agreeing to any additional site inspections at particular locations, I will consider the degree to which it is necessary to visit a site that has been nominated for an inspection to inform it about the application. I may decide not to visit nominated locations where I have already visited the location or I consider that it is not necessary to see the features to be observed there.

Arrangements for any Accompanied Site Inspections may be included in the ExA's Examination Timetable.

Particulars of the Inspection

The purpose of the visit was for me as ExA to become familiar with the Application site and surrounds. My visit commenced at approximately 9.45am and was completed by approximately 2.30pm with no breaks.

I began my inspection in Redcar observing the Teesmouth and Cleveland Coast including South Gare and Coatham Sands and Redcar Rocks, as identified in Figure 9.1 and Table 9.6 of the Environmental Statement (ES) [APP-051] and Application Document 4.12 Nationally Designated Sites within 15km [AS-002]. Teesmouth and Cleveland Coast is internationally designated as both a Special Protection Area and a Ramsar site and extends much further than that part which I observed. South Gare and Coatham Sands and Redcar Rocks and both Sites of Special Scientific Interest (SSSI) being identified within Table 9.7 and Figure 9.1 of the ES [APP-051] and Application Document 4.12 Nationally Designated Sites within 15km [AS-002].

I then drove to Dormanstown and to Hobson Avenue to note the location identified as a Noise Sensitive Receptor (NSR) in Table 8.4 and Figure 8.1 of the ES [APP-050]. I also took account of Viewpoint 14 as identified in Figure 11.7 and Table 11.4 [APP-053]. (All further Viewpoints referenced below are from Table 8.4 and Figure 8.1 of the ES [APP-050]).

From Dormanstown I drove along the A1085 to the roundabout with the A1053, noting the heavy industrial buildings and structures on either side of the dual carriageway and entrances to Wilton International to the north of the complex and at the A1085/A1053 junction (Westgate Roundabout). I drove south-east along the A1053 (Greystone Road) stopping at the private access road to view the application site (Viewpoint 8) and observe what could be seen from this location.

Continuing south-east to the Greystone Roundabout I turned left on to the A174 and into Lazenby Village. I identified Viewpoints 1, 2 and 4 but did not view the site from Viewpoint 3, identified as private land. Nevertheless, I walked along the path running parallel to the A174 looking towards the site. I also considered the photomontages provided in Annex K of the ES [APP-080] for Viewpoints 1 and 4.

I also drove and/or walked extensively throughout the village noting listed buildings 11, 12, 31 and 36 as identified in Figure 12.6 of the ES [APP-054] and on Application Document 4.13 [AS-005]. (All further listed

buildings referenced below are from Figure 12.6 of the ES [APP-054] and Application Document 4.13 [AS-005] and are recorded in Annex J of the ES [APP-079]). I also took account of the location of NSRs in Table 8.4 and Figure 8.1 of the ES [APP-050] Nos. 3 (closest property to the site) and 3a (High Street, Lazenby).

After visiting Lazenby I drove to Eston, stopping on the way on the B1380 close to the Greystone Roundabout to note views towards the Application site, the reservoirs north and south of the A174, Kettle Beck and footpaths in the immediate vicinity of the Greystone Roundabout. I also took account of the location identified as NSR 2, High Street, Lackenby.

In Eston I briefly observed listed buildings identified as being within Cluster A in document AS-005. From Eston I drove through Grangetown, primarily along roads forming the eastern boundary of the settlement, stopping frequently to consider views eastwards towards the Application site. Specifically I stopped to observe the site from Viewpoints 6 (View from Birchington Avenue / Grangetown Playfield) and Viewpoint 7 (Millennium Park). At Viewpoint 6 I also took note of the Wireline provided in Annex K [APP-080]. Within Grangetown I noted the location of NSRs Nos. 1 and 1a namely Derwentwater Road and Shakespeare Avenue.

Driving on to Lackenby I noted the listed buildings of Cluster C including Old Hall Farmhouse and Garden Wall (Grade II*). I viewed the application site to the east from Viewpoint 5 (View from Rosedene Cattery) and also took account of the Wireline in Annex K [APP-080]. I also noted the position of the Lackenby Transformer Station and the position of pylons in the vicinity.

Next I drove to Sunnysgate on the southern edge of Old Lackenby village. From the footpath leading to Eston Nab I observed the application site from Viewpoint 9 and also from the southern side of the bridge crossing the A174.

I then proceeded to Wilton via the A174 noting on my way, the entrance to Wilton International from the A174. In Wilton from the terrace of the listed Castle I looked across the golf course to Wilton International and the Application site (Viewpoint 11). I noted the characteristics of the parkland landscape surrounding Wilton Castle as described in Table 11.3 of the ES [APP-053].

I travelled through Wilton village noting the numerous listed buildings within the conservation area including the Church of St Cuthbert (Grade II*) before turning back some distance beyond Scrath Farm. This gave me the opportunity to see Wilton Woods Complex, a Local Wildlife Site as shown on Figure 9.2 of the ES [APP-051] and Document 4.12 [AS-002]. In Wilton I also reflected on the location of the village as NSR 4 in Table 8.4 and Figure 8.1 of the ES [APP-050].

After visiting Wilton I continued eastward on the A174 noting a further entrance to Wilton International from the roundabout where it meets the A1042. I then drove south on the B1269 as far as Sandy Lane. I observed

the Yearby Conservation Area and listed buildings as well as the location of NSR 5. At various points on the A1042 I also looked across towards the Wilton International site to consider whether the proposed development would be visible. This included from Viewpoint 13.

My next stop was in Kirkleatham Village where I looked at a number of listed buildings within the conservation area including the Grade I listed entrance to Sir William Turner's Hospital and the Grade II* listed Old Hall. I also took account of the view from outside Old Hall towards the Application site, identified as Viewpoint 12. I was also cognisant of Kirkleatham being categorised as Park and Estate Land in Table 11.3 of the ES [APP-053].

The final area for my visit was centred on the Kirkleatham Business Park where I took account of views westwards across the Wilton International site to the Application site. I also noted the location of Troisdorf Way identified as NSR 6 in Table 8.4 and Figure 8.1 of the ES [APP-050].

Conclusion

I have viewed the application site from numerous public vantage points from all directions incorporating short range as well as long range views. I have familiarised myself with the site's location and its context. Based on my visit I do not consider it necessary to visit the locations identified again, unless specifically requested to do so. In such a case I consider that a visit would only be to view specific identified features.

Nevertheless, I propose to carry out a further Unaccompanied Site Inspection during the Examination specifically to view the site from Eston Nab (Viewpoint 10).