

Net Zero Teesside Project

Planning Inspectorate Reference: EN010103

Land at and in the vicinity of the former Redcar Steel Works site, Redcar and in Stockton-on-Tees, Teesside

The Net Zero Teesside Order

Document Reference: 9.16 Sensitivity Test Traffic Modelling – A1085 Trunk Road / A1042 Kirkleatham Lane

Planning Act 2008



Applicants: Net Zero Teesside Power Limited (NZN Power Ltd) & Net Zero North Sea Storage Limited (NZN Storage Ltd)

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GLOSSARY

Abbreviation	Description
AOD	Above ordnance datum
AS-	Additional Submissions
BAT	Best Available Techniques
BEIS	The Department for Business, Energy and Industrial Strategy
CCGT	Combined Cycle Gas Turbine
CCUS	Carbon Capture, Utilisation and Storage
CEMP	Construction and Environmental Management Plan
CTMP	Construction Traffic Management Plan
CO ₂	Carbon dioxide
CPO	Compulsory Purchase Order
dB	Decibels
DCO	Development Consent Order
dDCO	Draft Development Consent Order
EIA	Environmental Impact Assessment
EPC	Engineering, Procurement and Construction
ES	Environmental Statement
ETS	Emissions Trading Scheme
ExA	Examining Authority
FEED	Front end engineering and design
FRA	Flood Risk Assessment
Ha	Hectares
HDD	Horizontal Directional Drilling
HIA	Hydrogeological Impact Appraisal
HoT	Heads of Terms
kV	Kilovolts
MHWS	Mean High Water Springs
MLWS	Mean Low Water Springs
Mt	Million tonnes
NATS	National Air Traffic Services

NSIP	Nationally Significant Infrastructure Project
NWL	Northumbria Water Lagoon
NZT	The Net Zero Teesside Project
NZT Power	Net Zero Teesside Power Limited
NZNS Storage	Net Zero North Sea Storage Limited
PA 2008	Planning Act 2008
PCC	Power Capture and Compressor Site
PDA-	Procedural Deadline A
PINS	Planning Inspectorate
RCBC	Redcar and Cleveland Borough Council
RR	Relevant Representation
SBC	Stockton Borough Council
SEL	Sound Exposure Level
SPA	Special Protection Areas
SoCG	Statement of Common Ground
SoS	Secretary of State
STDC	South Tees Development Corporation
SuDS	Sustainable urban drainage systems
UXO	Unexploded Ordnance
WFD	Water Framework Directive

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1.0 INTRODUCTION

1.1 Overview

1.1.1 This further response to the Examining Authority's First Written Question GEN.1.37 (Document Ref. 9.19) has been prepared on behalf of Net Zero Teesside Power Limited and Net Zero North Sea Storage Limited (the 'Applicants'). It relates to the application (the 'Application') for a Development Consent Order (a 'DCO'), that has been submitted to the Secretary of State (the 'SoS') for Business, Energy and Industrial Strategy ('BEIS'), under Section 37 of 'The Planning Act 2008' (the 'PA 2008') for the Net Zero Teesside Project (the 'Proposed Development').

1.1.2 The Application was submitted to the SoS on 19 July 2021 and was accepted for Examination on 16 August 2021. A change request made by the Applicants in respect of the Application was accepted into the Examination by the Examining Authority on 6 May 2022.

1.2 Description of the Proposed Development

1.2.1 The Proposed Development will work by capturing CO₂ from a new the gas-fired power station in addition to a cluster of local industries on Teesside and transporting it via a CO₂ transport pipeline to the Endurance saline aquifer under the North Sea. The Proposed Development will initially capture and transport up to 4Mt of CO₂ per annum, although the CO₂ transport pipeline has the capacity to accommodate up to 10Mt of CO₂ per annum thereby allowing for future expansion.

1.2.2 The Proposed Development comprises the following elements:

- **Work Number ('Work No.') 1** – a Combined Cycle Gas Turbine electricity generating station with an electrical output of up to 860 megawatts and post-combustion carbon capture plant (the '**Low Carbon Electricity Generating Station**');
- **Work No. 2** – a natural gas supply connection and Above Ground Installations ('AGIs') (the '**Gas Connection Corridor**');
- **Work No. 3** – an electricity grid connection (the '**Electrical Connection**');
- **Work No. 4** – water supply connections (the '**Water Supply Connection Corridor**');
- **Work No. 5** – waste water disposal connections (the '**Water Discharge Connection Corridor**');
- **Work No. 6** – a CO₂ gathering network (including connections under the tidal River Tees) to collect and transport the captured CO₂ from industrial emitters (the industrial emitters using the gathering network will be responsible for consenting their own carbon capture plant and connections to the gathering network) (the '**CO₂ Gathering Network Corridor**');

- **Work No. 7** – a high-pressure CO₂ compressor station to receive and compress the captured CO₂ from the Low Carbon Electricity Generating Station and the CO₂ Gathering Network before it is transported offshore (the ‘**HP Compressor Station**’);
 - **Work No. 8** – a dense phase CO₂ export pipeline for the onward transport of the captured and compressed CO₂ to the Endurance saline aquifer under the North Sea (the ‘**CO₂ Export Pipeline**’);
 - **Work No. 9** – temporary construction and laydown areas, including contractor compounds, construction staff welfare and vehicle parking for use during the construction phase of the Proposed Development (the ‘**Laydown Areas**’); and
 - **Work No. 10** – access and highway improvement works (the ‘**Access and Highway Works**’).
- 1.2.3 The electricity generating station, its post-combustion carbon capture plant and the CO₂ compressor station will be located on part of the South Tees Development Corporation (STDC) Teesworks area (on part of the former Redcar Steel Works Site). The CO₂ export pipeline will also start in this location before heading offshore. The generating station connections and the CO₂ gathering network will require corridors of land within the administrative areas of both Redcar and Cleveland and Stockton-on-Tees Borough Councils, including crossings beneath the River Tees.
- 1.3 **The Purpose and Structure of this document**
- 1.3.1 The purpose of this document is to support the Applicants’ response to the Examining Authority’s First Written Question GEN.1.37, submitted at Deadline 2 [REP2-016], which reads:
- “Table 3.1 of the Planning Statement [APP-070] and the Long and Short Lists of Developments Table 24-5 and Figures 24-2 and 24-3 [APP-106, APP-235 and APP-236] include a number of relevant development proposals in the vicinity of the Order Limits which were known as of March 2021”.*
- The question asks the Applicants to:*
- i) Update the tables and figures to include decisions made and relevant planning applications submitted since production of the Planning Statement;*
 - ii) Present the relevant proposals on an Ordnance Survey map base;*
 - iii) Confirm whether any such updates would affect the conclusions reached in the ES in particular with regard to in-combination effects.*

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- 1.3.2 Section 2 of this document presents an updated long list of developments (in response to part i of question GEN.1.37) and Sections 3 and 4 confirms whether the updates affect the conclusions of the ES (in response to part iii of question GEN.1.37).
- 1.3.3 The appendices to this document provide updates of tables and figures (in response to part i) of question GEN.1.37), which are provided on an Ordnance Survey map base (in response to part ii of question GEN.1.37).

2.0 UPDATED LONG LIST OF DEVELOPMENTS

- 2.1.1 The Applicants completed an update of the long list of developments on 20th June 2022.
- 2.1.2 To complete the update, the same method was used to complete the update of the long list of developments, as that used in ES Vol I Chapter 24 Cumulative and Combined Effects [APP-106].
- 2.1.3 The April 2022 changes to the application accepted by PINS considered the implications for the environmental assessment (Document 8.1 Environmental Statement Addendum – Volume I [AS-049]). This assessment screened out a requirement to update Chapter 24, Cumulative and Combined Effects [APP-106], therefore the Zones of Influence originally used in ES Vol I Chapter 24 Cumulative and Combined Effects [APP-106] were retained in this updated assessment.
- 2.1.4 In accordance with PINS Advice Note Seventeen, the search area for the long list of developments was set at 15 km, consistent with that used in ES Vol I Chapter 24 Cumulative and Combined Effects [APP-106].
- 2.1.5 Decisions made and relevant planning applications submitted since the original assessment was prepared in July 2021 are summarised in Table 2.1.

Table 2-1 Schemes submitted since the original cumulative assessment for the Proposed Development

ID	PLANNING REFERENCE	SCHEME DESCRIPTION	CARRIED THROUGH TO SHORT LIST
92	H/2019/0491	Development of a waste management facility for the storage and transfer of metal waste including the erection of a storage and distribution building, office building, welfare unit, storage bays and associated works (part-retrospective).	No
93	H/2021/0389	Change of use of land for the siting of up to 42no holiday lodges, 1no office building, two ponds and landscaping.	No
94	H/2021/0498	Demolition of all existing buildings and erection of 234no. new dwellings and associated infrastructure and landscaping	No
95	H/2020/0387	Outline application with all matters reserved, except for access, for residential development comprising up to 475 dwellings, and including a local centre comprising retail (400sqm) and	No

ID	PLANNING REFERENCE	SCHEME DESCRIPTION	CARRIED THROUGH TO SHORT LIST
		business incubator units (1150sqm), and associated infrastructure.	
96	H/2020/0276	Erection of 570 dwellings and provision of a new roundabout and associated infrastructure	No
97	20/1257/OUT	Outline planning permission with some matters reserved (Appearance, Landscaping, Layout and Scale) for the erection of buildings for office, research and development, manufacturing and storage (Use classes B1, B2 and B8) with associated boundary enclosure and the closure of part of Belasis Avenue. Identical application to one approved in 2019; permission sought for an extended implementation period	No
98	21/1092/FUL	Erection of 25no. industrial units for B2/B8 use with associated parking	No
99	21/2896/FUL	Erection of 22 light industrial/employment units	No
100	20/2804/REM	Reserved matters application for appearance, landscaping, layout and scale for the erection of 117 new build houses consisting of 67 two bed houses, 44 three bed houses and 6 four bed houses	No
101	22/0401/MAJ	Construction of 10No B2/B8 warehouses	No
102	20/0764/FUL	Erection of 7 storey office building incorporating lecture theatre, cafe, swimming pool, gym, bar/event space with associated landscaping, public realm, cycle store and car parking	No
103	21/0740/FUL	15 storey tower block comprising 131no. apartments and 4no commercial units with associated cycle parking and refuse facilities	No
104	20/0289/FUL	Erection of 145 residential dwellings with associated access, parking, landscaping and amenity space	No
105	19/0516/RES	Reserved matters application for the erection of 350 dwellings and associated works	No

ID	PLANNING REFERENCE	SCHEME DESCRIPTION	CARRIED THROUGH TO SHORT LIST
106	R/2021/0281/FFM	Magnum Investments: Construction Of 37 Factory Units (Use Class B2/B8)	No
107	R/2019/0433/FF	Installation of an Energy Storage Facility (Up To 50 Mw), New Access Track and Associated Ancillary Equipment and Components (Amended Scheme)	No
108	R/2020/0025/RMM	Convenience Store, Primary School, Children's Day Nursery, GP Surgery/Pharmacy, Community Hall, Petrol Filling Station, Drive Thru Restaurant, Public House and Hotel Following Approval on Appeal of Outline Planning Permission R/2013/0669/Oom	No
109	R/2013/0669/OOM	Outline Application for Up To 1000 Dwellings Together with Ancillary Uses and A Neighbourhood Centre, Park- And-Ride Car Park; Petrol Filling Station; Drive-Thru; Public House/Restaurant And 60 Bed Hotel with Details of Access	No
110	R/2021/0019/OOM	Homes England; Outline application for residential development with associated access, landscaping and open space consisting of; A) 279 residential units (class C3) or; B) 204 residential units (class C3) with 75 assisted living units (delivered as class C2 or C3)	No
111	R/2020/0489/FFM	Residential Development Of 28 Dwellings Comprising Of 25 Bungalows And 3 1.5 Storey Houses with Associated Highway Works; New Vehicular and Pedestrian Accesses and Landscaping	No
112	R/2022/0306/FF	Installation And Operation of a Site Batch Ready Mix Concrete Plant and Ancillary Facilities for A Temporary Period	No
113	R/2022/0242/FF	Teesworks: Erection of A LV Substation and Associated Hardstanding	No
114	R/2022/0343/ESM	South Tees Development Corporation: Application for The Approval of Reserved	Yes

ID	PLANNING REFERENCE	SCHEME DESCRIPTION	CARRIED THROUGH TO SHORT LIST
		Matters, Namely Appearance, Landscaping, Layout and Scale in Respect of a Class B2 Manufacturing Unit with Ancillary Offices, Parking, Servicing, And Landscaping Following Approval of Outline Planning Permission R/2020/0357/OOM	
115	R/2022/0355 /FFM	South Tees Development Corporation: Erection of Industrial Facility (Use Class B2/B8), Associated Structures, Hardstanding and Landscaping Works	Yes
116	R/2022/0002 /FFM	Anglo American Woodsmith Ltd: Engineering Works for The Installation Of 32 Conveyor Footings Along Part of The Conveyor Route Previously Approved Under Planning Permission R/2017/0906/OOM	No
117	R/2021/0432/ FFM	Teesworks: Development of Soil Treatment Area Comprising of Hard Standing, Water Treatment Area and Associated Apparatus and Structures	No

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- 2.1.1 In response to part (i) of GEN.1.37, the updated long list of developments, including consideration of relevant zones of influence and justification or otherwise for short listing, is included in Appendix A. This comprises the schemes previously included in the original assessment (IDs 1 to 91) and the review of new schemes presented in Table 1, which have been submitted since the original assessment (ID 92 onwards).
 - 2.1.2 The Applicants have also reviewed the long list of developments to confirm whether any have changed status since the original assessment was completed. This is presented in Appendix B.
 - 2.1.3 In response to part (ii) of GEN 1.37, the locations of the updated long list and short list of developments are included in Appendix C on an ordnance survey base map.

3.0 REVIEW OF THE CUMULATIVE EFFECTS ASSESSMENT IN RESPONSE TO PART (iii) OF GEN 1.37

- 3.1.1 Based on a review of the decisions made and relevant planning applications submitted since the original assessment presented in Appendix A, there are two schemes which represent EIA development.
- 3.1.2 ID 109 was not short listed since it is relatively remote from the Proposed Development (6.8 km from PCC Site) and additionally is not within the zone of influence (Zoi) for traffic related air quality and noise effects. Given the distance of ID 109 from the Proposed Development and its location to the east of Redcar, it was considered unlikely there would be significant cumulative effects on ecology, landscape or visual receptors.
- 3.1.3 IDs 114 and ID 115 have also been short listed. These are both related to ID 73¹, which was included in the original assessment. ID 73 related to the outline planning application, whereas ID 114 seeks approval of reserved matters. ID 115 covers a small extension to the site consented under IDs 73 and 114. ID 115 is not EIA development, however, has been shortlisted for completeness since it comprises the same overall development as that consented under IDs 73 and 114. A transport note included on the RCBC planning portal confirms that ID 115 will involve no additional trip generation over that considered as part of ID 114. As ID 73 was considered in the original assessment, and the applications for IDs 114 and 115 introduce no materially new or different environmental effects, it is considered unlikely that there would be any additional significant cumulative effects not already identified in the original assessment.
- 3.1.4 In terms of the assessment of in-combination effects that may affect the Teesmouth and Cleveland Coast Special Protection Area (SPA) and Ramsar, the Habitat Regulations Assessment Report (Rev 4, Document Ref 5.13) reviews the potential for other projects and plans to have in-combination effects. This includes a review of the South Tees Regeneration Master Plan (i.e. IDs 73, 114 and 115) and concluded that there are no realistic impact pathways, therefore no in-combination effect is identified. No other schemes are identified in this document as having potential for in-combination effects on the SPA/Ramsar.

¹ Application Description: Outline planning application for demolition of existing structures on site and the development of up to 418,000 sqm (gross) of general industry (use class B2) and storage or distribution facilities (use class B8) with office accommodation (use class B1), HGV and car parking and associated infrastructure works all matters reserved other than access

4.0 SUMMARY

- 4.1.1 The Applicants have completed an update of the long list of development and further considered whether any updates would affect the conclusions of ES Vol I Chapter 24 Cumulative and Combined Effects [APP-106]. Only two additional EIA developments have been identified and considered for short listing. One is distant from the Proposed Development and the other comprises the reserved matters application for a scheme already included in the original assessment. No additional cumulative effects are predicted. In terms of in-combination effects on the Teesside and Cleveland Coast SPA and Ramsar, no new schemes with a realistic impact pathway have been identified, therefore no in-combination effect has been identified.

APPENDIX A: UPDATED LONG LIST OF DEVELOPMENTS

Other Development' Details

Stage 1: Within Zol? (Y/N)

Stage 2

ID (new entries highlighted yellow)	Application Reference	Authority	Location	Applicant/Description	Approx. distance from PCC Site (km)	Site Area	Timescale of Development	Status	Tier	Stage 1: Within Zol? (Y/N)																		Stage 2			Progress to Stage 3/4?	Comments/ Justification						
										Traffic-related	Ecology								Air Quality		Landscape		Heritage		Water & Geology		Noise & Vibration		Scale and nature of development likely to have a significant effect?	Major Development (Y/N)?			ES/ Scoping Report submitted? (Y/N)	Overlap in Temporal Scope (Construction only)? (Y/N)	Other Factors			
										Traffic Air Quality Zol	Traffic Noise Zol	Terrestrial Ecology 2km Zol	Terrestrial Ecology 15km Zol	Aquatic Ecology 2km Zol	Aquatic Ecology 15km Zol	Ornithology 2km Zol	Ornithology 15km Zol	Marine Ecology 10km Zol	Marine Ecology 15km Zol	Construction ZOI	Operational ZOI	Landscape & Visual Amenity Zol	Designated Assets Zol	Non-Designated Assets Zol	Marine Heritage Zol	Hydrology & Water Resources Zol	Geology & Hydrogeology Zol	Construction Vibration Zol			Noise Zol							
1 (NS)	Not yet submitted	PNIS	Application not yet submitted	Net Zero Teesside (Offshore): Offshore elements to be consented by Marine Licence including CO ₂ Export Pipeline below MHWS and geological store and associated facilities. Please note: not shown on Figure 24-2, as planning application boundary is not yet known.	0	Unknown	bp expects to submit the ES in Q1/Q2 2022 with a view to obtaining approval for the Development in 2023. Based on current schedule estimates, bp expects installation of the pipelines and seabed infrastructure (including manifolds) to commence in 2024 with drilling of the wells into the Endurance Store expected to commence in 2025. First CO ₂ injection is anticipated in 2026.	Not yet submitted	2	Unknown - application not yet submitted																		Y	Y	Y	Y	Unknown	NZT offshore elements	Y	Considered relevant to marine ecology only - scoped out by all other technical disciplines.			
2	TR030002	PNIS	Land at Bran Sands, Teesside, on the South Bank of the River Tees.	York Potash Limited - The installation of wharf/jetty facilities with two ship loaders capable of loading bulk dry material at a rate of 12m tons per annum (dry weight). Associated dredging operations to create berth. Associated storage building with conveyor to wharf/jetty. Including a materials handling facility (if not located at Wilton) served by a pipeline (the subject of a separate application) and conveyor to storage building and jetty.	0	92.44 ha	Construction of the harbour facilities January 2017, with completion of the Phase 1 works expected in July 2018. It is the intention that all works will be completed and the Harbour Facilities will be operating at full capacity by 2024.	Approved	1	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Consented but construction not yet started. To ensure a worst case for assessment, assume that construction of the Harbour facilities will take place during the peak month of construction associated with the NZT Project. Linked to IDs 27, 70 and 71.	Y	Major Development (winning/working of minerals), adjacent to Site, ES submitted	
3	EN010082	PNIS	Land at the Wilton International Site, Teesside	Sembcorp Utilities (UK) Limited - Tees CCGP, a gas fired combined cycle gas turbine (CCGT) power station with a maximum generating capacity of up to 1,700 MWe (assuming carbon capture and storage requirements are met). The project will utilise existing Gas and National Grid connections.	3.9	800 ha	Two scenarios presented - both with construction beginning in 2019 and operation in 2022. Second option includes construction of a further 850 Mwe within ~five years of its commercial operation, finished in 2030.	Approved	1	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	Y	Y	N	Note Construction beginning in 2019 and operation in 2022 - plant should be operational prior to NZT construction beginning; 3.9km from PCC Site. Operational emissions to be considered.	Y	Major development, ES submitted
4	EN010051	PNIS	Dogger Bank Zone (North Sea), with cabling coming ashore between Redcar and Marske-by-the-Sea (Wilton complex, Redcar & Cleveland). Easting: 506535 Northing: 610896	Forewind Ltd. (formerly Dogger Bank Teesside B) - Project previously known as Dogger Bank Teesside A&B. Dogger Bank Teesside A & B is the second stage of Forewind's offshore wind energy development of the Dogger Bank Zone (Zone 3, Round 3). Dogger Bank Teesside A & B will comprise up to two wind farms, each with an installed capacity of up to 1.2GW, which are expected to connect to the National Grid at the existing National Grid substation at Lackenby, near Eston. It follows that Dogger Bank Teesside A & B could have a total installed capacity of up to 2.4GW Dogger Bank Teesside A & B is located within The Dogger Bank Zone which comprises an area of 8660 square kilometres (km2) located in the North Sea between 125 kilometres (km) and 290km off the UK North East coast. Note: the start of the offshore element has been labelled on Figure 24-1, the onshore elements are not labelled.	4.1	Teesside A: 560km ² / 216 sq. miles Teesside B: 593km ² / 229 sq. miles	Project Description ES Chapter indicates, for both projects (Teesside Project A & Teesside Project B): - Earliest construction start onshore: At consent award (subject to discharge of DCO conditions) - Earliest construction start offshore: 18 months after consent award - Latest construction start onshore and offshore: 7 years after consent award - Onshore construction duration window: Up to 36 months - Offshore construction duration window: Up to 6 years - Maximum onshore construction gap between the two projects (from first onshore construction finish to second onshore construction start): Up to 5 years - Latest construction finish onshore: 10 years after consent award - Latest construction finish offshore: 13 years after consent award	Approved	1	N	N	N	Y	N	Y	Y	Y	Y	N	Y	Y	Y	N	N	N	N	N	N	N	N	N	Y	Y	Y	Main elements are offshore. To ensure a worst case for assessment, assume that construction of the Harbour facilities will take place during the peak month of construction associated with the NZT Project.	Y	Major development, ES submitted, overlap in construction periods	

5	R/2015/0393/RSM	Redcar and Cleveland	Stokesley Road, Guisborough	Bellway Homes Ltd, residential development (188 dwellings) with associated vehicular and pedestrian accesses including landscaping (resubmission), land at Stokesley Road - Guisborough.	9.3	7.1 ha	Online satellite imagery indicates that construction of this development has now been completed.	Approved 16/11/2015	1	N	N	N	Y	N	Y	N	Y	Y	Y	N	Y	Y	N	Y	Y	N	N	N	N	N	N	N	Y	N - 188 dwellings - small scale	Y	Y (Resubmitted previous (2013) ES)	N	Planning Statement states: "The current proposal is largely identical to the approved scheme, with the exception of a number of minor detail changes to the approved house types...All proposed works largely remain as previously approved, but with alterations to the approved house type designs."	N	Remote from the Site (9.3 km from PCC), not within the Zol for construction traffic and not likely to result in any other non-traffic related cumulative effects. Online satellite imagery indicates that construction of this development has now been completed.		
6	R/2019/0485/MMM	Redcar and Cleveland	Land north of Kirkleatham business park and west of Kirkleatham Lane, Redcar	Galliford Try Partnerships, reserved matters application (appearance, landscaping, layout and scale) following approval of outline planning permission r/2016/0663/OOM for up to 550 residential units with associated access, landscaping and open space, land north of Kirkleatham business park and west of Kirkleatham Lane - Redcar	2.3	Unknown	Online satellite imagery indicates that construction of this development is ongoing. Timescales for completion unknown.	Approved 31/10/2019	1	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	Y	Y - 550 dwellings	Y	N	Y	Included in committed developments in TA	N	No ES/ EAR/ Scoping Report submitted with application. This development has been included in the future baseline for traffic and therefore traffic-related impacts and therefore is not considered separately in relation to (traffic related)	
7	R/2019/0443/RMM	Redcar and Cleveland	Land north of Woodcock Wood and west of Flatts Lane, Normanby	Theakston Estates Ltd, reserved matters application following outline planning permission r/2016/0326/OOM for means of appearance, landscaping, layout and scale for 400 dwelling houses (granted on appeal reference app/v0728/w16/3158336), land north of Woodcock Wood and west of Flatts Lane, Normanby.	7.7	22.8 ha	Online satellite imagery indicates that construction of this development is ongoing. Timescales for completion unknown.	Approved 03/10/2019	1	N	N	N	Y	N	Y	N	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	Y	Y - 400 dwellings	Y	N	Unknown	This is a reserved matters application. Development has been considered with reference to the outline planning permission (R/2016/0326/OOM (see ID 18)) and excluded from consideration of traffic related cumulative effects.	N	Remote from the Site (>7km from PCC), no ES/EAR/scoping submitted; See ID 18 (previous outline application) below
8	R/2015/0540/RMM	Redcar and Cleveland	Redcar Lane, Redcar	Bellway Homes NE, reserved matters application following outline planning permission r/2014/0455/OOM for means of appearance, landscaping, layout and scale for 126 dwelling houses, former Redcar & Cleveland college site - Redcar Lane, Redcar.	4.3	4.1 ha	Online satellite imagery indicates that construction of this development has now been completed.	Approved 27/11/2015	1	N	N	N	Y	N	Y	N	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	Y	N - 126 dwellings - small scale	Y	N	N	Not within traffic Zol. Linked to ID 15.	N	Nature and location of development such that cumulative effects not likely. No EIA Scoping Report or ES for this development.
9	R/2019/0403/FFM	Redcar and Cleveland	Caernarvon Close, Somerset Road, Cheddar Close, Avondale Close, Monmouth Road, Aberdare Road, Bridgend Close, Grangetown	Beyond Housing, demolition of 19 dwelling houses; hybrid application for full planning permission for refurbishment of 289 dwelling houses and alterations to existing road infrastructure to allow for new parking and open spaces; outline application for future residential development for 32 dwelling houses, dwellings and land at Caernarvon Close, Somerset Road, Cheddar Close, Avondale Close, Monmouth Road, Aberdare Road, Bridgend Close, Grangetown.	4.9	Unknown	Online information on the developer website indicates that construction commenced in October 2021. Timescales for completion are unknown.	Approved 21/01/2020	1	N	Y	N	Y	N	Y	N	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	Y	N	Y	N	Unknown	Just within Zol for traffic related noise; no construction traffic data available but considered unlikely to generate substantial volumes of construction traffic.	N	No EIA Scoping Report or ES available. Scale of development and distance from Proposed Development such that significant cumulative effects are considered unlikely.
10	R/2019/0150/FFM	Redcar and Cleveland	Land next to Kirkleatham Business Park, off Troisdorf Way, Kirkleatham	Priority Space, erection of 17 industrial units ranging in size from 116 sq.m. up to 210 sq.m. with new vehicular access and associated parking, land next to Kirkleatham Business Park, off Troisdorf Way, Kirkleatham.	3.5	1.56 ha	Unknown at present. Checked App Form, Planning Statement and DAS 14/12/2020. Decision notice states that the development shall not be begun later than the expiration of THREE YEARS from the date of this permission (July	Approved 12/07/2019	1	Y	Y	N	Y	N	Y	N	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	Y	N - due to nature of development	Y	N	Unknown	Transport impact considered to be insignificant as no TA/TS submitted in support of application.	N	Major development - site area > 1 ha Transport impacts considered unlikely to be substantial as no TA submitted. Nature of development and distance from the Proposed
11	R/2019/0045/FFM	Redcar and Cleveland	Land adjacent to SK Chilled Foods Ltd, Nelson Street, South Bank	SK Chilled Foods Ltd, proposed storage and distribution warehouse, with associated vehicle access and manoeuvring area, land adjacent to SK Chilled Foods Ltd, Nelson Street, South Bank.	4.9	4290 sq m	Unknown at present. Checked App Form and DAS 14/12/2020. Decision notice states that the development shall not be begun later than the expiration of THREE YEARS from the date of this permission (June 2019)	Approved 12/06/2019	1	N	N	N	Y	N	Y	N	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	Y	N - due to nature and relatively small scale (<1 ha)	N	N	Unknown	Transport impact considered to be insignificant as no TA/TS submitted in support of application.	N	Not major development; no scoping or ES submitted
12	R/2017/0876/FFM	Redcar and Cleveland	Wilton International, Redcar	Peak Resources Limited, construction and operation of a mineral processing and refining facility including ancillary development, car parking and landscaping, land at Wilton International Complex Redcar.	3.7	9 ha	The refinery would need to be ready to receive the ore concentrate towards the end of 2019 / early 2020. It is anticipated that it would take between 18 and 24 months to construct the facility, with construction commencing mid-2018. No end date given but the planning statement states that the Ngualla mine from which the rare earth concentrate is being sourced, has an estimated 30 years' worth of supply "therefore, the development proposals would provide a significant number of jobs and the operational jobs would be expected to	Approved 10/05/2018	1	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	Y	N	Y	Y	N	Major development - winning/ working of minerals, however construction should be complete and site operational before construction of Proposed Development. This development has been included as a committed development within the TA and therefore forms part of the baseline for the traffic - related assessments (construction).	N	Development already in existence/ expected to be completed prior to Proposed Development construction therefore forms part of the baseline. Major development - winning/ working of minerals

22	R/2019/0183/OOM	Redcar and Cleveland	Land south of Spencerbeck Farm Normanby Road, Ormesby	Mr R Roberts, demolition of existing outbuildings to allow outline planning permission (with some matters reserved) for residential development (52 dwellings), land south of Spencerbeck Farm Normanby Road, Ormesby.	7.3	1.9 ha	No information in Planning Statement, Desktop Study or DAS - checked 17/12/2020.	Approved 20/01/2021	1	N	N	N	Y	N	Y	N	Y	Y	Y	N	Y	Y	Y	Y	N	N	N	N	N	N	N	N	Y	N	Y	N	Unknown		N	Remote from the Site (>7km from PCC). No EIA Scoping or ES submitted; nature and scale of development not likely to result in significant cumulative effects with Proposed Development.						
23 (NS)	Not yet submitted	Redcar and Cleveland	STDC Masterplan Area	South Tees Development Corporation (STDC) - South Tees Regeneration Master Plan covering 4,500 acres of land (South Tees Development Corporation, 2020). Please note: due to this plan covering a large area it has not been included on Figure 24-2.	0	Unknown	Not yet submitted, no info available	Not yet submitted	3	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Unknown	Unknown	No details available yet	N	Only those developments with at least a Scoping Report, Environmental Assessment Report or Environmental Statement (ES) available shall be considered for shortlisting.							
24	R/2017/0815/FF	Redcar and Cleveland	Kingsley Road & Shakespeare Avenue, Grangetown, TS6 7PW	Coast and Country Housing, extension to existing car park (14 additional spaces) including fencing (1.8m high), land at coast & country housing office corner of Kingsley Road & Shakespeare Avenue, Grangetown, TS6 7PW.	4.8	> 0.1 ha	Online satellite imagery indicates that construction of this development has now been completed.	Approved 12/01/2018	1	N	Y	N	Y	N	Y	N	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	Remote from PCC Site	N	Not major development; no EIA scoping or ES submitted. Nature and scale of development such that it is unlikely to result in significant cumulative effects with Proposed Development.					
25	R/2019/0031/FFM	Redcar and Cleveland	Wilton International, Redcar	Tourian Renewables Ltd, construction and operation of a plastic conversion facility including office and welfare buildings, workshops, weighbridges and associated infrastructure, former Croda Site Wilton International, Redcar	3.1	1.1 ha	Online news articles indicates that construction commenced in March 2021 and is due to be completed in 2022.	Approved 09/04/2019	1	N	N	N	Y	N	Y	N	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	>3km from PCC Site Related to ID 28 - slightly different RLBs and Planning Statement states "Planning permission (R/2017/0730/FFM (ID 28) was granted for a Plastic Conversion Facility and associated infrastructure on the former Invista chemical plant at the Wilton site in January 2018. This proposal is for a similar PCF to that	N	No EIA scoping / ES submitted; over 3km from the PCC Site. Nature and scale of development not likely to result in significant cumulative effects with Proposed Development.						
26	R/2018/0587/FFM	Redcar and Cleveland	Tees Dock Terminal, Teesport	ICL Tees Dock, refurbishment of redundant 'coal rail pit' for handling polysulphate products, potash conveyor, Tees Dock Terminal, Teesport.	1.9	8.9 ha	Online satellite imagery indicates that construction of this development has now been completed.	Approved 06/03/2019	1	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N - refurbishment of existing Site/ previously developed	Y	N	N	No scoping or ES submitted, small scale, 1.9 km from PCC Site	N	No scoping or ES submitted, small scale, 1.9 km from PCC Site
27	R/2017/0906/OOM	Redcar and Cleveland	Land between Wilton International and Bran Sands, Redcar	Sirius Minerals Plc, outline planning application for an overhead conveyor and associated storage facilities in connection with the York potash project, land between Wilton International and Bran Sands, Redcar.	0	62.8 ha	Unknown at present. Checked ES, Covering Letter, App Form, Planning Statement, DAS 14/12/2020. Decision notice states that the development shall not be begun later than the expiration of THREE YEARS from the date of this permission (April 2018)	Approved 30/04/2018	1	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Unknown	Proximity to proposed development (adjacent to it). Linked to IDs 2, 70 and 71.	Y	Major Development (winning/ working of minerals), adjacent to Site, ES submitted (Note: Linked to IDs 2, 70 and 71.)						
28	R/2017/0730/FFM	Redcar and Cleveland	Wilton International, Redcar	Tourian Renewables Ltd, construction and operation of a plastic conversion facility including office and welfare buildings, workshops, weighbridges and associated infrastructure, former Croda Site Wilton International, Redcar	3.1	1.6 ha	Planning Statement states: "Subject to the granting of planning permission, construction activity for the first process line would last for approximately 9-12 months. There would also be several months commissioning period. After which the other three process lines would be constructed, each process line taking circa 12 months to construct, with several months commissioning. This will be confirmed prior to commencement of works on site along with further details on the construction methodology." (same as other Tourian Renewables Ltd permission above - R/2019/0031/FFM). Decision Notice states: "The development shall not be begun later	Approved 12/01/2018	1	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	>3km from PCC Site Related to ID 25 above but not superseded by it - different RLBs	N	No ES/ scoping submitted; over 3km from the PCC Site				
29	R/2016/0563/FF	Redcar and Cleveland	Land bounded by Trunk Road and Tees Dock Road Grangetown	Rydberg Development Company Limited, construction and operation of a 12MWe peaking power generation plant including ancillary equipment and new vehicular access off trunk Road, land bounded by Trunk Road and Tees Dock Road Grangetown.	3.6	0.72 ha	Online satellite imagery indicates that construction of this development has now been completed.	Approved 03/11/2016	1	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	Similar to development ID 19 and ID 21 - superseded by ID 19.	N	See ID 19				

36	H/2019/0275	Hartlepool	Tofts Road, West Graythorp, Hartlepool	Graythorp Energy Ltd, energy recovery (energy from waste) facility and associated infrastructure, land to the south of Tofts Road, West Graythorp, Hartlepool.	5.4	6.7 ha	Planning Statement states "On the basis that the planning application is approved, the overall construction period for the GEC would last circa 36 months. At present the facility is programmed to open in early 2024. The facility would have a design life of around 30 years although, in reality, many elements of the plant would last beyond this period. For the avoidance of doubt, planning permission is being sought for a permanent development and therefore as elements of the facility	Approved 10/07/2020	1	N	N	N	Y	N	Y	N	Y	Y	Y	N	Y	Y	Y	N	N	N	N	N	N	Y	Y	Y	Y	Y	Potential overlap in construction periods. Note that the Planning Statement states: "The ES demonstrates that the GEC would not result in any unacceptable adverse impacts in relation to landscape character, visual considerations, ecology, noise, air quality, human health, ground conditions, flood risk or heritage."	Y	Remote from PCC Site but within Zol for air quality and landscape; major development; potential overlap in construction periods.
37	H/2014/0428	Hartlepool	land south of Elwick Road, High Tunstall, Hartlepool, TS26 0LQ	Tunstall Homes Ltd, Outline application with all matters reserved for residential development comprising up to 1,200 dwellings of up to two and a half storeys in height and including a new distributor road, local centre, primary school, amenity open space and structure planting., land south of Elwick Road, High Tunstall, Hartlepool, TS26 0LQ.	10	118 ha	NTS states: "Construction work is expected to commence approximately 12 months after the grant of outline planning permission. Construction of the development will be phased over a 20-30 year period although it is anticipated/hoped that the development will be complete within 20-25 years, i.e. by 2040."	Approved 14/03/2019	1	N	N	N	Y	N	Y	N	Y	Y	Y	N	Y	N	N	N	N	N	N	N	N	Y	Y - 1200 homes, > 118ha	Y	Y	Y	Remote from Site - ~10km Overlap in construction periods but outside Zol for construction traffic for Proposed Development.	N	Remote from Site - ~10km from PCC. Not likely to result in cumulative effects either during construction or operation of the Proposed Development.
38	19/2161/FUL	Stockton-on-Tees	Lianhetech, Seal Sands, Seal Sands Road, TS2 1UB	Lianhetech, Erection of new plant, new buildings and extensions to existing buildings. Works to include Warehouse D Extension, Boiler House Structure, Amenities & Workshop Building, Drum Storage Workshop Extension, Amenities extension, 2 no. Warehouse buildings, Contractors cabins, Gate House and Weighbridge, Receivers, Driers, Extension to existing Tank Farm, Tanker Offloading stations, Process and control buildings, Installation of new and replacement cooling towers and industrial apparatus, Pipe Bridge, Swale and the demolition of old plant and buildings, Lianhetech, Seal Sands, Seal Sands Road, TS2 1UB.	3.4	4.15 ha	Decision notice Cond. 1 states "The development hereby permitted shall be begun before the expiration of THREE years from the date of this permission." No information re: timescale in Planning Statement, DAS, Env Risk Assessment or Transport Statement (checked 22/12/2020)	Approved 21/02/2020	1	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	N	Unknown	N	Only those developments with at least a Scoping Report, Environmental Assessment Report or Environmental Statement (ES) available shall be considered for shortlisting.		
39	15/2187/FUL	Stockton-on-Tees	Plc Huntsman Drive, Seal Sands, Middlesbrough, TS2 1TT	Air Products Renewable Energy Limited, Proposed installation of a Gaseous Oxygen (GOX) Pipeline associated with Tees Valley 2 (TV2) Renewable Energy Facility (REF), Air Products Plc Huntsman Drive, Seal Sands, Middlesbrough, TS2 1TT.	2.6	1.5 ha	Planning Statement states "Following determination of the application, a construction period of three months is envisaged to complete the Scheme." Decision Notice Cond. 1 states "The development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."	Approved 29/10/2015	1	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	Construction scheduled to be complete according to planning documentation.	N	Developments already in existence/ expected to be completed prior to Proposed Development construction should form part of the baseline.		
40	15/2181/FUL	Stockton-on-Tees	North Tees Site Sabic UK Petrochemicals Seaton Carew Road, Port Clarence, Stockton-On-Tees, TS2 1TT	SABIC UK Petrochemicals Limited, Erection of new plants for supply of steam and compressed air including 3 boilers, 3 compressors, a water purification plant, storage bunds for chemicals. New pipelines to provide potable water and instrument air to the new plant, as well as to export steam and compressed air to the tank farm distribution system, North Tees Site Sabic UK Petrochemicals Seaton Carew Road, Port Clarence, Stockton-On-Tees, TS2 1TT.	3.3	2.22 ha	Online satellite imagery indicates that construction of this development has now been completed.	Approved 18/11/2015	1	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N - EIA not required but a 'non-statutory environmental assessment' submitted	N	Developments already in existence/ expected to be completed prior to Proposed Development construction should form part of the baseline.		
41	15/2799/FUL	Stockton-on-Tees	Impetus Waste Management, Huntsman Drive, Seal Sands, Stockton-on-Tees, TS2 1TT	Green North East Trading Bidco Limited, Construct and operate an extension to the existing Materials Recovery Facility (MRF) building to process material produced by the existing MRF operation, Impetus Waste Management, Huntsman Drive, Seal Sands, Stockton-on-Tees, TS2 1TT.	5.2	0.1 ha	Planning Statement/ ES states "(Construction) Works are currently proposed from March to October 2016" Decision notice states that the development shall not be begun later than the expiration of THREE YEARS from the date of this permission (Jan 2016). No further info available - checked PS/ES 15/12/2020.	Approved 08/01/2016	1	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	Construction scheduled to be complete according to planning documentation.	N	Developments already in existence/ expected to be completed prior to Proposed Development construction should form part of the baseline. Major development - waste		

42	16/0195/VARY and subsequent application 20/2620/VARY (S73)	Stockton-on-Tees	Eutech Road, 100 Haverton Hill Road, Billingham, TS23 1PY	Mr Charles Everson, Section 73 application to vary condition no.4 (Environmental Impact Statement) of planning approval 13/2892/EIS - Development of materials recycling facility and production of energy from waste, including demolition of the existing offices and erection of new buildings, tanks and silos with access taken from the existing access at New Road, Billingham. The main building will be portal frame, profiled steel clad with stacks at a maximum height of 80m and 28m. (Residual wastes will be processed through an advance thermal treatment process, gasification, to produce renewable heat and power), Eutech Road, 100 Haverton Hill Road, Billingham, TS23 1PY.	9.5	Unknown	16/0195/VARY was approved 11/03/16 - Decision notice states that the development shall be begun before the expiration of THREE years from the date of this permission. 20/2620/VARY Planning Statement states that the development will be begun before 18/02/17 and "the development hereby permitted shall be begun before the expiration of THREE years from the date of this permission" (conditions remaining as existing), noting that the consent was implemented in 2016. It states re: the current status of the development "At present, the works undertaken at site include demolition of the office building and pipework at the western site boundary and excavation of a large area in the centre of the Site to investigate relic foundations. It is understood that the adjacent land to the west has been remediated with	16/0195/VARY Approved 11/03/2016 20/2620/VARY Approved 25/01/2021	3	N	N	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	N	N	N	N	N	N	Y	Y?	Y	N	Unknown	-	N	Remote from the Site - ~9.5km from PCC Site
43	H3.1 Low Grange Farm Strategic Site	Redcar and Cleveland	Low Grange Farm	Redcar & Cleveland Local Plan 2018, Up to 1,250 houses.	4.8	32 ha	"It is anticipated that the site would be partially built within the plan period, with the balance of development taking place after 2032."	Adopted	3	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	N	N	N	N	N	N	N	Y	Y	Y	N	Unknown	It appears that ID 67 is on this Site. ID 67 has been included in the 'other developments' shortlist.	N	Only those developments with at least a Scoping Report, Environmental Assessment Report or Environmental Statement (ES) available shall be considered for shortlisting.
44	H3.2 Swan's Corner	Redcar and Cleveland	Swan's Corner	Redcar & Cleveland Local Plan 2018, Up to 128 houses.	9.3	7.7 ha	To be delivered within the plan period (i.e. up to 2032).	Adopted	3	N	N	N	Y	N	Y	N	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	N	N	N	N	N	N	N	N	Y	N	Y	N	Unknown	Remote from the Site - ~9.3km from PCC Site No clear, identified programme for delivery. Land allocations on their own have not been considered as there is no certainty that developers will come forward with projects within the timescale for the delivery of these sites, and the nature for such projects and their associated environmental effects are currently unknown	N	
45	H3.5 Longbank Farm	Redcar and Cleveland	Longbank Farm	Redcar & Cleveland Local Plan 2018, Up to 320 houses.	8.2	21 ha	To be delivered within the plan period (i.e. up to 2032).	Adopted	3	N	N	N	Y	N	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	N	N	N	N	N	N	N	N	Y		Y	N	Unknown	Remote from the Site - ~8.2km from PCC Site and land allocations on their own have not been considered - see detailed comment above (ID 44)	N	
46	H3.6 Spencerbeck Farm	Redcar and Cleveland	Spencerbeck Farm	Redcar & Cleveland Local Plan 2018, Up to 61 houses.	7.4	2.4 ha	To be delivered within the plan period (i.e. up to 2032).	Adopted	3	N	N	N	Y	N	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	N	N	N	N	N	N	N	Y		Y	N	Unknown	Remote from the Site - ~7.4km from PCC Site and land allocations on their own have not been considered - see detailed comment above (ID 44)	N		
47	H3.8 Normanby High Farm	Redcar and Cleveland	Normanby High Farm	Redcar & Cleveland Local Plan 2018, Up to 150 houses.	6.5	10 ha	To be delivered within the plan period (i.e. up to 2032).	Adopted	3	N	N	N	Y	N	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	N	N	N	N	N	N	N	Y		Y	N	Unknown	Remote from the Site - ~6.5km from PCC Site and land allocations on their own have not been considered - see detailed comment above (ID 44). This allocation appears to cover ID7.	N		
48	H3.9 Land at Former Park School	Redcar and Cleveland	Land at Former Eston Park School	Redcar & Cleveland Local Plan 2018, Up to 100 houses.	5.7	3 ha	To be delivered within the plan period (i.e. up to 2032).	Adopted	3	N	N	N	Y	N	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	N	N	N	N	N	N	Y		Y	N	Unknown	Land allocations on their own have not been considered - see detailed comment above (ID 44)	N			

59	Policy EG2 Employment Locations	Middlesbrough	East Middlesbrough Industrial Estate	Middlesbrough Publication New Local Plan, 4.45 hectares industrial land.	6.5	4.45 ha	Unknown/ Not Provided	Emerging	3	N	N	N	Y	N	Y	N	Y	Y	Y	N	Y	Y	Y	N	N	N	N	N	N	Y		Y	N	Unknown		N	Remote from PCC Site and land allocations on their own have not been considered - see detailed comment above (ID 44)		
60	Policy H3 - Housing Allocations	Middlesbrough	Land at Roworth Road, Middlesbrough	Middlesbrough Publication New Local Plan, 80 dwellings, Roworth Road.	7.4	2.7 ha	Unknown/ Not Provided	Emerging	3	N	N	N	Y	N	Y	N	Y	Y	Y	N	Y	Y	Y	N	N	N	N	N	N	Y		Y	N	Unknown		N	Remote from PCC Site and land allocations on their own have not been considered - see detailed comment above (ID 44)		
61	Policy H3 - Housing Allocations	Middlesbrough	Former Erimus Training Centre, Middlesbrough	Middlesbrough Publication New Local Plan, 106 dwellings, Former Erimus Training Centre.	6.8	2.9 ha	Unknown/ Not Provided	Emerging	3	N	N	N	Y	N	Y	N	Y	Y	Y	N	Y	Y	Y	N	N	N	N	N	N	Y		Y	N	Unknown	Planning permission for this Site may have been granted - Publication Local Plan states planning status as "planning permission not under construction" Delivery between 2019 - 2023. Can't see anything on Middlesbrough planning application search (checked 20/01/21).	N	Remote from PCC Site. Note: linked to ID 58 allocation, above. Land allocations on their own have not been considered - see detailed comment above (ID 44)		
62	Policy SDA - Economic Growth Strategy	Stockton-on-Tees	Seal Sands	Stockton-on-Tees Local Plan, Main growth location for hazardous installations including liquid and gas processing, bio-fuels and bio-refineries, chemical processing, resource recovery, and waste treatment, energy generation, carbon capture and storage and other activities, Seal Sands.	2	144 ha	Unknown/ Not Provided	Adopted	3	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	N	Unknown		N	Land allocations on their own have not been considered - see detailed comment above (ID 44)			
63	Policy EMP3 - General Employment Land	Hartlepool	Tofts Farm West	Hartlepool Local Plan, 8.2 hectares general employment uses, Tofts Farm West.	5.2	Total site area 34.1 hectares; available land 8.2 hectares.	Unknown/ Not Provided	Adopted	3	N	N	N	Y	N	Y	N	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y		Y	N	Unknown		N	Adjacent to ID 36 RLB but not covering it. Land allocations on their own have not been considered - see detailed comment above (ID 44)			
64	Policy EMP4 - Specialist Industries	Hartlepool		Hartlepool Local Plan, 44 hectares reserved for potential expansion of existing occupier, West of Seaton Channel. Please note, as this policy area includes a range of developments which have not yet submitted planning applications.	4.8	Total site area 76.7 hectares: area of undeveloped land 44.0 hectares	Unknown/ Not Provided	Adopted	3	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	N	Y	Y	Y	Y		Y	N	Unknown		N	Land allocations on their own have not been considered - see detailed comment above (ID 44)			
65	Policy EMP4 - Specialist Industries	Hartlepool		Hartlepool Local Plan, 4.1 hectares available for development as a waste management and recycling facility, Graythorp Waste Management	5.3	4.1 ha	Unknown/ Not Provided	Adopted	3	N	N	N	Y	N	Y	N	Y	Y	Y	Y	N	Y	Y	Y	N	Y	Y	Y		Y	N	Unknown		N	Adjacent to ID 36 RLB but not covering it. Land allocations on their own have not been considered - see detailed comment above (ID 44)				
66	R/2019/0427/FM		Land at Former South Bank Works; Grangetown Prairie; British Steel and Warrenby Area	South Tees Development Corporation (STDC): Full planning application: Demolition of structures and engineering operations associated with ground preparation and temporary storage of soils and its final use in the remediation and preparation of land for regeneration and development	0	The total land acquired=600 ha. 364 ha for this development.	Condition 1 states "The development shall not be begun later than the expiration of THREE YEARS from the date of this permission." (Sep 2019) No further info available at present - Planning Statement checked 17/12/2020.	Approved 27/09/2019	1	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	There is potential for the remediation works to overlap with the construction of the Proposed Development, resulting in potential cumulative impacts associated dust, noise, visual impacts construction traffic and traffic-related impacts.

72	R/2020/0075/F3M	Regent Cinema, Newcomen Terrace, Redcar, TS10 1AU	Redcar and Cleveland Borough Council: Deemed Consent: Demolition of existing cinema and replace with new cinema including external terraces; landscaping and temporary sea wall	2.6	0.216 ha	Condition 1 states "The development shall not be begun later than the expiration of THREE YEARS from the date of this permission." (Oct 2020) No further info in planning statement, DAS or sustainability statement (checked 15/12/2020)	Approved 06/08/2020	1	N	N	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	Y	N - Small scale	N	N	Unknown		N	Not major development; no EIA scoping or ES submitted					
73	R/2020/0357/00M	South Bank Site, STDC	South Tees Development Corporation (STDC): Outline planning application for demolition of existing structures on site and the development of up to 418,000 sqm (gross) of general industry (use class B2) and storage or distribution facilities (use class B8) with office accommodation (use class B1), HGV and car parking and associated infrastructure works all matters reserved other than access	3.1	174 ha	NTS states: "The proposed development will be brought forward in phases based on market demand. The first phase of the development will include the delivery of site preparation works and access arrangements for the site. For the purpose of assessment within this EIA it is assumed that these works will take between 12 and 18 months and that work will begin in early 2021	Approved 03/12/2020	1	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Overlap in construction periods, remote from PCC Site but within several Zols, including Zol for landscape and visual impacts.	Y	Overlap in construction periods, remote from PCC Site but within several Zols, including Zol for landscape and visual impacts. Major development with potential for landscape and visual impacts.
74	R/2020/0270/F3M	Land at and adjoining Eston Road including Gateway Junction of A66 to Middlesborough Road East Grangetown	South Tees Development Corporation (STDC): Full planning application: Engineering operations including widening of Eston Road, formation of new roundabout and internal access roads, works to enhance Holme Beck and associated hard and soft landscaping works	4.5	6.26 ha	Condition 1 states "The development shall not be begun later than the expiration of THREE YEARS from the date of this permission." (Oct 2020) No further info in design statement, no planning statement submitted (checked 15/12/2020)	Approved 12/08/2020	1	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N - Small scale	Y	N	Unknown		N	Only those developments with at least a Scoping Report, Environmental Assessment Report or Environmental Statement (ES) available shall be considered for shortlisting. Also not in close proximity to Site and nature of the development is such that significant cumulative effects with Proposed Development are unlikely.		
75	R/2020/0318/F3M	Land at Prairie Site Grangetown	South Tees Development Corporation (STDC): Full planning application: Engineering operations associated with ground remediation and preparation including removal of former railway embankment and works to Holme Beck and Knitting Wife Beck	3.6	53 ha	Condition 1 states "The development shall not be begun later than the expiration of THREE YEARS from the date of this permission." (Nov 2020) No info available at present - planning statement checked 15/12/2020.	Approved 30/09/2020	1	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	N	Unknown		N	Only those developments with at least a Scoping Report, Environmental Assessment Report or Environmental Statement (ES) available shall be considered for shortlisting. Also not in close proximity to Site and nature of the development.				
76	R/2020/0465/F3M	Land at Metals Recovery Area North west of PD ports; North East of Sembcorp pipeline corridor and Tees Dock Road South East of former Slem waste management facility and South West of Highfield Environmental Facility South Bank	South Tees Development Corporation (STDC): Full planning application: Demolition of existing buildings/structures and engineering operations associated with ground remediation and preparation of land for development	3.1	22.3 ha	Condition 1 states "The development shall not be begun later than the expiration of THREE YEARS from the date of this permission." (Nov 2020) No info available at present - covering letter checked 15/12/2020.	Approved 12/11/2020	1	N	N	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	N	Unknown		N	Only those developments with at least a Scoping Report, Environmental Assessment Report or Environmental Statement (ES) available shall be considered for shortlisting. Also not in close proximity to Site and nature of the development - demolition impacts short term, minimal impacts related to remediation.				
77	R/2020/0411/F3M	Land at Redcar Bulk Terminal Redcar, TS10 5QW	Redcar Holdings Ltd: Full planning application: Construction of the Redcar Energy Centre (REC) consisting of a material recovery facility incorporating a bulk storage facility; an energy recovery facility; and an incinerator bottom ash recycling facility along with ancillary infrastructure and landscaping	0.8	10.1 ha	Planning statement states: The indicative construction programme envisages approximately 32 months from start on site to end of commissioning. Assuming that planning permission is granted for the facility in winter 2019 the following development timescales are anticipated: Notice to Proceed to Contractor: 1st Quarter 2021	Approved 27/01/2021	1	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Overlap in construction periods and in close proximity to PCC Site	Y	Overlap in construction periods and in close proximity to PCC Site		
78	14/1106/E15	Port Clarence REP	Port Clarence Energy Ltd: Full planning application: Proposed 45MWe renewable energy plant Land At Grid Reference 450674 521428 Port Clarence Road Port Clarence	6.5	5.33 ha	Planning Statement states: "Construction of the plant will take approximately 30 months with construction work expected to commence 6 months after the grant of planning permission. It is therefore anticipated/hoped that the development will be complete by June 2017 and operational almost	Approved 23/07/2014	1	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Construction scheduled to be completed prior to Proposed Development construction according to planning documentation, however this is not the case - construction began in 2015, but at present operations are mothballed. This development should be			

97	20/1257/OUT	Stockton on Tees	Triangular Piece Of Land Bounded By Belasis Avenue/Central Avenue And Cowpen Lane (Former Ici Offices) Billingham TS23 1LA	Outline planning permission with some matters reserved (Appearance, Landscaping, Layout and Scale) for the erection of buildings for office, research and development, manufacturing and storage (Use classes B1, B2 and B8) with associated boundary enclosure and the closure of part of Belasis Avenue. Identical application to one approved in 2019; permission sought for an extended implementation period	10	3.6	Phase 1 of two phased development. Condition 1 states "The development hereby permitted shall be begun either before the expiration of nine years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the latest."	Granted	1	N	N	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	N	N	N	N	N	N	Y	Y	N	Unknown	N	Unknown	Outside of the study area of traffic related air quality and noise impacts.	N	Relatively small site, remote from the Proposed Development, no requirement for EIA. Only those with a submitted EIA Scoping Report or ES are considered for shortlisting.			
98	21/1092/FUL	Stockton on Tees	Land At Macklin Avenue Cowpen Lane Industrial Estate Billingham TS23 4BY	Erection of 25no. industrial units for B2/B8 use with associated parking	8.6	0.8	Granted in December 2021. No detail are provided for the duration of the construction phase.	Granted	1	N	N	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	N	N	N	N	N	N	Y	Y	N	Unknown	N	Unknown		N	Small site, distant from the Proposed Development, no requirement for EIA. Only those with a submitted EIA Scoping Report or ES are considered for shortlisting.			
99	21/2896/FUL	Stockton on Tees	Land North Of Caswells Lagonda Road Cowpen Lane Industrial Estate Billingham TS23 4JA	Erection of 22 light industrial/employment units	8.6	0.8	Granted in March 2022. No detail are provided for the duration of the construction phase.	Granted	1	N	N	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	N	N	N	N	N	N	Y	Y	N	Unknown	N	Unknown		N	Small site, distant from the Proposed Development, no requirement for EIA. Only those with a submitted EIA Scoping Report or ES are considered for shortlisting.			
100	20/2804/REM	Stockton on Tees	Car Park Navigation Way Thornaby TS17 6QA	Reserved matters application for appearance, landscaping, layout and scale for the erection of 117 new build houses consisting of 67 two bed houses, 44 three bed houses and 6 four bed houses	10	3.98	Granted in June 2022. No detail are provided for the duration of the construction phase. A CEMP will be submitted prior to commencement of the development	Granted	1	N	N	N	Y	N	Y	N	Y	Y	Y	N	Y	N	Y	N	Y	N	N	N	N	N	N	Y	N	Unknown	N	Unknown		N	Relatively small site, distant from the Proposed Development, no requirement for EIA. Only those with a submitted EIA Scoping Report or ES are considered for shortlisting.			
101	22/0401/MAI	Middlesbrough	Former Coal Depot, Commercial Street	Construction of 10No B2/B8 warehouses	8.6	0.27	timescales are not provided in the application material. The application would likely be required to commence within 3 years of a planning approval.	Pending	1	N	N	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	N	N	N	N	N	N	Y	Y	N	Y	N	Unknown	N	Unknown		N	Small site, relatively remote from the Proposed Development, no requirement for EIA. Only those with a submitted EIA Scoping Report or ES are considered for shortlisting.	
102	20/0764/FUL	Middlesbrough	Boho X Lower Gosford Street Middlesbrough	Erection of 7 storey office building incorporating lecture theatre, cafe, swimming pool, gym, bar/event space with associated landscaping, public realm, cycle store and car parking	8.6	0.77	Timescales for the construction phase are not provided within the application material. Condition 1 states "The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted."	Granted	1	N	N	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	N	N	N	N	N	N	Y	Y	N	Unknown	N	Unknown		N	Small site, relatively remote from the Proposed Development, no requirement for EIA. Only those with a submitted EIA Scoping Report or ES are considered for shortlisting.			
103	21/0740/FUL	Middlesbrough	Former Cleveland Scientific Institute, Corporation Road, Middlesbrough, TS1 2RQ	15 storey tower block comprising 131no. apartments and 4no commercial units with associated cycle parking and refuse facilities	8.7	0.07	No details of the construction duration are provided. Condition 1 states that the development shall not be begun later than the expiration of THREE YEARS from the date of this permission.	Pending	1	N	N	N	Y	N	Y	N	Y	Y	Y	N	Y	Y	Y	N	Y	Y	Y	N	N	N	N	N	Y	N	Unknown	N	Unknown		N	Small site, relatively remote from the Proposed Development, no requirement for EIA. Only those with a submitted EIA Scoping Report or ES are considered for shortlisting.		
104	20/0289/FUL	Middlesbrough	Land South Of Union Street Middlesbrough	Erection of 145 residential dwellings with associated access, parking, landscaping and amenity space	9.4	3.98	Construction of the development will be carried out in six phases with phase 1 infrastructure delivery currently underway.	Granted	1	N	N	N	Y	N	Y	N	Y	Y	Y	N	Y	Y	Y	N	Y	Y	Y	N	N	N	N	N	N	Y	N	Y	N	Y	N	Relatively small site, relatively remote from the Proposed Development, no requirement for EIA. Only those with a submitted EIA Scoping Report or ES are considered for shortlisting.		
105	19/0516/RES	Middlesbrough	Land Off Alan Peacock Way, Prissick Base, Near Ladgate Lane/Marton Avenue, Middlesbrough	Reserved matters application for the erection of 350 dwellings and associated works	9.2	11.82	The development is partially complete. The final phases of the are currently under construction. It is likely that the development will be complete prior to construction of the Scheme.	Granted	1	N	N	N	Y	N	Y	N	Y	Y	Y	N	Y	Y	Y	N	Y	Y	Y	N	N	N	N	N	N	Y	N	Unknown	N	N		N	Relatively large site, but remote from the Proposed Development and no requirement for EIA. Only those with a submitted EIA Scoping Report or ES are considered for shortlisting.	
106	R/2021/0281/FMA	Redcar & Cleveland	Land Between Imperial Avenue And Tilbury Road , South Bank Industrial Estate, South Bank	Magnum Investments:CONSTRUCTION OF 37 FACTORY UNITS (USE CLASS B2/B8)	5.3	1.1	No details of construction duration and phasing have been provided in the submitted application material. Condition 1 states: "The development to which this permission relates shall be begun not later than three years [14/10/2024]from the date of decision.	Granted	1	N	N	N	Y	N	Y	N	Y	Y	Y	N	Y	Y	Y	N	Y	Y	Y	N	N	N	N	N	N	Y	N	Y	N	Unknown	N		N	Small site, relatively remote from the Proposed Development, no requirement for EIA. Only those with a submitted EIA Scoping Report or ES are considered for shortlisting.

107	R/2019/0433/FF	Redcar & Cleveland	Land At Crow Lane, Adjacent To Old Hall Farm And (A1053) Greystones Road, Old Lackenby, Eston	Installation Of An Energy Storage Facility (Up To 50 Mw), New Access Track And Associated Ancillary Equipment And Components (Amended Scheme)	5.1	0.8	This is an alternate application to Site ID 20. The construction period is anticipated to last no longer than 12 months. Once installed, there is minimal on-site activity required during the plant life-cycle. The facility will be remotely operated and access will typically only be required for monthly inspections and bi-annual servicing to take place. Decision notice states that the development shall not be begun later than the expiration of THREE YEARS from the date of this permission.	Granted	1	Y	Y	N	Y	N	Y	N	Y	Y	Y	N	Y	Y	Y	N	N	N	N	N	N	N	N	Y	N	Y	N	Unknown	N	Small site, relatively remote from the Proposed Development, no requirement for EIA. Only those with a submitted EIA Scoping Report or ES are considered for shortlisting.	
108	R/2020/0025/RMM	Redcar & Cleveland	Land To The South Of Marske By The Sea Bounded By Longbeck Road, A1085 And A174 Redcar	Convenience Store, Primary School, Childrens Day Nursery, Gp Surgery/Pharmacy, Community Hall, Petrol Filling Station, Drive Thru Restaurant, Public House And Hotel Following Approval On Appeal Of Outline Planning Permission R/2013/0669/Oom	6.8	50.4	Reserved matters application for ID 109	Pending	1	N	N	N	Y	N	Y	N	Y	Y	Y	N	Y	Y	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Unknown	N	Relatively remote from the Proposed Development (6.8 km from PCC), not within the Zol for construction traffic and not likely to result in any other non-traffic related cumulative effects.		
109	R/2013/0669/OOM	Redcar & Cleveland	Land To The South Of Marske By The Sea Bounded By Longbeck Road, A1085 And A174 Redcar	Outline Application For Up To 1000 Dwellings Together With Ancillary Uses And A Neighbourhood Centre, Park- And-Ride Car Park; Petrol Filling Station; Drive-Thru; Public House/Restaurant And 60 Bed Hotel With Details Of Access	6.8	50.4	The development will be delivered in phases based on the assumption that 50 dwellings will be delivered each year for over 14 years.	Approved 20 July 2017	1	N	N	N	Y	N	Y	N	Y	Y	Y	N	Y	Y	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	N	N	Relatively remote from the Proposed Development (6.8 km from PCC), not within the Zol for construction traffic and not likely to result in any other non-traffic related cumulative effects.	
110	R/2021/0019/OOM	Redcar & Cleveland	Land West Of Kirkleatham Lane Redcar	Homes England; Outline application for residential development with associated access, landscaping and open space consisting of; A)279 residential units (class C3) or; B)204 residential units (class C3) with 75 assisted living units (delivered as class C2 or C3)	3.1	11.3	Outline application for phase 2 of a wider residential development for 550 homes. A reserved matters application and subsequent discharge of condition applications will be submitted prior to commencement of the development.	Approved 11 January 2021	1	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	N	N	N	N	N	N	Y	N	Y	N	Unknown	N	Only those developments with at least a Scoping Report, Environmental Assessment Report or Environmental Statement (ES) available shall be considered for shortlisting.			
111	R/2020/0489/FM	Redcar & Cleveland	Land South Of Redcar Road North Of 21 - 77 South Terrace South Bank	Residential Development Of 28 Dwellings Comprising Of 25 Bungalows And 3 1.5 Storey Houses With Associated Highway Works; New Vehicular And Pedestrian Accesses And Landscaping	4.9	0.79	Under construction. Expected to be completed prior to commencement of construction of the DCO	Approved 21 January 2021	1	N	N	N	Y	N	Y	N	Y	Y	Y	N	Y	Y	Y	N	Y	Y	Y	N	N	N	Y	N	Y	N	N	N	Small site, relatively remote from the Proposed Development, no requirement for EIA. Only those with a submitted EIA Scoping Report or ES are considered for shortlisting.		
112	R/2022/0306/FF	Redcar & Cleveland	Land At Redcar Bulk Terminal Redcar Bulk Terminal Redcar	Installation And Operation Of A Site Batch Ready Mix Concrete Plant And Ancillary Facilities For A Temporary Period	0	0.34	Under construction	Approved 25 May 2022	1	N	N	N	Y	N	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	Assumed that construction will be completed once Proposed Development is due to commence construction.	N	Only those developments with at least a Scoping Report, Environmental Assessment Report or Environmental Statement (ES) available shall be considered for shortlisting.		
113	R/2022/0242/FF	Redcar & Cleveland	Dorman Point Teesworks Redcar	Teesworks: Erection Of A LV Substation And Associated Hardstanding	5.2	0.8	Under construction	Approved 22 October 2021	1	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	Y	Y	Y	Relatively small site, remote the Proposed Development, no requirement for EIA. Only those with a submitted EIA Scoping Report or ES are considered for shortlisting.		
114	R/2022/0343/ESM	Redcar & Cleveland	Land At South Bank Off Tees Dock Road South Bank	South Tees Development Corporation: Application For The Approval Of Reserved Matters, Namely Appearance, Landscaping, Layout And Scale In Respect Of A Class B2 Manufacturing Unit With Ancillary Offices, Parking, Servicing, And Landscaping Following Approval Of Outline Planning Permission R/2020/0357/OOM	3.6	36.4	Details of construction phasing will be submitted to and approved by the local planning authority before construction commences.	Approved 16 June 2022	1	N	N	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Unknown	Refer to ID 73.	Y	Refer to ID 73. Scheme already considered in cumulatives assessment submitted with DCO Application.	
115	R/2022/0355/FM	Redcar & Cleveland	Land At South Bank Off Tees Dock Road South Bank	South Tees Development Corporation: Erection Of Industrial Facility (Use Class B2/B8), Associated Structures, Hardstanding And Landscaping Works	3.6	5.83	Standalone application for 5.83 hectares of land outside the Teesworks outline application boundary. This site will be constructed alongside ID 115	Approved 16 June 2022	1	N	N	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Transport note included on planning portal indicates that that all trips associated with this development have already been assessed under ID 114.	Y	Not in itself EIA development, but associated with ID 114 which is EIA development. Included on a worst case basis.

APPENDIX B: UPDATE OF STATUS OF DEVELOPMENTS

ID (new entries high-lighted yellow)	Application Reference	Authority	Location	Applicant/Description	Approx. distance from PCC Site (km)	Site Area	Status	Has status of Development changed since DCO Application submitted?	Tier
1 (NS)	Not yet submitted	PINS	Application not yet submitted	Net Zero Teesside (Offshore): Offshore elements to be consented by Marine Licence including CO ₂ Export Pipeline below MHWS and geological store and associated facilities. Please note: not shown on Figure 24-2, as planning application boundary is not yet known.	0	Unknown	Not yet submitted	EIA Scoping Report submitted. ES due to be submitted Q3 2022. Tier changed from 3 to 2.	2
2	TR030002	PINS	Land at Bran Sands, Teesside, on the South Bank of the River Tees.	York Potash Limited - The installation of wharf/jetty facilities with two ship loaders capable of loading bulk dry material at a rate of 12m tons per annum (dry weight). Associated dredging operations to create berth. Associated storage building with conveyor to wharf/jetty. Including a materials handling facility (if not located at Wilton) served by a pipeline (the subject of a separate application) and conveyor to storage building and jetty.	0	92.44 ha	Approved	No status change that the Applicants are aware of.	1
3	EN010082	PINS	Land at the Wilton International Site, Teesside	Sembcorp Utilities (UK) Limited - Tees CCGP, a gas fired combined cycle gas turbine (CCGT) power station with a maximum generating capacity of up to 1,700 MWe (assuming carbon capture and storage requirements are met). The project will utilise existing Gas and National Grid connections.	3.9	800 ha	Approved	No status change that the Applicants are aware of.	1
4	EN010051	PINS	Dogger Bank Zone (North Sea), with cabling coming ashore between Redcar and Marske-by-the-Sea (Wilton complex, Redcar & Cleveland). Easting: 506535 Northing: 610896	Forewind Ltd. (formerly Dogger Bank Teesside B) - Project previously known as Dogger Bank Teesside A&B. Dogger Bank Teesside A & B is the second stage of Forewind's offshore wind energy development of the Dogger Bank Zone (Zone 3, Round 3). Dogger Bank Teesside A & B will comprise up to two wind farms, each with an installed capacity of up to 1.2GW, which are expected to connect to the National Grid at the existing National Grid substation at Lackenby, near Eston. It follows that Dogger Bank Teesside A & B could have a total installed capacity of up to 2.4GW Dogger Bank Teesside A & B is located within The Dogger Bank Zone which comprises an area of 8660 square kilometres (km ²) located in the North Sea between 125 kilometres (km) and 290km off the UK North East coast. Note: the start of the offshore element has been labelled on Figure 24-1, the onshore elements are not labelled.	4.1	Teeside A: 560km ² / 216 sq. miles Teeside B: 593km ² / 229 sq. miles	Approved	No status change that the Applicants are aware of.	1
5	R/2015/0393/RSM	Redcar and Cleveland	Stokesley Road, Guisborough	Bellway Homes Ltd, residential development (188 dwellings) with associated vehicular and pedestrian accesses including landscaping (resubmission), land at Stokesley Road - Guisborough.	9.3	7.1 ha	Approved 16/11/2015	Online satellite imagery indicates that construction of this development has now been completed.	1
6	R/2019/0485/RMM	Redcar and Cleveland	Land north of Kirkleatham business park and west of Kirkleatham Lane, Redcar	Galliford Try Partnerships, reserved matters application (appearance, landscaping, layout and scale) following approval of outline planning permission r/2016/0663/OOM for up to 550 residential units with associated access, landscaping and open space, land north of Kirkleatham business park and west of Kirkleatham Lane - Redcar	2.3	Unknown	Approved 31/10/2019	Online satellite imagery indicates that construction of this development is on-going. Timescales for completion unknown.	1

7	R/2019/0443/RMM	Redcar and Cleveland	Land north of Woodcock Wood and west of Flatts Lane, Normanby	Theakston Estates Ltd, reserved matters application following outline planning permission r/2016/0326/OOM for means of appearance, landscaping, layout and scale for 400 dwelling houses (granted on appeal reference app/v0728/w16/3158336), land north of Woodcock Wood and west of Flatts Lane, Normanby.	7.7	22.8 ha	Approved 03/10/2019	Online satellite imagery indicates that construction of this development is on-going. Timescales for completion unknown.	1
8	R/2015/0540/RMM	Redcar and Cleveland	Redcar Lane, Redcar	Bellway Homes NE, reserved matters application following outline planning permission r/2014/0455/OOM for means of appearance, landscaping, layout and scale for 126 dwelling houses, former Redcar & Cleveland college site - Redcar Lane, Redcar.	4.3	4.1 ha	Approved 27/11/2015	Online satellite imagery indicates that construction of this development has now been completed.	1
9	R/2019/0403/FFM	Redcar and Cleveland	Caernarvon Close, Somerset Road, Cheddar Close, Avondale Close, Monmouth Road, Aberdare Road, Bridgend Close, Grangetown	Beyond Housing, demolition of 19 dwelling houses; hybrid application for full planning permission for refurbishment of 289 dwelling houses and alterations to existing road infrastructure to allow for new parking and open spaces; outline application for future residential development for 32 dwelling houses, dwellings and land at Caernarvon Close, Somerset Road, Cheddar Close, Avondale Close, Monmouth Road, Aberdare Road, Bridgend Close, Grangetown.	4.9	Unknown	Approved 21/01/2020	Online information on the developer website indicates that construction commenced in October 2021. Timescales for completion are unknown.	1
10	R/2019/0150/FFM	Redcar and Cleveland	Land next to Kirkleatham Business Park, off Troisdorf Way, Kirkleatham	Priority Space, erection of 17 industrial units ranging in size from 116 sq.m. up to 210 sq.m. with new vehicular access and associated parking, land next to Kirkleatham Business Park, off Troisdorf Way, Kirkleatham.	3.5	1.56 ha	Approved 12/07/2019	No status change that the Applicants are aware of.	1
11	R/2019/0045/FFM	Redcar and Cleveland	Land adjacent to SK Chilled Foods Ltd, Nelson Street, South Bank	SK Chilled Foods Ltd, proposed storage and distribution warehouse, with associated vehicle access and manoeuvring area, land adjacent to SK Chilled Foods Ltd, Nelson Street, South Bank.	4.9	4290 sq m	Approved 12/06/2019	No status change that the Applicants are aware of.	1
12	R/2017/0876/FFM	Redcar and Cleveland	Wilton International, Redcar	Peak Resources Limited, construction and operation of a mineral processing and refining facility including ancillary development, car parking and landscaping, land at Wilton International Complex Redcar.	3.7	9 ha	Approved 10/05/2018	No status change that the Applicants are aware of.	1
13	R/2016/0484/FFM	Redcar and Cleveland	Wilton International, Redcar	CBRE, proposed anaerobic biogas production facility and combined heat and power plant, former Croda Site Wilton International Redcar.	2.5	1.92 ha	Approved 13/10/2016	No status change that the Applicants are aware of.	1
14	R/2016/0201/FFM	Redcar and Cleveland	Fabian Road, Eston	Gleeson Developments Ltd, 51 residential units including new vehicular and pedestrian accesses and associated landscaping, land at Fabian Road, Eston.	5.6	1.38 ha	Approved 22/06/2016	Online satellite imagery indicates that construction of this development has now been completed.	1
15	R/2016/0142/FFM	Redcar and Cleveland	Redcar Lane, Redcar	Bellway Homes NE, reserved matters application following outline planning permission r/2014/0455/OOM for means of appearance, landscaping, layout and scale for 126 dwelling houses, former Redcar & Cleveland college site, Redcar Lane, Redcar.	9.1	7.71 ha	Approved 28/11/2016	Online satellite imagery indicates that construction of Online news articles dated April 2022 indicate construction is close to completion, therefore considered unlikely to be overlap with the Proposed Development.	1
16	R/2019/0767/OOM	Redcar and Cleveland	Land east of John Boyle Road and west of Tees Dock Road, Grangetown	Director of Regeneration & Neighbourhoods Hartlepool, outline application for the construction of an energy recovery facility (ERF) and associated development, Grangetown Prairie Land east of John Boyle Road and west of Tees Dock Road, Grangetown.	3.9	10 ha	Approved 06/01/2020	No status change that the Applicants are aware of.	1
17	R/2016/0663/OOM	Redcar and Cleveland	Land north of Kirkleatham Business Park and west of Kirkleatham Lane, Redcar	Homes and Communities Agency (HCA), outline planning application for up to 550 residential units with associated access, landscaping and open space, land north of Kirkleatham Business Park and west of Kirkleatham Lane, Redcar.	2.8	23 ha	Approved 26/05/2017	Online satellite imagery indicates that construction of this development is on-going. Timescales for completion unknown.	1
18	R/2016/0326/OOM	Redcar and Cleveland	Land north of Woodcock Wood and west of Flatts Lane Normanby	Theakston Estates (Investments) Limited, outline application for residential development including new vehicular and pedestrian accesses, infrastructure, open space and landscaping (all matters reserved except for access), land north of Woodcock Wood and west of Flatts Lane Normanby.	7.7	22.8 ha	Allowed on appeal 13/06/2017	Online satellite imagery indicates that construction of this development is on-going. Timescales for completion unknown. Planning Statement states that the build period will be 8 years long.	1
19	R/2018/0098/FF	Redcar and Cleveland	Land bound by A66 and Tees Dock Road Grangetown	Rydberg Development Company Limited, construction and operation of a 12 MWe peaking power generation plant, ancillary equipment, parking and access (amended design and layout), land bound by A66 and Tees Dock Road, Grangetown.	4	3980m ²	Approved 10/05/2018	Online satellite imagery indicates that construction of this development has now been completed.	1

20	R/2017/0564/FF	Redcar and Cleveland	Crow Lane adjacent to old Hall Farm and (A1053) Greystones Road Old Lackenby, Eston	EDF Energy Renewables, installation of an energy storage facility (up to 49.9 MW), new access track and associated ancillary equipment and components, land at Crow Lane adjacent to Old Hall Farm and (A1053) Greystones Road Old Lackenby, Eston.	5.1	0.8 ha	Approved 10/11/2017	No status change that the Applicants are aware of.	1
21	R/2017/0329/FF	Redcar and Cleveland	Land bound by A66 and Tees Dock Road Grangetown	Rydberg Development Company Limited, construction and operation of a 12 MWe peaking power generation plant, ancillary equipment, parking and access (amended design and layout), land bound by A66 and Tees Dock Road, Grangetown.	4	0.31 ha	Approved 20/07/2017	No status change that the Applicants are aware of.	1
22	R/2019/0183/OOM	Redcar and Cleveland	Land south of Spencerbeck Farm Normanby Road, Ormesby	Mr R Roberts, demolition of existing outbuildings to allow outline planning permission (with some matters reserved) for residential development (52 dwellings), land south of Spencerbeck Farm Normanby Road, Ormesby.	7.3	1.9 ha	Approved 20/01/2021	No status change that the Applicants are aware of.	1
23 (NS)	Not yet submitted	Redcar and Cleveland	STDC Masterplan Area	South Tees Development Corporation (STDC) - South Tees Regeneration Master Plan covering 4,500 acres of land (South Tees Development Corporation, 2020). Please note: due to this plan covering a large area it has not been included on Figure 24-2.	0	Unknown	Not yet submitted	No status change that the Applicants are aware of.	3
24	R/2017/0815/FF	Redcar and Cleveland	Kingsley Road & Shakespeare Avenue, Grangetown, TS6 7PW	Coast and Country Housing, extension to existing car park (14 additional spaces) including fencing (1.8m high), land at coast & country housing office corner of Kingsley Road & Shakespeare Avenue, Grangetown, TS6 7PW.	4.8	> 0.1 ha	Approved 12/01/2018	Online satellite imagery indicates that construction of this development has now been completed.	1
25	R/2019/0031/FFM	Redcar and Cleveland	Wilton International, Redcar	Tourian Renewables Ltd, construction and operation of a plastic conversion facility including office and welfare buildings, workshops, weighbridges and associated infrastructure, former Croda Site Wilton International, Redcar	3.1	1.1 ha	Approved 09/04/2019	Online news articles indicates that construction commenced in March 2021 and is due to be completed in 2022.	1
26	R/2018/0587/FFM	Redcar and Cleveland	Tees Dock Terminal, Teesport	ICL Tees Dock, refurbishment of redundant 'coal rail pit' for handling polysulphate products, potash conveyor, Tees Dock Terminal, Teesport.	1.9	8.9 ha	Approved 06/03/2019	Online satellite imagery indicates that construction of this development has now been completed.	1
27	R/2017/0906/OOM	Redcar and Cleveland	Land between Wilton International and Bran Sands, Redcar	Sirius Minerals Plc, outline planning application for an overhead conveyor and associated storage facilities in connection with the York potash project, land between Wilton International and Bran Sands, Redcar.	0	62.8 ha	Approved 30/04/2018	No status change that the Applicants are aware of.	1
28	R/2017/0730/FFM	Redcar and Cleveland	Wilton International, Redcar	Tourian Renewables Ltd, construction and operation of a plastic conversion facility including office and welfare buildings, workshops, weighbridges and associated infrastructure, former Croda Site Wilton International, Redcar	3.1	1.6 ha	Approved 12/01/2018	No status change that the Applicants are aware of.	1
29	R/2016/0563/FF	Redcar and Cleveland	Land bounded by Trunk Road and Tees Dock Road Grangetown	Rydberg Development Company Limited, construction and operation of a 12MWe peaking power generation plant including ancillary equipment and new vehicular access off trunk Road, land bounded by Trunk Road and Tees Dock Road Grangetown.	3.6	0.72 ha	Approved 03/11/2016	Online satellite imagery indicates that construction of this development has now been completed.	1
30	R/2016/0502/FFM	Redcar and Cleveland	Wilton International, Redcar	Procomm Site Services Ltd, erection of workshop, Wilton International Wilton Redcar.	3.3	3192 sq m	Approved 21/10/2016	No status change that the Applicants are aware of.	1
31	R/2015/0678/OOM	Redcar and Cleveland	Wilton International, Redcar	Forewind, outline application (all matters reserved) for installation of two underground sections of high voltage electrical cables and fibre-optic cable associated with Dogger bank Teesside A & B offshore wind farms, land at Wilton International, Redcar. Note: this is split into two parts and is labelled as ID 31 Area 1 and ID 31 Area 2 on Figure 24-2.	0.1	44314 sq m	Approved 29/04/2016	No status change that the Applicants are aware of.	1
32	R/2015/0466/FF	Redcar and Cleveland	Land at Huntsman Polyurethanes Wilton Site, Lazenby	Cofely UK - Energy Services, proposed energy centre to include steel framed building; chimney stack (45.3m high); cooling towers; plant and equipment to generate heat and power from natural gas and hydrogen and a water treatment plant, land at Huntsman Polyurethanes Wilton Site, Lazenby.	2.2	0.35 ha	Approved 06/10/2015	No status change that the Applicants are aware of.	1
33	R/2014/0820/FFM	Redcar and Cleveland	Tod Point Road, Redcar	Mr K Rutherford, erection of 24 industrial units with associated infrastructure and perimeter fencing 2.0m in height, land at Tod Point Road, Redcar.	0.8	4347.3 sq m	Approved 12/08/2015	No status change that the Applicants are aware of.	1
34	18/0634/FUL	Middlesbrough	Land at Roworth Road, Middlesbrough	Ms Kelly Lemon, Construction of 89 Dwellings, comprising 32 Bungalows and 57 Houses and associated highways and external works, Land at Roworth Road, Middlesbrough.	7.3	31426 sq m	Approved 21/03/2019	No status change that the Applicants are aware of.	1

35	17/0347/FUL	Middlesbrough	Land To The South Of College Road, Middlesbrough, TS3 9EN	Gleeson Regeneration Ltd, erection of 106no dwellings with associated works Land To The South Of College Road, Middlesborough, TS3 9EN.	6.9	2.94 ha	Approved 11/10/2018	No status change that the Applicants are aware of.	1
36	H/2019/0275	Hartlepool	Tofts Road, West Graythorp, Hartlepool	Graythorp Energy Ltd, energy recovery (energy from waste) facility and associated infrastructure, land to the south of Tofts Road, West Graythorp, Hartlepool.	5.4	6.7 ha	Approved 10/07/2020	No status change that the Applicants are aware of.	1
37	H/2014/0428	Hartlepool	land south of Elwick Road, High Tunstall, Hartlepool, TS26 0LQ	Tunstall Homes Ltd, Outline application with all matters reserved for residential development comprising up to 1,200 dwellings of up to two and a half storeys in height and including a new distributor road, local centre, primary school, amenity open space and structure planting., land south of Elwick Road, High Tunstall, Hartlepool, TS26 0LQ.	10	118 ha	Approved 14/03/2019	No status change that the Applicants are aware of.	1
38	19/2161/FUL	Stockton-on-Tees	Lianhetech, Seal Sands, Seal Sands Road, TS2 1UB	Lianhetech, Erection of new plant, new buildings and extensions to existing buildings. Works to include Warehouse D Extension, Boiler House Structure, Amenities & Workshop Building, Drum Storage Workshop Extension, Amenities extension, 2 no. Warehouse buildings, Contractors cabins, Gate House and Weighbridge, Receivers, Driers, Extension to existing Tank Farm, Tanker Offloading stations, Process and control buildings, Installation of new and replacement cooling towers and industrial apparatus, Pipe Bridge, Swale and the demolition of old plant and buildings, Lianhetech, Seal Sands, Seal Sands Road, TS2 1UB.	3.4	4.15 ha	Approved 21/02/2020	No status change that the Applicants are aware of.	1
39	15/2187/FUL	Stockton-on-Tees	Plc Huntsman Drive, Seal Sands, Middlesbrough, TS2 1TT	Air Products Renewable Energy Limited, Proposed installation of a Gaseous Oxygen (GOX) Pipeline associated with Tees Valley 2 (TV2) Renewable Energy Facility (REF), Air Products Plc Huntsman Drive, Seal Sands, Middlesbrough, TS2 1TT.	2.6	1.5 ha	Approved 29/10/2015	No status change that the Applicants are aware of.	1
40	15/2181/FUL	Stockton-on-Tees	North Tees Site Sabic UK Petrochemicals Seaton Carew Road, Port Clarence, Stockton-On-Tees, TS2 1TT	SABIC UK Petrochemicals Limited, Erection of new plants for supply of steam and compressed air including 3 boilers, 3 compressors, a water purification plant, storage bunds for chemicals. New pipelines to provide potable water and instrument air to the new plant, as well as to export steam and compressed air to the tank farm distribution system, North Tees Site Sabic UK Petrochemicals Seaton Carew Road, Port Clarence, Stockton-On-Tees, TS2 1TT.	3.3	2.22 ha	Approved 18/11/2015	Online satellite imagery indicates that construction of this development has now been completed.	1
41	15/2799/FUL	Stockton-on-Tees	Impetus Waste Management, Huntsman Drive, Seal Sands, Stockton-on-Tees, TS2 1TT	Green North East Trading Bidco Limited, Construct and operate an extension to the existing Materials Recovery Facility (MRF) building to process material produced by the existing MRF operation, Impetus Waste Management, Huntsman Drive, Seal Sands, Stockton-on-Tees, TS2 1TT.	5.2	0.1 ha	Approved 08/01/2016	No status change that the Applicants are aware of.	1
42	16/0195/VARY and subsequent application 20/2620/VARY (S73)	Stockton-on-Tees	Eutech Road, 100 Haverton Hill Road, Billingham, TS23 1PY	Mr Charles Everson, Section 73 application to vary condition no.4 (Environmental Impact Statement) of planning approval 13/2892/EIS - Development of materials recycling facility and production of energy from waste, including demolition of the existing offices and erection of new buildings, tanks and silos with access taken from the existing access at New Road, Billingham. The main building will be portal frame, profiled steel clad with stacks at a maximum height of 80m and 28m. (Residual wastes will be processed through an advance thermal treatment process, gasification, to produce renewable heat and power), Eutech Road, 100 Haverton Hill Road, Billingham, TS23 1PY.	9.5	Unknown	16/0195/VARY Approved 11/03/2016 20/2620/VARY Approved 25/01/2021	No status change that the Applicants are aware of.	3
43	H3.1 Low Grange Farm Strategic Site	Redcar and Cleveland	Low Grange Farm	Redcar & Cleveland Local Plan 2018, Up to 1,250 houses.	4.8	32 ha	Adopted	No status change that the Applicants are aware of.	3
44	H3.2 Swan's Corner	Redcar and Cleveland	Swan's Corner	Redcar & Cleveland Local Plan 2018, Up to 128 houses.	9.3	7.7 ha	Adopted	No status change that the Applicants are aware of.	3
45	H3.5 Longbank Farm	Redcar and Cleveland	Longbank Farm	Redcar & Cleveland Local Plan 2018, Up to 320 houses.	8.2	21 ha	Adopted	No status change that the Applicants are aware of.	3
46	H3.6 Spencerbeck Farm	Redcar and Cleveland	Spencerbeck Farm	Redcar & Cleveland Local Plan 2018, Up to 61 houses.	7.4	2.4 ha	Adopted	No status change that the Applicants are aware of.	3

47	H3.8 Normanby High Farm	Redcar and Cleveland	Normanby High Farm	Redcar & Cleveland Local Plan 2018, Up to 150 houses.	6.5	10 ha	Adopted	No status change that the Applicants are aware of.	3
48	H3.9 Land at Former Eston Park School	Redcar and Cleveland	Land at Former Eston Park School	Redcar & Cleveland Local Plan 2018, Up to 100 houses.	5.7	3 ha	Adopted	No status change that the Applicants are aware of.	3
49	H3.10 Corporation Road	Redcar and Cleveland	Corporation Road	Redcar & Cleveland Local Plan 2018, Up to 86 houses.	2.5	2.4 ha	Adopted	No status change that the Applicants are aware of.	3
50	H3.14 Land at Mickle Dales	Redcar and Cleveland	Mickle Dales	Redcar & Cleveland Local Plan 2018, Up to 100 houses.	5.2	4.3 ha	Adopted	No status change that the Applicants are aware of.	3
51	H3.15 West of Kirkleatham Lane	Redcar and Cleveland	Kirkleatham Lane	Redcar & Cleveland Local Plan 2018, Up to 550 houses.	2.3	23 ha	Adopted	No status change that the Applicants are aware of.	3
52	MWP8 South Tees Eco-Park	Redcar and Cleveland	South Tees Eco-Park	Tees Valley Joint Minerals and Waste Development Plan Documents, A site of approximately 27 hectares is allocated for the development of the South Tees Eco-Park.	3.4	27 ha	Adopted	No status change that the Applicants are aware of.	3
53	MWC9 Sewage Treatment	Redcar and Cleveland	Bran Sands Regional Sludge Treatment Centre	Tees Valley Joint Minerals and Waste Development Plan Documents, Development involving the extension or upgrade of existing sewage treatment facilities, including at the Bran Sands Regional Sludge Treatment Centre (Redcar and Cleveland) will be supported.	0.6	Unknown	Adopted	No status change that the Applicants are aware of.	3
54 (NS)	MWC8 General Locations for Waste Management Sites	Redcar and Cleveland		Tees Valley Joint Minerals and Waste Development Plan Documents, Sustainable waste management will be delivered through a combination of large sites, which include clusters of waste management and processing facilities, and small sites for individual waste facilities. Please note: due to this plan covering a large area it has not been included on Figure 24-2.	0	Unknown	Adopted	No status change that the Applicants are aware of.	3
55	Policy H31 Housing Allocations	Middlesbrough	Land at Roworth Road, Middlesbrough	Middlesbrough Housing Local Plan, 130 dwellings, Roworth Road.	7.4	Unknown	Adopted	No status change that the Applicants are aware of.	3
56	Policy H31 Housing Allocations	Middlesbrough	Adjacent to MTLC	Middlesbrough Housing Local Plan, 180 dwellings, Land adjacent to MTLC.	7.4	Unknown	Adopted	No status change that the Applicants are aware of.	3
57	Policy H31 Housing Allocations	Middlesbrough	Beresford Crescent, Middlesbrough	Middlesbrough Housing Local Plan, 83 dwellings, Beresford Crescent.	6.7	Unknown	Adopted	No status change that the Applicants are aware of.	3
58	Policy H31 Housing Allocations	Middlesbrough	Former Erimus Training Centre, Middlesbrough	Middlesbrough Housing Local Plan, 100 dwellings, Former Erimus Training Centre	6.8	Unknown	Adopted	No status change that the Applicants are aware of.	3
59	Policy EG2 Employment Locations	Middlesbrough	East Middlesbrough Industrial Estate	Middlesbrough Publication New Local Plan, 4.45 hectares industrial land.	6.5	4.45 ha	Emerging	No status change that the Applicants are aware of.	3
60	Policy H3 - Housing Allocations	Middlesbrough	Land at Roworth Road, Middlesbrough	Middlesbrough Publication New Local Plan, 80 dwellings, Roworth Road.	7.4	2.7 ha	Emerging	No status change that the Applicants are aware of.	3
61	Policy H3 - Housing Allocations	Middlesbrough	Former Erimus Training Centre, Middlesbrough	Middlesbrough Publication New Local Plan, 106 dwellings, Former Erimus Training Centre.	6.8	2.9 ha	Emerging	No status change that the Applicants are aware of.	3
62	Policy SD4 - Economic Growth Strategy	Stockton-on-Tees	Seal Sands	Stockton-on-Tees Local Plan, Main growth location for hazardous installations including liquid and gas processing, bio-fuels and bio-refineries, chemical processing, resource recovery, and waste treatment, energy generation, carbon capture and storage and other activities, Seal Sands.	2	144 ha	Adopted	No status change that the Applicants are aware of.	3
63	Policy EMP3 - General Employment Land	Hartlepool	Tofts Farm West	Hartlepool Local Plan, 8.2 hectares general employment uses, Tofts Farm West.	5.2	Total site area 34.1 hectares; available land 8.2 hectares.	Adopted	No status change that the Applicants are aware of.	3

64	Policy EMP4 - Specialist Industries	Hartlepool		Hartlepool Local Plan, 44 hectares reserved for potential expansion of existing occupier, West of Seaton Channel. Please note, as this policy area includes a range of developments which have not yet submitted planning applications.	4.8	Total site area 76.7 hectares: area of undeveloped land 44.0 hectares	Adopted	No status change that the Applicants are aware of.	3
65	Policy EMP4 - Specialist Industries	Hartlepool		Hartlepool Local Plan, 4.1 hectares available for development as a waste management and recycling facility, Graythorp Waste Management	5.3	4.1 ha	Adopted	No status change that the Applicants are aware of.	3
66	R/2019/0427/FFM		Land at Former South Bank Works; Grangetown Prairie; British Steel and Warrenby Area	South Tees Development Corporation (STDC): Full planning application: Demolition of structures and engineering operations associated with ground preparation and temporary storage of soils and its final use in the remediation and preparation of land for regeneration and development	0	The total land acquired= 600 ha. 364 ha for this development.	Approved 27/09/2019	No status change that the Applicants are aware of.	1
67	R/2014/0372/OOM		Land at Low Grange Farm, South Bank	The Lady Hewley Charity Trust Company Ltd & Taylor: Outline application for residential development (up to 1250 dwellings) (all matters reserved)	5.5	32.2 ha	Approved 31/03/16	No status change that the Applicants are aware of.	1
68	R/2008/0671/EA		Land at Teesport, Tees Dock Rd, Grangetown	MGT Teeside Ltd: Full planning application: Proposed construction of a 300 Mw biomass fired renewable energy power station on land adjacent to the main southern dock at Teesside on the south bank of the River Tees.	2.8	14 ha	Approved 15/07/2009	No status change that the Applicants are aware of.	1
69	R/2006/0433/OO		Land at Teesport, Grangetown	P D Teesport: Outline application for development of a container terminal	1.3	Unknown.	Approved 04/10/07	No status change that the Applicants are aware of.	1
70	R/2018/0139/VC		Land at Wilton International Complex	Sirius Minerals: Full planning application: Variation of condition 2 (approved plans) of planning permission R/2014/0626/FFM to allow for minor material amendments to the approved layout and size of buildings; site mounding; on-site attenuation ponds, Swales and internal roads following the progression of more detailed design engineering	1.7	37.5 ha	Approved 23/05/2018	No status change that the Applicants are aware of.	1
71	R/2014/0627/FFM		The York Potash Project	York Potash Ltd: Full planning application: The winning and working of polyhalite by underground methods including the construction of a minehead at doves nest farm involving access, maintenance and ventilation shafts, the landforming of associated spoil, construction of buildings, access roads, car parking and helicopter landing site, attenuation ponds, landscaping, restoration and aftercare and associated works. In addition, the construction of an underground tunnel between doves nest farm and land at wilton that links to the mine below, comprising 1 shaft at doves nest farm, 3 intermediate access shaft sites, each with associated landforming of associated spoil, construction of buildings, access roads and car parking, landscaping, restoration and aftercare, the construction of a tunnel portal at wilton comprising buildings, landforming of spoil and associated works	1.7	Site area unknown Excavation area: 25,200 ha	Approved 19/08/2015	No status change that the Applicants are aware of.	1
72	R/2020/0075/F3M		Regent Cinema, Newcomen Terrace, Redcar, TS10 1AU	Redcar and Cleveland Borough Council: Deemed Consent: Demolition of existing cinema and replace with new cinema including external terraces; landscaping and temporary sea wall	2.6	0.216 ha	Approved 06/08/2020	No status change that the Applicants are aware of.	1
73	R/2020/0357/OOM		South Bank Site, STDC	South Tees Development Corporation (STDC): Outline planning application for demolition of existing structures on site and the development of up to 418,000 sqm (gross) of general industry (use class B2) and storage or distribution facilities (use class B8) with office accommodation (use class B1), HGV and car parking and associated infrastructure works all matters reserved other than access	3.1	174 ha	Approved 03/12/2020	No status change that the Applicants are aware of.	1

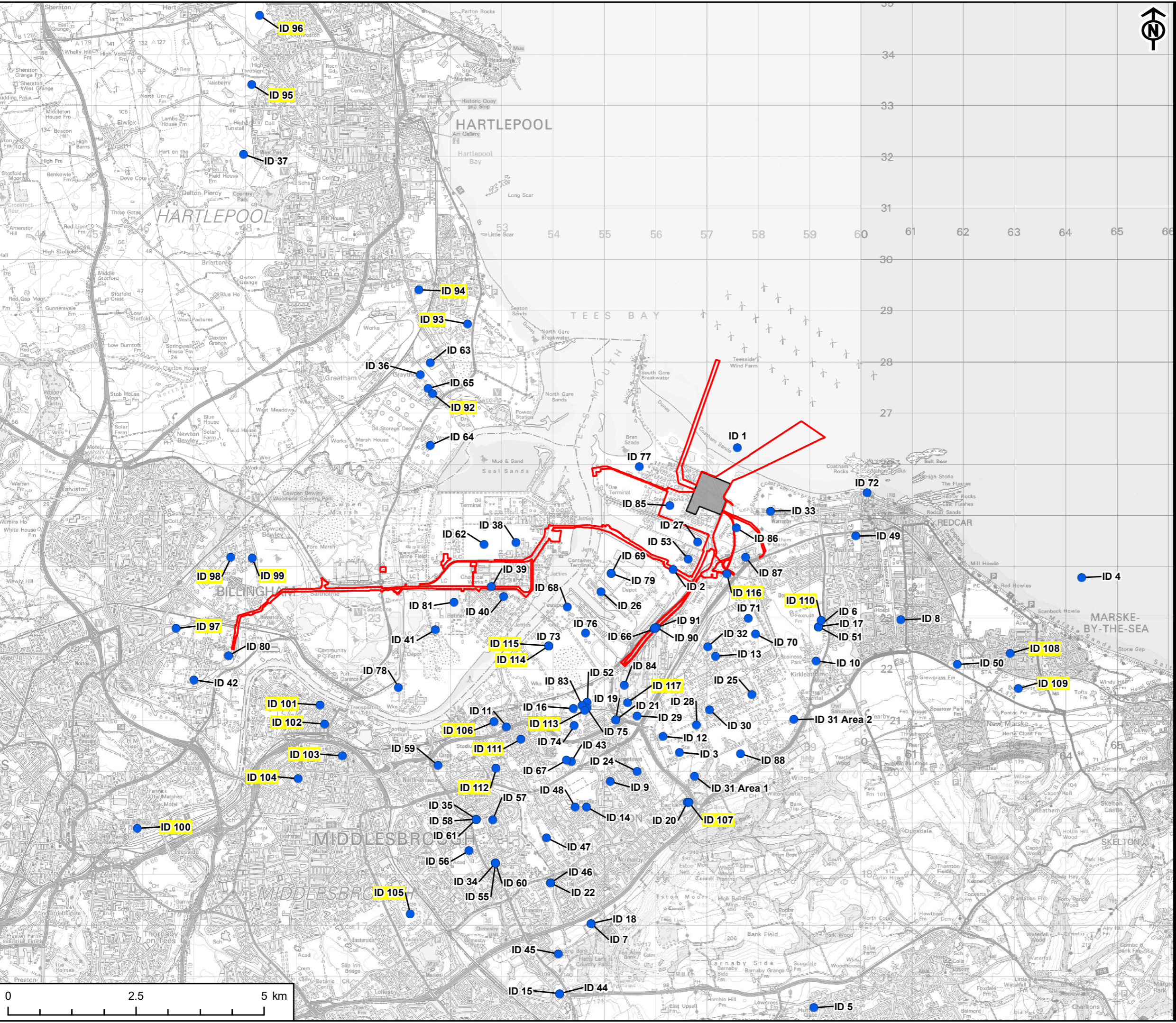
74	R/2020/0270/FFM		Land at and adjoining Eston Road including Gateway Junction of A66 to Middlesborough Road East Grangetown	South Tees Development Corporation (STDC): Full planning application: Engineering operations including widening of Eston Road, formation of new roundabout and internal access roads, works to enhance Holme Beck and associated hard and soft landscaping works	4.5	6.26 ha	Approved 12/08/2020	No status change that the Applicants are aware of.	1
75	R/2020/0318/FFM		Land at Prairie Site Grangetown	South Tees Development Corporation (STDC): Full planning application: Engineering operations associated with ground remediation and preparation including removal of former railway embankment and works to Holme Beck and Knitting Wife Beck	3.6	53 ha	Approved 30/09/2020	No status change that the Applicants are aware of.	1
76	R/2020/0465/FFM		Land at Metals Recovery Area North west of PD ports; North East of Sembcorp pipeline corridor and Tees Dock Road South East of former Slem waste management facility and South West of Highfield Environmental Facility South Bank	South Tees Development Corporation (STDC): Full planning application: Demolition of existing buildings/structures and engineering operations associated with ground remediation and preparation of land for development	3.1	22.3 ha	Approved 12/11/2020	No status change that the Applicants are aware of.	1
77	R/2020/0411/FFM		Land at Redcar Bulk Terminal Redcar, TS10 5QW	Redcar Holdings Ltd: Full planning application: Construction of the Redcar Energy Centre (REC) consisting of a material recovery facility incorporating a bulk storage facility; an energy recovery facility; and an incinerator bottom ash recycling facility along with ancillary infrastructure and landscaping	0.8	10.1 ha	Approved 27/01/2021	No status change that the Applicants are aware of.	1
78	14/1106/EIS		Port Clarence REP	Port Clarence Energy Ltd: Full planning application: Proposed 45MWe renewable energy plant Land At Grid Reference 450674 521428 Port Clarence Road Port Clarence	6.5	5.33 ha	Approved 23/07/2014	No status change that the Applicants are aware of.	1
79	Application is yet to be submitted		Land at Teesport, Grangetown	P D Teesport: Northern Gateway Container Terminal, Teesport	1.2	Not available at present	Not yet submitted	No status change that the Applicants are aware of.	3
80	Application is yet to be submitted		(Approximately): Billingham, Stockton-on-Tees, TS23 1PY	CF Fertilisers: Potential carbon capture, low-pressure compression and connection to the CO ₂ Gathering Network	9.1	Not available at present	Not yet submitted	No status change that the Applicants are aware of.	3
81	Application is yet to be submitted		(Approximately): Seal Sands site, Billingham, Stockton-on-Tees, TS2 1UB	BOC Hydrogen: Potential carbon capture, low-pressure compression and connection to the CO ₂ Gathering Network	4.1	Not available at present	Not yet submitted	No status change that the Applicants are aware of.	3
82	R/2019/0427/FFM and R/2021/0057/VC (variation of condition).		South Bank, marine side application, STDC	South Tees Development Corporation (STDC): Outline planning application for demolition of the existing wharf, jetties and other minor infrastructure along the river bank at South Bank (including an electrical substation), capital dredging (to deepen the northern half of the Tees Dock turning circle, a section of the existing approach channel and to create a berth pocket), offshore disposal of dredged sediments and construction and operation of a new quay (to be set back into the riverbank).	0	286 ha	R/2019/0427/ FFM Approved 27/09/2019 R/2021/0057/ VC Pending	No status change that the Applicants are aware of.	1
83	R/2020/0819/ESM		Dorman Point, STDC Masterplan Area	South Tees Development Corporation (STDC): Outline planning application for development of up to 139,353 sqm (gross) of general industry (Use Class B2) and storage or distribution facilities (Use Class B8) with office accommodation (Use Class E), HGV and car parking, works to watercourse including realignment and associated infrastructure works. All matters reserved.	3.1	57.8 ha	Approved 13 May 2022	Planning application submitted and approved.	1

84	R/2020/0820/ESM		Lackenby, STDC Masterplan Area	South Tees Development Corporation (STDC): Outline planning application for development of up to 92,903sqm (gross) of general industry (Use Class B2) and storage or distribution facilities (Use Class B8) with office accommodation (Use Class E), HGV and car parking and associated infrastructure works. All matters reserved.	2.7	35.8 ha	Pending	Planning application submitted.	1
85	R/2020/0821/ESM		The Foundry, STDC Masterplan Area	South Tees Development Corporation (STDC): Outline planning application for development of up to 464,515qm (gross) of general industry (Use Class B2) and storage or distribution facilities (Use Class B8) with office accommodation (Use Class E), HGV and car parking and associated infrastructure works. All matters reserved.	0	133.5 ha	Approved 21 January 2021	Planning application submitted.	1
86	R/2020/0822/ESM		Long Acre, STDC Masterplan Area	South Tees Development Corporation (STDC): Outline planning application for the development of up to 185,806 sqm (gross) of general industry (Use Class B2) and storage or distribution facilities (Use Class B8) with office accommodation (Use Class E), HGV and car parking, works to watercourses including realignment and associated infrastructure works. All matters reserved.	0	67.05 ha	Granted Granted 11 March 2022	Planning application submitted and approved.	1
87	R/2020/0823/ESM		Steel House, STDC Masterplan Area	South Tees Development Corporation (STDC): Outline planning application for the development of up to 15,794sqm (gross) of office accommodation (Use Class E) and car parking and associated infrastructure works. All matters reserved.	0.5	24.4 ha	Pending	Planning application submitted.	1
88 (NS)	Unknown		Teeside A B	Forewind Ltd. Please note: ID not shown on Figure 24-2, as planning application boundary is not yet known.	4.1 (from Onshore Cable route)	Unknown	Not yet submitted	No status change that the Applicants are aware of.	3
89 (NS)			Hornsea 4	Note that this is not included on Figure 24-2 due to it's remoteness from the Site/ DCO boundary.	80				1
90	R/2021/0057/VC	Redcar and Cleveland	Land at Former South Bank Works; Grangetown Prairie; British Steel and Warrenby Area	STDC – Application for minor material amendment to Permission Ref: R/2019/0427/FFM (ID 66). Variation of Condition 2 to reflect a further location identified for the storage of soil.	0	Unknown	Approved	No status change that the Applicants are aware of.	1
91	R/2021/0316/VC	Redcar and Cleveland	Land at Former South Bank Works; Grangetown Prairie; British Steel and Warrenby Area	STDC – Application for minor material amendment to Permission Ref: R/2021/0057/VC (ID 90). Variation of Condition 2 to reflect a larger area identified for the storage of soil in the area known as the Metals Recovery Area.	0	Unknown	Approved	No status change that the Applicants are aware of.	1
All entries below this point are cumulative schemes identified during the assessment update in June 2022 during DCO examination									
92	H/2019/0491	Hartlepool	Land At Graythorp Industrial Estate Hartlepool TS25 2DF	Development of a waste management facility for the storage and transfer of metal waste including the erection of a storage and distribution building, office building, welfare unit, storage bays and associated works (part-retrospective).	5.7	0.18	Pending	N/A - new application identified since DCO Application was submitted	1
93	H/2021/0389	Hartlepool	Land At, The Sports Domes , Tees Road, Hartlepool, TS25 1DE	Change of use of land for the siting of up to 42no holiday lodges, 1no office building, two ponds and landscaping.	5.2	1.86	Pending	N/A - new application identified since DCO Application was submitted	1
94	H/2021/0498	Hartlepool	Land East Of Brenda Road , And South Of Seaton Lane, (Former Ewart Parsons Site), Hartlepool	Demolition of all existing buildings and erection of 234no. new dwellings and associated infrastructure and landscaping	6.9	6.99	Granted	N/A - new application identified since DCO Application was submitted	1
95	H/2020/0387	Hartlepool	Land At Quarry Farm, Elwick Road, Hartlepool, TS26 0LH	Outline application with all matters reserved, except for access, for residential development comprising up to 475 dwellings, and including a local centre comprising retail (400sqm) and business incubator units (1150sqm), and associated infrastructure.	7.1	23.5	Pending	N/A - new application identified since DCO Application was submitted	1

96	H/2020/0276	Hartlepool	Land To The South Of A179 And, West Of Middle Warren, Known As Upper Warren, Hartlepool	Erection of 570 dwellings and provision of a new roundabout and associated infrastructure	11	28.4	Granted	N/A - new application identified since DCO Application was submitted	1
97	20/1257/OUT	Stockton on Tees	Triangular Piece Of Land Bounded By Belasis Avenue/Central Avenue And Cowpen Lane (Former Ici Offices) Billingham TS23 1LA	Outline planning permission with some matters reserved (Appearance, Landscaping, Layout and Scale) for the erection of buildings for office, research and development, manufacturing and storage (Use classes B1, B2 and B8) with associated boundary enclosure and the closure of part of Belasis Avenue. Identical application to one approved in 2019; permission sought for an extended implementation period	10	3.6	Granted	N/A - new application identified since DCO Application was submitted	1
98	21/1092/FUL	Stockton on Tees	Land At Macklin Avenue Cowpen Lane Industrial Estate Billingham TS23 4BY	Erection of 25no. industrial units for B2/B8 use with associated parking	8.6	0.8	Granted	N/A - new application identified since DCO Application was submitted	1
99	21/2896/FUL	Stockton on Tees	Land North Of Caswells Lagonda Road Cowpen Lane Industrial Estate Billingham TS23 4JA	Erection of 22 light industrial/employment units	8.6	0.8	Granted	N/A - new application identified since DCO Application was submitted	1
100	20/2804/REM	Stockton on Tees	Car Park Navigation Way Thornaby TS17 6QA	Reserved matters application for appearance, landscaping, layout and scale for the erection of 117 new build houses consisting of 67 two bed houses, 44 three bed houses and 6 four bed houses	10	3.98	Granted	N/A - new application identified since DCO Application was submitted	1
101	22/0401/MAJ	Middlesbrough	Former Coal Depot, Commercial Street	Construction of 10No B2/B8 warehouses	8.6	0.27	Pending	N/A - new application identified since DCO Application was submitted	1
102	20/0764/FUL	Middlesbrough	Boho X Lower Gosford Street Middlesbrough	Erection of 7 storey office building incorporating lecture theatre, cafe, swimming pool, gym, bar/event space with associated landscaping, public realm, cycle store and car parking	8.6	0.77	Granted	N/A - new application identified since DCO Application was submitted	1
103	21/0740/FUL	Middlesbrough	Former Cleveland Scientific Institute, Corporation Road, Middlesbrough, TS1 2RQ	15 storey tower block comprising 131no. apartments and 4no commercial units with associated cycle parking and refuse facilities	8.7	0.07	Pending	N/A - new application identified since DCO Application was submitted	1
104	20/0289/FUL	Middlesbrough	Land South Of Union Street Middlesbrough	Erection of 145 residential dwellings with associated access, parking, landscaping and amenity space	9.4	3.98	Granted	N/A - new application identified since DCO Application was submitted	1
105	19/0516/RES	Middlesbrough	Land Off Alan Peacock Way, Prissick Base, Near Ladgate Lane/Marton Avenue, Middlesbrough	Reserved matters application for the erection of 350 dwellings and associated works	9.2	11.82	Granted	N/A - new application identified since DCO Application was submitted	1
106	R/2021/0281/FFM	Redcar & Cleveland	Land Between Imperial Avenue And Tilbury Road , South Bank Industrial Estate, South Bank	Magnum Investments:CONSTRUCTION OF 37 FACTORY UNITS (USE CLASS B2/B8)	5.3	1.1	Granted	N/A - new application identified since DCO Application was submitted	1
107	R/2019/0433/FF	Redcar & Cleveland	Land At Crow Lane, Adjacent To Old Hall Farm And (A1053) Greystones Road, Old Lackenby, Eston	Installation Of An Energy Storage Facility (Up To 50 Mw), New Access Track And Associated Ancillary Equipment And Components (Amended Scheme)	5.1	0.8	Granted	N/A - new application identified since DCO Application was submitted	1

108	R/2020/0025/RMM	Redcar & Cleveland	Land To The South Of Marske By The Sea Bounded By Longbeck Road, A1085 And A174 Redcar	Convenience Store, Primary School, Childrens Day Nursery, Gp Surgery/Pharmacy, Community Hall, Petrol Filling Station, Drive Thru Restaurant, Public House And Hotel Following Approval On Appeal Of Outline Planning Permission R/2013/0669/Oom	6.8	50.4	Pending	N/A - new application identified since DCO Application was submitted	1
109	R/2013/0669/OOM	Redcar & Cleveland	Land To The South Of Marske By The Sea Bounded By Longbeck Road, A1085 And A174 Redcar	Outline Application For Up To 1000 Dwellings Together With Ancillary Uses And A Neighbourhood Centre, Park- And-Ride Car Park; Petrol Filling Station; Drive-Thru; Public House/Restaurant And 60 Bed Hotel With Details Of Access	6.8	50.4	Approved 20 July 2017	N/A - new application identified since DCO Application was submitted	1
110	R/2021/0019/OOM	Redcar & Cleveland	Land West Of Kirkleatham Lane Redcar	Homes England; Outline application for residential development with associated access, landscaping and open space consisting of; A) 279 residential units (class C3) or; B) 204 residential units (class C3) with 75 assisted living units (delivered as class C2 or C3)	3.1	11.3	Approved 11 January 2021	N/A - new application identified since DCO Application was submitted	1
111	R/2020/0489/FFM	Redcar & Cleveland	Land South Of Redcar Road North Of 21 - 77 South Terrace South Bank	Residential Development Of 28 Dwellings Comprising Of 25 Bungalows And 3 1.5 Storey Houses With Associated Highway Works; New Vehicular And Pedestrian Accesses And Landscaping	4.9	0.79	Approved 21 January 2021	N/A - new application identified since DCO Application was submitted	1
112	R/2022/0306/FF	Redcar & Cleveland	Land At Redcar Bulk Terminal Redcar Bulk Terminal Redcar	Installation And Operation Of A Site Batch Ready Mix Concrete Plant And Ancillary Facilities For A Temporary Period	0	0.34	Approved 25 May 2022	N/A - new application identified since DCO Application was submitted	1
113	R/2022/0242/FF	Redcar & Cleveland	Dorman Point Teesworks Redcar	Teesworks: Erection Of A LV Substation And Associated Hardstanding	5.2	0.8	Approved 22 October 2021	N/A - new application identified since DCO Application was submitted	1
114	R/2022/0343/ESM	Redcar & Cleveland	Land At South Bank Off Tees Dock Road South Bank	South Tees Development Corporation: Application For The Approval Of Reserved Matters, Namely Appearance, Landscaping, Layout And Scale In Respect Of A Class B2 Manufacturing Unit With Ancillary Offices, Parking, Servicing, And Landscaping Following Approval Of Outline Planning Permission R/2020/0357/OOM	3.6	36.4	Approved 16 June 2022	N/A - new application identified since DCO Application was submitted	1
115	R/2022/0355/FFM	Redcar & Cleveland	Land At South Bank Off Tees Dock Road South Bank	South Tees Development Corporation: Erection Of Industrial Facility (Use Class B2/B8), Associated Structures, Hardstanding And Landscaping Works	3.6	5.83	Approved 16 June 2022	N/A - new application identified since DCO Application was submitted	1
116	R/2022/0002/FFM	Redcar & Cleveland	Land Between The A1085 And The Northumbrian Water Treatment Works At Bran Sands	Anglo American Woodsmith Ltd: Engineering Works For The Installation Of 32 Conveyor Footings Along Part Of The Conveyor Route Previously Approved Under Planning Permission R/2017/0906/OOM	0	7.09	Pending	N/A - new application identified since DCO Application was submitted	1
117	R/2021/0432/FFM		Former Redcar Steelworks (Teesworks) Land Between Tees Dock Road And A1085 Trunk Road Lackenby	Teesworks: Development Of Soil Treatment Area Comprising Of Hard Standing, Water Treatment Area And Associated Apparatus And Structures	4.2	4.5	Granted 7 October 2021	N/A - new application identified since DCO Application was submitted	1

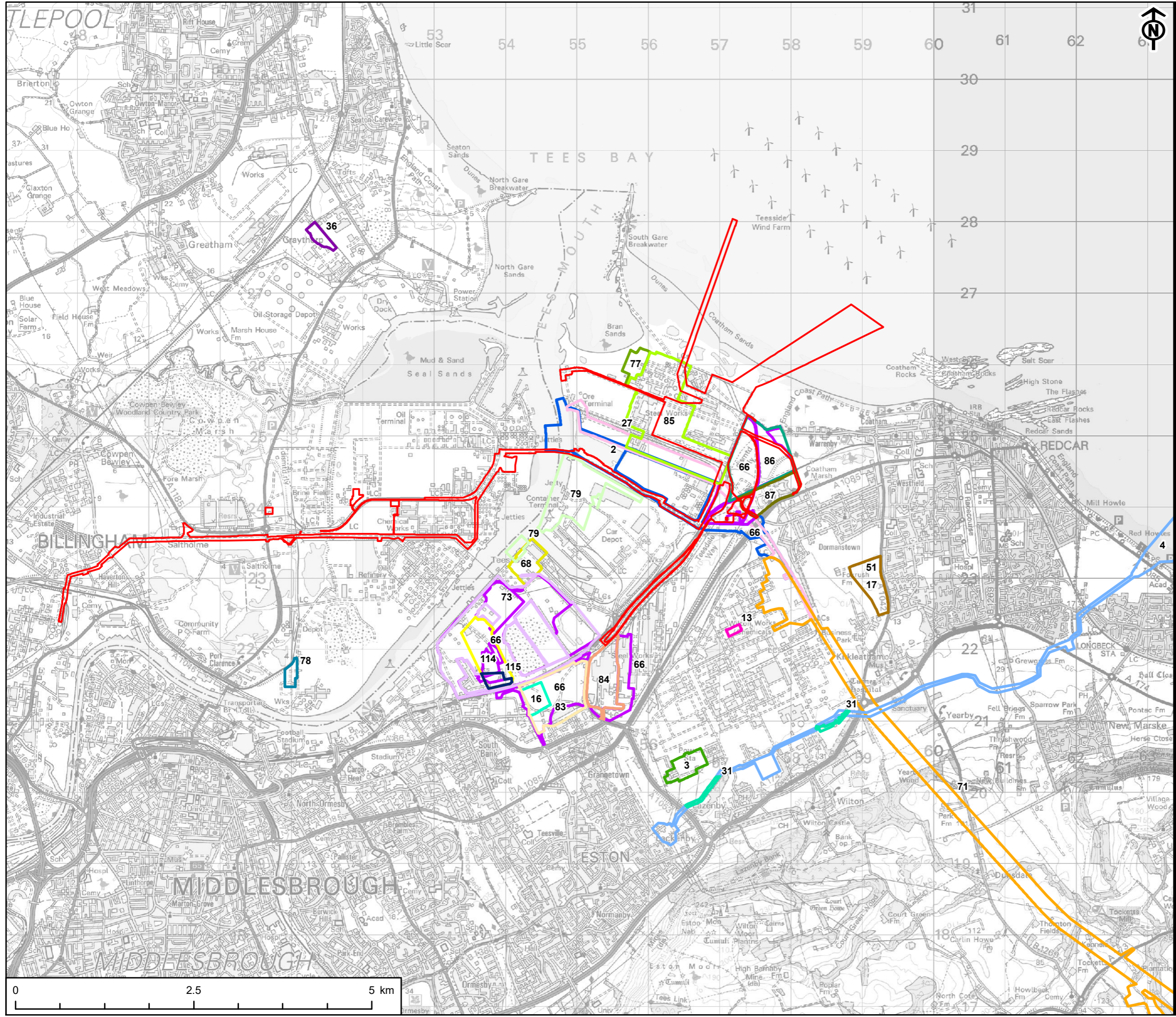
APPENDIX C: UPDATED LONG LIST AND SHORT LIST OF DEVELOPMENTS ON ORDNANCE SURVEY BASE MAPPING



- KEY**
- Site Boundary
 - Power, Capture and Compressor Site
 - Long List of Other Developments

Yellow highlighted numbers denote new schemes submitted since the original assessment

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APPLICANTS
 NZT POWER LTD. AND NZNS STORAGE LTD.

KEY
 Site Boundary

- Cumulative Sites - Short List ID
- 2
 - 3
 - 4
 - 13
 - 16
 - 17 & 51
 - 27
 - 31
 - 36
 - 66
 - 68
 - 71
 - 73
 - 77
 - 78
 - 79
 - 83
 - 84
 - 85
 - 86
 - 87
 - 114
 - 115

Yellow highlighted numbers denote new schemes submitted since the original assessment

TITLE
 FIGURE 2
 UPDATED SHORT LIST OF OTHER DEVELOPMENTS

REFERENCE
 NZT_220629_ExA_ES_24-3_v2

SHEET NUMBER
 1 of 1

DATE
 29/06/22

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