

LATE SCOPING CONSULTATION RESPONSES

Consultation bodies have 28 days to respond with any comments, stating either the information that they consider should be included in the ES or that they do not have any comments.

Any responses received after the deadline will not be considered within the scoping opinion but are forwarded to the applicant for consideration in accordance with the policy set out in Advice Note 7: Environmental Impact Assessment, Screening and Scoping.

The following EIA scoping consultation responses were received after the consultation deadline specified under legislation and therefore did not form part of the Secretary of State's scoping opinion.

Land and Development Group

Vicky Stirling
DCO Liaison Officer
Network Engineering
vicky.stirling@nationalgrid.com
Direct tel: +44 (0)1926 653746

www.nationalgrid.com

SUBMITTED VIA EMAIL TO:

environmentalservices@infrastructure.gsi.gov.uk

06 January 2014

Our Ref:

Your Ref:

Dear Sir/Madam,

Application by York Potash Limited for an Order Granting Development Consent for the proposed York Potash Harbour Facilities

This is a joint response by National Grid Electricity Transmission plc (NGET) and National Grid Gas plc (NGG).

I refer to your letter dated 6th December 2013 regarding the above proposed application. Having reviewed the Scoping Consultation documents, I would like to make the following comments:

National Grid Infrastructure within or in close proximity to the Proposed Order Limits

National Grid Electricity Transmission

National Grid Transmission has a high voltage electricity overhead transmission line which lies within or in close proximity to the proposed order limits. This line forms an essential part of the electricity transmission network in England and Wales and details are as follows:

- YYQ 275kV Overhead Transmission Line – ZZA Junction to Todd Point

I enclose a plan showing the location of this overhead line.

The following points should be taken into consideration:

- National Grid's Overhead Line/s is protected by a Deed of Easement/Wayleave Agreement which provides full right of access to retain, maintain, repair and inspect our asset
- Statutory electrical safety clearances must be maintained at all times. Any proposed buildings must not be closer than 5.3m to the lowest conductor. National Grid recommends that no permanent structures are built directly beneath overhead lines. These distances are set out in EN 43 – 8 Technical Specification for "overhead line clearances Issue 3 (2004) available at:

http://www.nationalgrid.com/uk/LandandDevelopment/DDC/devnearohl_final/appendixIII/applll-part2

- If any changes in ground levels are proposed either beneath or in close proximity to our existing overhead lines then this would serve to reduce the safety clearances for such overhead lines. Safe clearances for existing overhead lines must be maintained in all circumstances.
- Further guidance on development near electricity transmission overhead lines is available here: <http://www.nationalgrid.com/NR/ronlyres/1E990EE5-D068-4DD6-8C9A-4D0B06A1BA79/31436/Developmentnearoverheadlines1.pdf>
- The relevant guidance in relation to working safely near to existing overhead lines is contained within the Health and Safety Executive's (www.hse.gov.uk) Guidance Note GS 6 "Avoidance of Danger from Overhead Electric Lines" and all relevant site staff should make sure that they are both aware of and understand this guidance.
- Plant, machinery, equipment, buildings or scaffolding should not encroach within 5.3 metres of any of our high voltage conductors when those conductors are under their worse conditions of maximum "sag" and "swing" and overhead line profile (maximum "sag" and "swing") drawings should be obtained using the contact details above.
- If a landscaping scheme is proposed as part of the proposal, we request that only slow and low growing species of trees and shrubs are planted beneath and adjacent to the existing overhead line to reduce the risk of growth to a height which compromises statutory safety clearances.
- Drilling or excavation works should not be undertaken if they have the potential to disturb or adversely affect the foundations or "pillars of support" of any existing tower. These foundations always extend beyond the base area of the existing tower and foundation ("pillar of support") drawings can be obtained using the contact details above
- Due to the scale, bulk and cost of the transmission equipment required to operate at 275kV or 400kV we only support proposals for the relocation of existing high voltage overhead lines where such proposals directly facilitate a major development or infrastructure project of national importance which has been identified as such by government.

To view the Development Near Lines Documents. Please use the link below:

http://www.nationalgrid.com/uk/LandandDevelopment/SC/devnearohl_final/

To view the National Grid Policy's for our Sense of Place Document. Please use the link below:

<http://www.nationalgrid.com/uk/LandandDevelopment/DDC/>

National Grid Gas Transmission

National Grid has no high pressure gas transmission pipelines located within or in close proximity to the proposed order limits.

National Grid Gas Distribution

National Grid is a trading name for:
National Grid Electricity Transmission plc
Registered Office: 1-3 Strand, London WC2N 5EH
Registered in England and Wales, No 2366977

National Grid is a trading name for:
National Grid Gas plc
Registered Office: 1-3 Strand, London WC2N 5EH
Registered in England and Wales, No 2006000

- National Grid Gas has no gas distribution apparatus within or in close proximity to the proposed development

Further Advice

We would request that the potential impact of the proposed scheme on National Grid's existing assets as set out above is considered in any subsequent reports, including in the Environmental Statement, and as part of any subsequent application.

Where the promoter intends to acquire land, extinguish rights, or interfere with any of National Grid apparatus protective provisions will be required in a form acceptable to it to be included within the DCO.

Where any diversion of apparatus may be required to facilitate a scheme, National Grid is unable to give any certainty with the regard to diversions until such time as adequate feasibility and conceptual design studies have been undertaken by National Grid. Further information relating to this can be obtained by contacting the email address below.

National Grid requests to be consulted at the earliest stages to ensure that the most appropriate protective provisions are included within the DCO application to safeguard the integrity of our apparatus and to remove the requirement for objection. All consultations should be sent to the following: DCOConsultations@nationalgrid.com as well as by post to the following address:

The Company Secretary
1-3 The Strand
London
WC2N 5EH

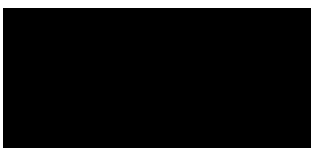
In order to respond at the earliest opportunity National Grid will require the following:

- Draft DCO including the Book of Reference and relevant Land Plans
- Shape Files or CAD Files for the order limits

I hope the above information is useful. If you require any further information please do not hesitate to contact me.

The information in this letter is provided notwithstanding any discussions taking place in relation to connections with electricity or gas customer services.

Yours sincerely



Vicky Stirling
(Submitted Electronically)



nationalgrid

- Aerial Photography
- Eagles Enquiry**
- Electricity Tx Assets
- Electricity Tx Capital Schemes
- Gas Tx Assets
- Land Tenure
- Proposed HS2 Route
- Maps

1 km 1 : 15000

Background Mapping information has been reproduced from the Ordnance Survey map by permission of Ordnance Survey on behalf of The controller of Her Majesty's Stationery Office. ©Crown Copyright Ordnance Survey, National Grid Electricity - 100024241. National Grid Gas -100024886

Produced by 10.34.53.192 14:18 06/01/2014

National Grid UK Transmission. The asset position information represented on this map is the intellectual property of National Grid PLC, Warwick Technology Park, Warwick, CV346DA

Hannah Nelson
The Planning Inspectorate
3/18 Eagle Wing
Temple Quay House
2 The Square
Bristol
BS1 6PN

**National Grid Electricity Emergency Number:
0800 40 40 90***

**National Gas Emergency Number:
0800 111 999***

* Available 24 hours, 7 days/week.
Calls may be recorded and monitored.

www.nationalgrid.com

Date: 07/01/2014

Our Ref: XX_TE_Z5_3NW_001054

Your Ref: TR030002 (MB) Part 1 P

RE: Formal Planning Application, TS2 1TS, York Potash Harbour Facilities, Part 1, Stockton-on-Tees

Thank you for your enquiry which was received on 07/01/2014.

Please note this response and any attached map(s) are valid for 28 days.

An assessment has been carried out with respect to National Grid Electricity Transmission plc's and National Grid Gas plc's apparatus. Please note it does not cover the items listed in the section "Your Responsibilities and Obligations", including gas service pipes and related apparatus.

For details of National Grid's network areas please see the National Grid website (<http://www.nationalgrid.com/uk/Gas/Safety/work/>) or the enclosed documentation.

Are My Works Affected?

National Grid has identified that it has apparatus in the vicinity of your enquiry which may be affected by the activities specified.

Can you please inform National Grid, as soon as possible, the decision your authority is likely to make regarding this application.

If the application is refused for any other reason than the presence of National Grid apparatus, we will not take any further action.

Please let us know whether National Grid can provide you with technical or other information that may be of assistance to you in the determination of the application.

As your proposal is in proximity to National Grid's Transmission assets we have referred your enquiry / consultation to our Land and Development Asset Protection Team for further assessment. We request that you take no further action with regards to your proposal until you hear from us. We will contact you within 28 days from the date of this response. Please contact us if you have not had a response within this time.

Due to the presence of National Grid apparatus in proximity to the specified area, the contractor should contact National Grid before any works are carried out to ensure our apparatus is not affected by any of the proposed works.

Your Responsibilities and Obligations

The "Assessment" Section below outlines the detailed requirements that must be followed when planning or undertaking your scheduled activities at this location.

It is your responsibility to ensure that the information you have submitted is accurate and that all relevant documents including links are provided to all persons (either direct labour or contractors) working for you near National Grid's apparatus, e.g. as contained within the Construction (Design and Management) Regulations.

This assessment solely relates to National Grid Electricity Transmission plc (NGET) and National Grid Gas plc (NGG) apparatus. This assessment does **NOT** include:

- National Grid's legal interest (easements or wayleaves) in the land which restricts activity in proximity to National Grid's assets in private land. You must obtain details of any such restrictions from the landowner in the first instance and if in doubt contact National Grid.
- Gas service pipes and related apparatus
- Recently installed apparatus
- Apparatus owned by other organisations, e.g. other gas distribution operators, local electricity companies, other utilities, etc.

It is **YOUR** responsibility to take into account whether the items listed above may be present and if they could be affected by your proposed activities. Further "Essential Guidance" in respect of these items can be found on the National Grid Website (<http://www.nationalgrid.com/NR/rdonlyres/6D6525F9-59EB-4825-BA89-DBD7E68882C7/51319/EssentialGuidance.pdf>).

This communication does not constitute any formal agreement or consent for any proposed development work; either generally or with regard to National Grid's easements or wayleaves nor any planning or building regulations applications.

NGG and NGET or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you require further assistance please contact the National Grid Plant Protection team via e-mail ([click here](#)) or via the contact details at the top of this response.

Yours faithfully

National Grid Plant Protection Team

ASSESSMENT

Affected Apparatus

The National Grid apparatus that has been identified as being in the vicinity of your proposed works is:

- Electricity Transmission overhead lines
- Above ground electricity sites and installations

As your proposal is in proximity to National Grid's apparatus, we have referred your enquiry / consultation to the following department(s) for further assessment:

- Land and Development Asset Protection Team (High Pressure Gas Transmission and Electricity Transmission Apparatus)

We request that you take no further action with regards to your proposal until you hear from the above. We will contact you within 28 days from the date of this response. Please contact us if you have not had a response within this timeframe.

Requirements

BEFORE carrying out any work you must:

- Carefully read these requirements including the attached guidance documents and maps showing the location of National Grid apparatus.
- Contact the landowner and ensure any proposed works in private land do not infringe National Grid's legal rights (i.e. easements or wayleaves). If the works are in the road or footpath the relevant local authority should be contacted.
- Ensure that all persons, including direct labour and contractors, working for you on or near National Grid's apparatus follow the requirements of the HSE Guidance Notes HSG47 - 'Avoiding Danger from Underground Services' and GS6 – 'Avoidance of danger from overhead electric power lines'. This guidance can be downloaded free of charge at <http://www.hse.gov.uk>
- In line with the above guidance, verify and establish the actual position of mains, pipes, cables, services and other apparatus on site before any activities are undertaken.

GUIDANCE

Electricity Overhead Lines Guidance:

<http://www.nationalgrid.com/NR/rdonlyres/D9FEFEEC-0B9B-4E72-A1D0-A5FB1DB5D7B3/51894/ElectricityOHLGuidance.pdf>

Development Near Overhead Lines:

<http://www.nationalgrid.com/NR/rdonlyres/4DD2D3FF-B973-4F3C-A8C3-CDB640526660/45082/Developmentnearoverheadlines.pdf>

Standard Guidance

Essential Guidance document:

<http://www.nationalgrid.com/NR/rdonlyres/6D6525F9-59EB-4825-BA89-DBD7E68882C7/51319/EssentialGuidance.pdf>

General Guidance document:

<http://www.nationalgrid.com/NR/rdonlyres/55C13C4D-A1AA-4B13-BFDA-1CF59F88B326/51318/GeneralGuidance.pdf>

Excavating Safely in the vicinity of gas pipes guidance (Credit card):

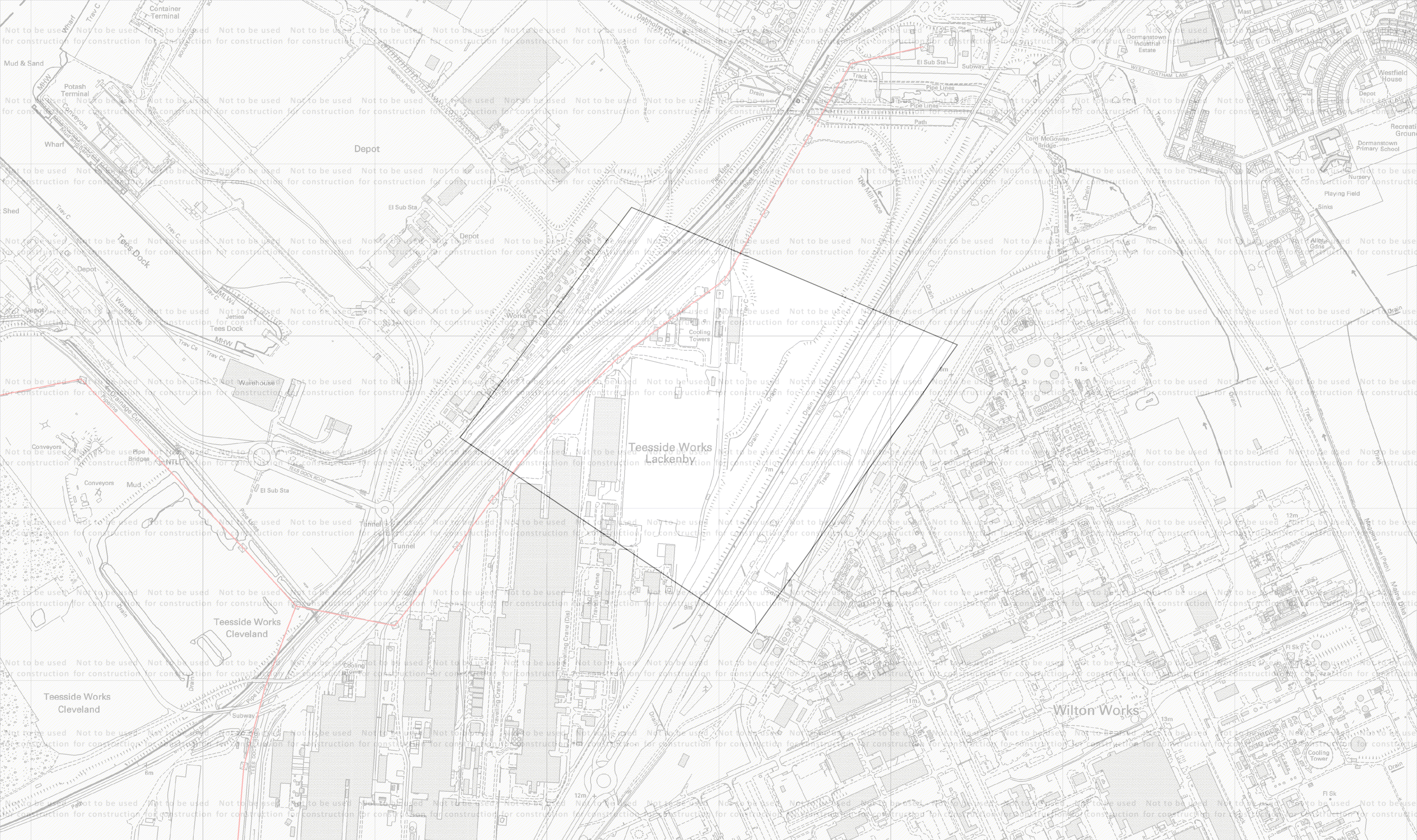
<http://www.nationalgrid.com/NR/rdonlyres/A3D37677-6641-476C-9DDA-E89949052829/44257/ExcavatingSafelyCreditCard.pdf>

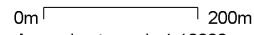

Excavating Safely in the vicinity of electricity cables guidance (Credit card):

<http://www.nationalgrid.com/NR/rdonlyres/35DDEC6D-D754-4BA5-AF3C-D607D05A25C2/44858/ExcavatingSafelyCreditCardelectricitycables.pdf>

Copies of all the Guidance Documents can also be downloaded from the National Grid Website:

<http://www.nationalgrid.com/uk/Gas/Safety/work/downloads/>



ID: XX_TE_Z5_3NW_001054	View extent: 4120m, 2440m	<p>Do not proceed without further consultation</p> <p>This plan shows those cables owned by National Grid Electricity Transmission plc in its role as a Licensed Electricity Transporter (ET). Electricity cables owned by other ETs, or otherwise privately owned, may be present in this area. Information with regard to such cables should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Ancillary equipment such as cooling systems and communication cables are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by National Grid Electricity Transmission plc or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of cables and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near electricity apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.</p>	Map 1 of 1 (ELECTRIC)
USER: Megann.Branlard	Underground cables — Overhead lines —		MAPS Plot Server Version 1.7.6
DATE: 07/01/2014	 0m — 200m Approximate scale 1:10000 on A3 Colour Landscape		
DATA DATE: 22/08/2013			
REF: TR030002 (MB) Part 1 P			
MAP REF: NZ5622		Requested by: The Planning Inspectorate	
CENTRE: 456470, 522755		This plan is reproduced from or based on the OS map by National Grid Electricity Transmission plc, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024241	

ENQUIRY SUMMARY

Received Date

07/01/2014

Your Reference

TR030002 (MB) Part 1 P

Location

Centre Point: 456470, 522755

X Extent: 1450

Y Extent: 1240

Postcode: TS2 1TS

Location Description: TS2 1TS, York Potash Harbour Facilities, Part 1, Stockton-on-Tees

Map Options

Paper Size: A3

Orientation: LANDSCAPE

Requested Scale: 10000

Actual Scale: 1:10000 (ELECTRIC)

Real World Extents: 4120m x 2440m (ELECTRIC)

Recipients

pprsteam@nationalgrid.com

Enquirer Details

Organisation Name: The Planning Inspectorate

Contact Name: Hannah Nelson

Email Address: environmentalservices@infrastructure.gsi.gov.uk

Telephone: 0303 444 5000

Address: 3/18 Eagle Wing, Temple Quay House, 2 The Square, Bristol, BS1 6PN

Description of Works

P/A York Potash Limited (YPL) (a subsidiary of Sirius Minerals Ltd) proposes to develop a port facility on Teesside for the export of polyhalite bulk fertilizer (the product). The proposed port facility, to be designed to export up to 12 million tonnes per annum (mtpa) of product, would comprise a marine terminal at Bran Sands on the Tees estuary, storage facilities and a conveyor system to transfer the product to the marine terminal from a materials handling facility. DB

Enquiry Type

Formal Planning Application

Development Types

Development Type: Development for use by General Public

Hannah Nelson
The Planning Inspectorate
3/18 Eagle Wing
Temple Quay House
2 The Square
Bristol
BS1 6PN

Plant Protection
National Grid
Block 1; Floor 1
Brick Kiln Street
Hinckley
LE10 0NA
E-mail: plantprotection@nationalgrid.com
Telephone: +44 (0)800 688588

**National Grid Electricity Emergency Number:
0800 40 40 90***

**National Gas Emergency Number:
0800 111 999***

* Available 24 hours, 7 days/week.
Calls may be recorded and monitored.

www.nationalgrid.com

Date: 07/01/2014

Our Ref: XX_TE_Z5_3NW_001055

Your Ref: TR030002 (MB) Part 2 P

RE: Formal Planning Application, TS2 1TS, York Potash Harbour Facilities, Part 2, Stockton-on-Tees

Thank you for your enquiry which was received on 07/01/2014.

Please note this response and any attached map(s) are valid for 28 days.

An assessment has been carried out with respect to National Grid Electricity Transmission plc's and National Grid Gas plc's apparatus. Please note it does not cover the items listed in the section "Your Responsibilities and Obligations", including gas service pipes and related apparatus.

For details of National Grid's network areas please see the National Grid website (<http://www.nationalgrid.com/uk/Gas/Safety/work/>) or the enclosed documentation.

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NGG and NGET or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

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Yours faithfully

National Grid Plant Protection Team

ASSESSMENT

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GUIDANCE

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Standard Guidance

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General Guidance document:

<http://www.nationalgrid.com/NR/rdonlyres/55C13C4D-A1AA-4B13-BFDA-1CF59F88B326/51318/GeneralGuidance.pdf>

Excavating Safely in the vicinity of gas pipes guidance (Credit card):

<http://www.nationalgrid.com/NR/rdonlyres/A3D37677-6641-476C-9DDA-E89949052829/44257/ExcavatingSafelyCreditCard.pdf>

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<http://www.nationalgrid.com/NR/rdonlyres/35DDEC6D-D754-4BA5-AF3C-D607D05A25C2/44858/ExcavatingSafelyCreditCardelectricitycables.pdf>

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ID: XX_TE_Z5_3NW_001055	View extent: 4120m, 2440m
USER: Megann.Branlard	Underground cables Overhead lines
DATE: 07/01/2014	
DATA DATE: 22/08/2013	
REF: TR030002 (MB) Part 2 P	
MAP REF: NZ5724	0m 200m
CENTRE: 457390, 524150	Approximate scale 1:10000 on A3 Colour Landscape

Do not proceed without further consultation

This plan shows those cables owned by National Grid Electricity Transmission plc in its role as a Licensed Electricity Transporter (ET). Electricity cables owned by other ETs, or otherwise privately owned, may be present in this area. Information with regard to such cables should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Ancillary equipment such as cooling systems and communication cables are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by National Grid Electricity Transmission plc or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of cables and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near electricity apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

Map 1 of 1 (ELECTRIC)

MAPS Plot Server Version 1.7.6

Requested by: The Planning Inspectorate

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ENQUIRY SUMMARY

Received Date

07/01/2014

Your Reference

TR030002 (MB) Part 2 P

Location

Centre Point: 457390, 524150

X Extent: 1410

Y Extent: 1220

Postcode: TS2 1TS

Location Description: TS2 1TS, York Potash Harbour Facilities, Part 2, Stockton-on-Tees

Map Options

Paper Size: A3

Orientation: LANDSCAPE

Requested Scale: 10000

Actual Scale: 1:10000 (ELECTRIC)

Real World Extents: 4120m x 2440m (ELECTRIC)

Recipients

pprsteam@nationalgrid.com

Enquirer Details

Organisation Name: The Planning Inspectorate

Contact Name: Hannah Nelson

Email Address: environmentalservices@infrastructure.gsi.gov.uk

Telephone: 0303 444 5000

Address: 3/18 Eagle Wing, Temple Quay House, 2 The Square, Bristol, BS1 6PN

Description of Works

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Enquiry Type

Formal Planning Application

Development Types

Development Type: Development for use by General Public



Redcar & Cleveland Borough Council
Regeneration Services Directorate
Development Management
Redcar and Cleveland House
Kirkleatham Street
Redcar
TS10 1RT

The Planning Inspectorate
3/18 Eagle Wing
Temple Quay House
2 The Square
Bristol
BS1 5PN

Email: planning_admin@redcar-cleveland.gov.uk
www.redcar-cleveland.gov.uk/Planning
Direct line: 01287 612340

Our Ref: R/2012/0800/NID
Your Ref: TR030002
Contact: Miss J Horne
Date: 14 January 2014

Dear Sir/Madam

PROPOSAL: CONSULTATION ON YORK POTASH HARBOUR FACILITIES
LOCATION: YORK POTASH PIPELINE PROJECT TEESIDE
APPLICANT: YORK POTASH LTD

I refer to your consultation with regard to a screening request. I have consulted internally. Please see below the response from Planning Strategy colleagues:

“The following policies are relevant when considering the proposed development:

National Policy

National Planning Policy Framework

Regional Policy

Regional Spatial Strategy (RSS) for the North East of England. However, limited weight should be given to the RSS following the enactment of the Localism Act 2011, which includes the intention to revoke the RSS through secondary legislation.

Local Development Framework:

Core Strategy

- CS1: Securing a Better Quality of Life
- CS2 Locational Strategy
- CS3: Spatial Strategy for Greater Eston
- CS4: Spatial Strategy for South Tees
- CS6: Spatial Strategy for East Cleveland and the Villages
- CS8: Scale and Location of New Development
- CS9: Protecting Existing Employment Areas
- CS10: Steel, Chemical and Port-related Industries
- CS20: Promoting Good Design
- CS22: Protecting and Enhancing the Borough's Landscape
- CS23: Green Infrastructure
- CS24: Biodiversity and Geological Conservation
- CS25: Built and Historic Environment
- CS26: Managing Travel Demand

Development Policies DPD:

- DP1: Development Limits
 - DP2: Location of Development
 - DP3: Sustainable Design
 - DP4: Developer Contributions
 - DP6: Pollution Control
 - DP7: Potentially Contaminated and Unstable Land
 - DP9: Conservation Areas
 - DP10: Listed Buildings
 - DP11: Archaeological Sites and Monuments
 - DP13: Protecting Open Spaces
- Minerals and Waste Core Strategy and Development Policies DPDs
- MWC1: Minerals Strategy
 - MCW10: Sustainable Transport

Supplementary Planning Documents (SPDs):

Landscape Character SPD

Conclusion

This response is in relation to the consultation letter received from the Secretary of State 6.12.13.

Consideration should be given to Redcar & Cleveland's Local Development Framework, including the Core Strategy and Development Policies DPDs and supporting Supplementary Planning Documents.

Core Strategy Policy CS22 aims to protect and enhance the borough's landscape and consideration should be given to this policy, as well as the supporting Landscape Character SPD.

LDF policies which protect the historic environment include DP9, DP10 and DP11. Consideration should also be given to the Kirkleatham and Yearby Conservation Area Character Appraisals.

Consideration should be given to policy CS23 and DP13 which aim to protect the borough's green infrastructure and open spaces, particularly where proposals cross these spaces. Policy CS24 aims to protect biodiversity and geodiversity and is also relevant. Policy DP2 is also relevant when considering the route and impact of the proposals."

Note the Authority has prepared a draft Local Plan and this has been the subject of consultation. The Authority expects the submission draft to be published will be published later this year. Noting that the submission date is proposed to be quarter 4 then I advise that the applicant keeps apprised of the progress of the Plan

Highways colleagues advise that the development would need to be supported by a Transport Assessment (this may be incorporated into the EIA). I am also advised that in separate correspondence they have advised the scope of the study area.

I would also add some general comments:

Other consultees will include adjoining Authorities and I note these and other consultees are listed in the Secretary of States Scoping Report.

The applicant should also be aware that there is a current application for land south of Marske described as: Outline application for up to 1000 dwellings together with ancillary uses including a park- and-ride car park; petrol filling station; drive-thru; public house/restaurant and 60 bed hotel with details of access LPA Ref R/2013/0669/FFM

Major developments in both Middlesbrough and north of the Tees should also be included.

The submission needs to make clear that this will be a 24 hour seven days a week operation.

I do hope this is helpful.

Yours faithfully

Miss J Horne
Principal Planning Officer