



# South Industrial Zone

Environmental Statement  
July 2020

Volume 2

Chapter A - Introduction and Background

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## A1.0 Introduction

### Purpose of the Environmental Statement

- A1.1 This Environmental Statement ('ES') has been prepared on behalf of the South Tees Development Corporation ('the applicant' / 'STDC'). It sets out the findings of an Environmental Impact Assessment ('EIA') of proposals for a general industry and storage or distribution development on part of the land at South Industrial Zone, within the STDC Masterplan area, Redcar (hereafter referred to as 'the site').
- A1.2 The ES accompanies an outline planning application which is being submitted to Redcar and Cleveland Borough Council ('RCBC'). It seeks permission for the following:
- "Outline planning application for demolition of existing structures on site and the development of up to 418,000sqm (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"*
- A1.3 All matters other than access into the site remain reserved for consideration by RCBC at a later date.
- A1.4 The site encompasses an area of approximately 174 hectares immediately south east of the River Tees. It is currently brownfield industrial land and it has historically been used by the steel and iron industries and for the storage of materials and rail freight infrastructure.
- A1.5 A plan identifying the extent of the development site is provided at Appendix A1 to this ES.
- A1.6 A detailed description of the site and the development proposals can be found in Chapter B of this ES.
- A1.7 The purpose of this ES chapter is to introduce the background to the outline planning application and the legislative context and the approach to, and scope of, the EIA.

### Background to the Outline Planning Application

- A1.8 STDC is the third Mayoral Development Corporation to be established, and the first outside of London. It was created in August 2017 by the then Secretary of State for Communities and Local Government pursuant to Section 198 of the Localism Act 2011 (Ref 1) at the request of the Tees Valley Combined Authority ('TVCA') and was established by The South Tees Development Corporation (Establishment) Order 2017 (Ref 2).
- A1.9 STDC (the applicant of this outline planning application) was established as the public sector vehicle for delivering area-wide, economic regeneration in the area to augment the wider economic growth plans of the Tees Valley. It delivers this regeneration through its South Tees Regeneration Programme. It has also prepared the South Tees Regeneration Masterplan to support development through the local planning and planning application process. This Masterplan was originally published in 2017 and it was revised to reflect ongoing changes in market demand in November 2019.
- A1.10 The Masterplan sets out the vision for transforming the STDC area into a world-class, modern, large-scale industrial business park. It provides a flexible development framework where land plots can be established in a variety of sizes to meet different occupier needs in the most efficient manner possible. The Masterplan identifies five distinct development 'zones' within the STDC area. This development site is within the South Industrial Zone. This zone is identified for

port related used, offshore energy industries, materials processing and manufacturing and energy generation.

A1.11 STDC is in the process of producing a series of area wide strategies to support the Masterplan. These will help to guide development and address environmental considerations on an area wide level.

A1.12 In order to acquire the land required to bring forward economic regeneration in the South Tees area in line with its Masterplan, STDC made The South Tees Development Corporation (Land at the former Redcar Steel Works, Redcar) Compulsory Purchase Order 2019 ('the Order') on 10<sup>th</sup> April 2019. This order was confirmed by the Secretary of State for Housing, Communities and Local Government on 29<sup>th</sup> April 2020. This order is in the process of being engrossed and once complete (in approximately October 2020), it will enable the acquisition of approximately 1,752 acres of land comprising the former Redcar Steel Works, some of which included parts of the development site subject to this outline planning application and EIA.

### **Submission of Planning Applications**

A1.13 This outline planning application is one of the first developments being progressed by STDC. The application is being submitted in outline to deliver flexible general industry and storage or distribution uses. It will be developed to reflect market demand. The development parameters have also been set to allow for its use by the offshore wind industry if the commercial opportunity arises.

A1.14 A separate planning application is being prepared by STDC for a quay on the River Tees, adjacent to the development site. It is expected that this application will be submitted to RCBC in Autumn 2020 and it will facilitate the transportation of goods and materials to and from the development site by ship. This application is being brought forward separately because of market demand. It will be subject to its own EIA and will consider this outline application as a cumulative scheme. Both application project teams have been in dialogue to discuss and agree the extent of each EIA.

### **Relationship of this ES to Planning Application**

A1.15 This ES is being submitted as a standalone document to accompany the outline planning application. The ES assesses the potential likely significant environmental impacts of the proposed development.

A1.16 In addition to the ES, the planning application comprises a range of documents, including the following:

- 1 Application Forms and Ownership Certificates;
- 2 Application Covering Letter;
- 3 Application Drawings (see further details below);
- 4 Planning Statement;
- 5 Design and Access Statement; and
- 6 Energy and Utilities Statement.

A1.17 This ES should be read in conjunction with the wider documentation submitted as part of the application submission.

## Application Drawings

A1.18 The outline planning application is accompanied by a set of planning drawings. Those of relevance to this ES are set out in the Table below.

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Table A1.1 Drawing Schedule

| Drawing Name           | Drawing Reference                          | ES Location |
|------------------------|--|-------------|
| Site Location Plan     | 1355-TM SB-SD-00.00                        | Appendix A1 |
| Parameters Plan        | 1355-TM SB-SD-10.03                        | Appendix B4 |
| Indicative Masterplans | 1355-TM SB-SD-10.01<br>1355-TM SB-SD-10.02 | Appendix B4 |
| Access Drawings        | 1355-TM SB-SD-20.01<br>1355-TM SB-SD-20.02 | Appendix B4 |

**A2.0**

## EIA Regulations

- A2.1 EIA is a process undertaken in respect of a certain type of development prior to the grant of planning permission. It provides a means of drawing together the findings from systematic analysis of potential significant environmental effects of a scheme to assist local planning authorities, statutory consultees and other key stakeholders in their understanding of the impact (if any) arising from the proposed development.
- A2.2 The need for EIA is currently derived from the EU Directive No 2014/52/EU (Ref 3) on the assessment of certain public and private projects on the environment. The Directive is incorporated into UK planning legislation through the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (Ref 4) which came into force on 16 May 2017. These were amended by the Town and Country Planning and Infrastructure Planning (Environmental Impact Assessment) (Amendment) Regulations 2018 (Ref 5), which came into force on 01 October 2018 and on a temporary basis by The Town and Country Planning (Development Management Procedure, Listed Buildings and Environmental Impact Assessment) (England) (Coronavirus) (Amendment) Regulations 2020 (hereafter ‘the Coronavirus Regulations’) (Ref 6), which came into force on 14<sup>th</sup> May 2020 (all together referred to as ‘the 2017 Regulations (as amended)’). It should be noted that the Coronavirus Regulations will cease to have effect on 31 December 2020. This EIA has been carried out in accordance with the requirements of the 2017 Regulations (as amended).
- A2.3 On 31 January 2020 the UK officially withdrew from the European Union (EU). On that day, known as ‘exit day’ the Environmental Assessments and Miscellaneous Planning (Amendment) (EU Exit) Regulations 2018 (Ref 7) came into force. This does not change how the 2017 EIA Regulations (as amended) are applied in England at this time.
- A2.4 This ES sets out the findings of an assessment of the potential for significant environmental effects of the proposed development on the basis that the proposed development falls within Part 10(a) (Infrastructure Projects) of Schedule 2 of the 2017 EIA Regulations (as amended).
- A2.5 Part 10(a) relates to “*industrial estate development projects*” which are located on a site exceeding 0.5ha. For Schedule 2 developments, the Regulations require that an EIA be undertaken where the development “*is likely to have significant effects on the environment by virtue of factors such as its nature, size or location*”.
- A2.6 Schedule 3 of the 2017 Regulations (as amended) goes on to identify the characteristics of the development, the sensitivity of the location and the characteristics of the potential impact as the key ‘*Selection Criteria for screening Schedule 2 Development*’.
- A2.7 In light of these selection criteria, EIA will be required for Schedule 2 development in three main types of case:
- Major development which is of more than local importance;
  - Developments located in particularly environmentally sensitive or vulnerable locations; and
  - Developments with unusually complex and potentially hazardous environmental effects.
- A2.8 Due to the likely scale and nature of the proposals, it is considered that the scheme give rise to the need for EIA.
- A2.9 Whilst a formal screening request was not submitted, it has been agreed with RCBC that the proposed development has the potential for significant effects due to its scale and nature. As such, the applicant confirmed its intention to submit an ES to accompany the application for

planning permission. The development is therefore an EIA development, as confirmed under Regulation 5(2) of the 2017 Regulations (as amended).

- A2.10 The EIA considers the potential for significant effects arising during the construction and operational phases of the proposed development. For the purpose of this EIA the construction phase includes the potential demolition of on-site structures. An assessment has also been carried out of the potential for cumulative effects which may arise from the development when considered alongside other relevant nearby development proposals. Where significant adverse effects on the environment are identified, the assessment process establishes mitigation or compensation measures to prevent, reduce and where possible, off-set the effects. Monitoring measures necessary to monitor the significant adverse effects on the environment of the proposed development have also been identified.

## A3.0 **Scope of the EIA**

### **Informal Scoping and Consultation on Format of ES**

- A3.1 To assist in identifying those environmental issues requiring consideration, the 2017 Regulations (as amended) make provision for an applicant to seek the local authority’s formal opinion on the scope of the EIA (the ‘scoping opinion’). This is a voluntary process and is not a mandatory requirement.
- A3.2 A scoping opinion identifies those issues that the local authority considers may give rise to the most significant effects and enables the applicant to focus on the assessment on those areas.
- A3.3 Instead of engaging in the formal scoping process with RCBC for this proposed development, the project team has undertaken extensive discussions with the Officers at RCBC, key consultees within the Council and other statutory bodies (such as Natural England and Highways England) to inform the scope and methodologies for the technical assessments within the ES. The applicant has had weekly project meetings with the Case Officer at RCBC throughout the preparation of the application and the ES to discuss the proposals and environmental matters.
- A3.4 Informal discussions have been documented in detail in each of the technical chapters and have been summarised below. The discussions and comments received from Officers, statutory consultees and key stakeholders were taken into account in both scoping the EIA and in carrying out the assessment. Details of the responses are available in the table below and the discussions which took place between the EIA team and stakeholders and correspondence, where available, are provided within the technical chapters (Chapters C to M).

Table A3.1 Summary of Scoping responses and Location within the ES

| Respondent                                       | Summary of Matters Discussed   | Location in the ES/Response from the ES team  |
|--|--|---|
| Transport (Arup)                                 |  |   |
| Highways England, RCBC and Middlesbrough Council | <p>A Transport Assessment Scoping Report was issued to these three bodies on 19<sup>th</sup> June 2020. The report aimed to agree the methodology and the main parameters for the Transport Assessment.</p> <p>Consultation responses are appended to the Transport Assessment. Comments were raised on the scope of the assessment and the network assessed, on the methodology for establishing baseline data, on mode share proportions and other matters. Arup has taken on board the comments possible within the timeframe for submission and will continue to liaise with all consultees following the submission of the ES to agree an approach to</p> | Transport Assessment (Appendix C1). Appendix B of the Transport Assessment includes the Scoping Report. |



| Respondent                             | Summary of Matters Discussed   | Location in the ES/Response from the ES team    |
|--|--|---|
|  | <p>addressing the remaining comments.</p> <p>Arup is preparing the Transport Strategy for the wider STDC area and it holds regular transport steering group workshops. The site and the development proposals have been discussed in this context.</p>   |   |
| <b>Biodiversity and Ecology (Arup)</b> |  |   |
| Natural England                        | <p>A meeting was held between Arup, Lichfields and Natural England on 25<sup>th</sup> June 2020 to discuss the specific ecological detail of this development. The meeting included a high level discussion on the scope of the ecological assessment, along with an overview of the surveys undertaken and the data collected that has been used to inform the baseline of the assessment in this EIA. In addition, several specific areas were discussed, including the likely reliance on the South Tees Regeneration Masterplan Environment and Biodiversity Strategy. Discussions were also had as to how any direct mitigation necessary to protect the features of the Special Protection Area would be secured through the grant of planning permission.</p> | Chapter B (Biodiversity and Ecology)            |
| <b>Noise and Vibration (Arup)</b>      |  |   |
| Environmental Protection Team, RCBC    | <p>Correspondence by email was used to discuss the proposed methodology (including assumptions) and scope of the assessment, appropriate data sources and sensitive receptors, relevant policies and guidance and relevant consultees.</p> <p>The Councils responded with information regarding baseline conditions and data sources to inform the assessment.</p>   | Chapter E (Noise and Vibration) and Appendix E1 |
|  |  |   |

| Respondent   | Summary of Matters Discussed   | Location in the ES/Response from the ES team  |
|--|--|---|
| <b>Air Quality (Arup)</b>  |  |   |
| <p>Environmental Protection Team, RCBC</p>   | <p>Correspondence by email was used to discuss the scope of the assessment, proposed methodology and data sources and availability.</p> <p>The Council was largely comfortable with the approach and provided appropriate data sources. It requested that the assessment includes consideration of the traffic along the A66 through Middlesbrough and the southbank area of Redcar. They also requested justification for scoping out the impact of construction traffic from the assessment. Where comments have not been possible to address prior to the submission of this ES, they will be addressed in an ES Addendum once the survey data is available. They asked that the assessment include consideration of cumulative impact with our proposed applications to include the energy from waste application on the Prairie site.</p> | <p>Chapter F (Air Quality) and Appendix F3</p> <p>Chapter N considers cumulative effects with the impact of many other schemes.</p>       |
| <b>Water Management and Flooding (JBA)</b>   |  |   |
| <p>Lead Local Flood Authority, RCBC<br/>Natural England<br/>Environment Agency</p> | <p>Through email correspondence, the proposed approach to drainage (that proposals will be determined and included as part of the STDC strategy and further developed at design stage of the project) was accepted.</p> <p>With regards to flooding, the principle of use of a high level 'Flood Risk Assessment' ('FRA') and the proposed approach to have a platform level of 5.79mAOD which is above the 1000 year plus climate change still water level, was accepted.</p> <p>It was agreed that the ES should consider the impact of climate change on water levels (as per</p>   | <p>Chapter G (Water Management and Flooding), Appendix G1 (Summary of Consultation Responses) and Appendix G2 (Flood Risk Assessment)</p> |

| Respondent   | Summary of Matters Discussed  | Location in the ES/Response from the ES team  |
|--|---|---|
|  | <p>the baseline assessment using government guidance) and that wave overtopping and freeboard are not considered significant.</p> <p>In relation to water quality, it was agreed that all surface water runoff will require SuDS treatment and attenuation prior to discharge into the Tees or local watercourses, and that pollution control measures advised in the water strategy, such as bunding of potential sources of contamination, will be implemented in order to prevent potential contamination incidents to the Tees.</p> |   |
| Developer Services Manager, Northumbrian Water     | Email correspondence confirmed that in order to understand the ability of Northumbrian Water's assets to accommodate the proposed development, a pre-planning enquiry will be required.   | Chapter G (Water Management and Flooding) and Appendix G1 (Summary of Consultation Responses) |
| <b>Ground Conditions and Remediation (Arcadis)</b> |   |   |
| RCBC, Contaminated Land Officer                    | Arcadis undertook consultation regarding ground conditions and remediation with the Council's Contaminated Land Officer on 28 <sup>th</sup> May 2020 with regards to the basis for assessment, including the available sources of information. Correspondence was received on 9 <sup>th</sup> June 2020 stating that the approach was acceptable.   | Chapter H (Ground Conditions and Remediation) and Appendix H2 (Scoping Correspondence)        |
| <b>Socio Economic</b>                              |   |   |
| Planning Officer, RCBC                             | Contact was made regarding the proposed scope and methodology of the assessment. The Council agreed with the proposed approach and requested dialogue during the determination of the application regarding employment, jobs and training.  | Chapter I (Socio-Economic)  |
| <b>Waste and Materials Management</b>              |   |   |
| RCBC   | Consultation on the methodology and approach to the assessment, including data sources used to inform the baseline assessment,  | Chapter J (Waste and Materials Management) and Appendix J1 (Summary of Consultation)          |

| Respondent                               | Summary of Matters Discussed  | Location in the ES/Response from the ES team   |
|--|---|--|
|  | has been undertaken with relevant Officers at RCBC. Advise on the assessment approach was sought and the response included general agreement and confirmation on the intended approach as well as a note of consideration of the remedial strategy for the site.  |  |
| <b>Climate Change (Arup)</b>             |   |  |
| Planning Strategy Manager, RCBC          | A virtual conference was held to discuss relevant local policies, the proposed scope and methodology in relation to the Council's climate change targets and mitigation strategy. The appropriate local policies were confirmed and it was highlighted that the Council are in the early stages of preparing a new Environment Strategy, however, given the current stage of development, it is not yet relevant to the assessment of the proposed development.     | Chapter K (Climate Change) and Appendix K1 (Meeting Note from Consultation)  |
| <b>Landscape and Visual Impact (BDP)</b> |   |  |
| Principle Planning Officer, RCBC         | Email correspondence was exchanged regarding the acceptability of the proposed viewpoints for the Landscape and Visual Impact Assessment ('LVIA'). The response agreed to the majority of proposed viewpoints, and it requested the inclusion of additional viewpoints at: the edge of Errington Woods to the south of New Marske; and from the north of the river within Stockton Borough Council. These additional viewpoints have been assessed within this EIA. | Chapter L (Landscape and Visual Impact), Appendix L2 (Viewpoint Location Plan) and Appendix L5 (Email Correspondence with RCBC on the scope of the assessment) |
| <b>Below Ground Heritage</b>             |   |  |
| RCBC                                     | Contact was made with the planning officer at RCBC in relation to the scope of the assessment and the appropriateness of the proposed mitigation measures. Minor comments were made on the information provided and these have been picked up in the EIA.   | Chapter M (Below Ground Heritage) and Appendix M1.   |

## Scope of the Environmental Statement

A3.5 On the basis of the informal scoping process undertaken in Spring 2020, the scope of the outline planning application and the ES has been agreed with RCBC.

A3.6 This has confirmed that the ES will address the following topics:

- Transport;
- Biodiversity and Ecology;
- Noise and Vibration;
- Air Quality;
- Water Management and Flooding;
- Ground Conditions and Remediation;
- Socio-Economic;
- Waste and Materials Management;
- Climate Change;
- Landscape and Visual Impact;
- Below Ground Heritage; and
- Cumulative Effects.

## Topics Scoped Out of the Environmental Statement

A3.7 In consultation with RCBC, the topics that the project team have scoped out of the EIA are set out below with a brief explanation as to why they have been scoped out.

- **Human Health** is considered in the ground conditions chapter (Chapter H) in relation to potential effects during the construction phase arising from contamination. It is also considered in the noise and air quality chapters (Chapters E and F) in relation to potential effects during the construction phase. No other significant environmental effects relating to human health are considered likely and therefore a standalone health chapter has not been prepared as part of this ES;
- **Population** is scoped out as no significant adverse effects are anticipated. Population considerations are dealt with in the socio-economic chapter (Chapter I);
- **Land use** is considered in the ground conditions and waste and materials management chapters (Chapters H and J) in relation to potential effects during the construction phase. No other significant environmental effects relating to land use are considered likely and therefore a standalone land use chapter has not been prepared as part of this ES;
- **Above Ground Heritage** is scoped out as no significant adverse effects are anticipated. There are no listed buildings within the site or surrounding the site;
- **Heat and Radiation** is scoped out as no significant adverse effects are anticipated;
- **Daylight, Sunlight and Microclimate** is scoped out as no significant adverse effects are anticipated; and
- **Climate Change Resilience:** a climate change vulnerability assessment has been undertaken as part of this EIA process and this considered climate variables such as heatwaves, prolonged periods of rainfall, flooding and storms. Measures required to reduce the vulnerability of the proposed development to climate change are considered best practice measures that will be inbuilt into the design of the scheme and each building once

the detailed design is known. The vulnerability assessment has identified some overlap with other technical chapters (including Water Management and Flooding (chapter G)) and therefore no significant adverse effects are expected.

### Vulnerability to Major Accidents and/or Disasters

- A3.8 The scheme has been reviewed in the context of its vulnerability to major accidents and/or disasters, in accordance with Schedule 4, Part 8 of the 2017 EIA Regulations (as amended).
- A3.9 The proposed development will comprise mostly general industrial and storage or distribution uses, along with ancillary office accommodation and parking. The development is located within flood zone 1 and is at low risk of flooding. Existing on-site infrastructure is located on or beneath the site and ground conditions are individual to the site. As this stage is it not considered that there will be significant effects in respect of major accidents or disasters. However, as this is not quantifiable at this stage they are not considered within the scope of this ES. This position will be reviewed at the detailed design stage and, if appropriate will be considered at the reserved matters stage of the planning process.

### Cumulative Assessment

- A3.10 In respect of cumulative effects, discussions took place with RCBC to agree the extent of the cumulative assessment and the cumulative schemes to be scoped into the ES. These are set out in Table A3.2 below.

Table A3.2 Cumulative Assessment Schemes

| Address  | Ref. Number                         | Type of Application       | Current Known Status   | Description of Development  |
|--|-------------------------------------|---------------------------|--|---|
| 1<br>Grangetown prairie<br>Land East of John Boyle Road and West of Tees Dock Road<br>Grangetown | R/2019/07<br>67/OOM                 | Outline                   | Awaiting determination, target determination date 30.06.2020 | Outline application for the construction of an energy recovery facility (erf) and associated development  |
| 2<br>Land at Former South Bank Works; Grangetown Prairie; British Steel and Warrenby Area        | R/2019/04<br>27/FFM                 | Full                      | Granted, 27.09.2019  | 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 |
| 3<br>Land at Low Grange Farm South Bank  | R/2014/03<br>72/OOM                 | Outline                   | Granted, 31.03.16  | Outline application for residential development (up to 1250 dwellings) (all matters reserved)   |
| 4<br>Port Blyth Biomass Power Station  | DCO Reference. <a href="#">1873</a> | Development Consent Order | Order made 24.07.2013  | 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.  |
| 5<br>Land North of   | R/2016/06                           | Outline                   | Granted,   | Outline planning application for up to  |

| Address |   | Ref. Number  | Type of Application       | Current Known Status   | Description of Development  |
|---------|---|--|---------------------------|--|---|
|         | Kirkleatham Business Park and West of Kirkleatham Lane Redcar               | 63/OOM   |                           | 25.07.2020   | 550 residential units with associated access, landscaping and open space  |
| 6       | Land North of Kirkleatham Business Park and West of Kirkleatham Lane Redcar | R/2019/0485/RMM  | Reserved Matters          | Granted, 31.10.19  | 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   |
| 7       | Dogger Bank Wind Farm   | DCO Reference. <a href="#">5192</a>  | Development Consent Order | Order published 17.02.15. A Non-Material Amendment was submitted on 11.01.2019 | Large offshore wind farm at Dogger Bank Teesside (in international waters) and associated offshore export cabling and onshore infrastructure, with a generating capacity of up to 4.8GW. Both developments will result in increases in employment in the area, during construction and operation. |
| 8       | Teesside Combined Cycle Power Plant (CCPP)                                  | DCO Reference <a href="#">2019</a>   | Development Consent Order | Order published 05.04.19   | Construction of a 1,700mwe combined-cycle gas turbine power station at Wilton International was granted permission.   |
| 9       | Land at Wilton International Complex Redcar                                 | R/2017/0876/FFM  | Full                      | Granted, 16.01.18  | Construction and operation of a mineral processing and refining facility including ancillary development, car parking and landscaping   |
| 10      | Land at Teesport, Grangetown  | R/2006/0433/OO   | Outline                   | Granted 04.10.07   | Outline application for development of a container terminal   |
| 11      | York Potash Port and Materials Handling Facilities                          | The York Potash Harbour Facilities DCO Order 2016 (No. <a href="#">772</a> ) | Development Consent Order | Made, 20.07.2016   | Harbour facilities associated with Bran Sands   |
| 12      | York Potash Land at Wilton International Complex Redcar                     | R/2017/0906/OOM  | Outline                   | Granted  | Outline planning application for an overhead conveyor and associated storage facilities in connection with the York Potash Project  |
| 13      | Land at Wilton International Complex  | R/2018/0139/VC   | Full                      | Granted, 23.05.2018  | Variation of condition 2 (approved plans) of planning Permission r/2014/0626/ffm to allow   |

| Address |   | Ref. Number      | Type of Application | Current Known Status | Description of Development   |
|---------|---|------------------|---------------------|----------------------|--|
|         |   |                  |                     |                      | 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  |
| 14      | The York Potash Project - (Doves Nest now known as Woodsmith)               | R/2014/06 27/FFM | Full                | Granted, 19.08.2015  | 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 |
| 15      | Lianhetech Seal Sands Seal Sands Road Seal Sands TS2 1UB (Stockton Council) | 19/2161/F UL     | Full                | Granted, 21.02.2020  | 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.   |



| Address |   | Ref. Number     | Type of Application | Current Known Status  | Description of Development  |
|---------|---|-----------------|---------------------|---|---|
| 16      | Land to the South of Tofts Road West Graythorp Hartlepool<br><br>(Hartlepool Council) | H/2019/0275     | Full                | Awaiting determination, target determination date. 22.01.2020 | Energy recovery (energy from waste) facility and associated infrastructure  |
| 17      | Regent Cinema Newcomen Terrace Redcar TS10 1AU  | R/2020/0075/f3m | R                   | Awaiting determination, target determination date. 31.07.2020 | Demolition of existing cinema and replace with new cinema including external terraces; landscaping and temporary sea wall |

## A4.0

## The Team

## A4.1

The applicant has assembled an experienced and competent team to undertake the EIA of the proposed development. The team and their roles are identified below: -

Table A4.1 The EIA team

| Chapter | Title                                   | Responsibility |
|---------|---|----------------|
| A       | Introduction and Background             | Lichfields     |
| B       | Site Description and Scheme Proposals   | Lichfields     |
| C       | Transport                               | Arup           |
| D       | Biodiversity and Ecology                | Arup / INCA    |
| E       | Noise and Vibration                     | Arup           |
| F       | Air Quality                             | Arup           |
| G       | Water Management and Flooding           | JBA            |
| H       | Ground Conditions and Remediation       | Arcadis / AEG  |
| I       | Socio Economic                          | Lichfields     |
| J       | Waste and Materials Management          | Atkins         |
| K       | Climate Change                          | Arup           |
| L       | Landscape and Visual Impact             | BDP            |
| M       | Below Ground Heritage                   | Prospect       |
| N       | Cumulative Effects                      | Lichfields     |
| O       | Mitigation, Monitoring and Compensation | Lichfields     |

## A4.2

Appendix A2 to this ES includes a signed statement from STDC which confirms that it has ensured that the ES has been prepared by persons with sufficient expertise to ensure the completeness and quality of the Statement. A summary of the professional credentials and competencies taken into account by the applicant in forming its view is set out below, in respect of the co-ordination of the EIA, and within Chapters C to M under the heading ‘About the Author’ (specifying the experience and competency of those technical experts involved in carrying out the EIA).

## A4.3

The team have experience in working with STDC in its wider masterplan area.

### EIA Co-ordination

## A4.4

This Environmental Statement has been co-ordinated by Lichfields, which is accredited with an Institute of Environmental Management and Assessment (“IEMA”) EIA ‘Quality Mark’. Further details of this accreditation are provided in Figure A4.1 below.

## A4.5

Katie Brown, a Practitioner Member of IEMA, has coordinated the Environmental Statement and Liz Evans also a Practitioner Member of IEMA, has reviewed the submission in accordance with IEMA guidelines and the EIA Regulations. Both are also accredited members of the Royal Town Planning Institute.

## A4.6

The coordination role included the production of Chapters A, B, N and O along with the Non-Technical Summary.

Figure A4.1 IEMA EIA Quality Mark Statement



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## EIA Quality Mark

This Environmental Statement, and the Environmental Impact Assessment (EIA) carried out to identify the significant environmental effects of the proposed development, was undertaken in line with the EIA Quality Mark Commitments.

The EIA Quality Mark is a voluntary scheme, operated by IEMA, through which EIA activity is independently reviewed, on an annual basis, to ensure it delivers excellence in the following areas:

- *EIA Management*
- *EIA Team Capabilities*
- *EIA Regulatory Compliance*
- *EIA Context & Influence*
- *EIA Content*
- *EIA Presentation*
- *Improving EIA practice*



To find out more about the EIA Quality Mark please visit: <http://www.iema.net/eia-quality-mark/>

## A5.0 **Structure of the ES**

A5.1 The findings of the EIA are set out in this ES which comprise three volumes: -

- 1 Volume 1 - Non-Technical Summary;
- 2 Volume 2 - Main Technical Assessments; and
- 3 Volume 3 - Figures and Appendices to the Technical Assessments.

### **Volume 1: Non-Technical Summary**

A5.2 The Non-Technical Summary is intended to ensure that the detailed technical assessments contained within the Environmental Statement (Volume 2) are accessible to the general public. It is presented in a summarised and succinct form, avoiding jargon and technical language. The Non-Technical Summary has been prepared by Lichfields within input from the technical team.

### **Volume 2: Main Technical Assessments**

A5.3 Chapter B of Volume 2 sets out the site description and scheme proposals, as well as the planning policy background and a consideration of alternatives and the ‘no development’ scenario. It also includes details on the construction methodology. Chapters C to M comprise the detailed technical assessments. Chapter N considers interrelated and cumulative effects and Chapter O considers mitigation, compensation and monitoring measures arising from the technical assessments.

A5.4 Chapters C to M of the ES contain a consideration of the relevant policy and legislation within the individual chapters. A summary of the form and nature of consultation which has taken place with the local community, consultees, and stakeholders in relation to the EIA is also included. The inter-relationships of the effects and the construction methodology and programme used as the basis for assessment are identified.

A5.5 Each technical chapter considers the impact of the proposed development during the construction and operational phases of the development. For the purpose of this EIA the construction phase includes the demolition of on-site structures.

A5.6 The structure of Volume 2 is set out below:

Table A5.1 Structure of Volume 2 – Technical Assessments

| Chapter | Title                                 |
|---------|---------------------------------------|
| A       | Introduction and Background           |
| B       | Site Description and Scheme Proposals |
| C       | Transport                             |
| D       | Biodiversity and Ecology              |
| E       | Noise and Vibration                   |
| F       | Air Quality                           |
| G       | Water Management and Flooding         |
| H       | Ground Conditions and Remediation     |
| I       | Socio-Economic                        |
| J       | Waste and Materials Management        |
| K       | Climate Change                        |
| L       | Landscape and Visual Impact           |
| M       | Below Ground Heritage                 |

| Chapter | Title                                   |
|---------|---|
| N       | Cumulative Effects                      |
| O       | Mitigation, Monitoring and Compensation |

## Volume 3: Figures and Appendices

A5.7

Volume 3 includes the technical appendices and figures, the scope of which is set out as defined in table A5.2 below:

Table A5.2 Structure of Volume 3 – Technical Appendices and Figures

| Chapter                                   | Appendices and Figures  |
|---|---|
| A – Introduction and Background           | Appendix A1: Site Location Plan<br>Appendix A2: Signed Declaration  |
| B – Site Description and Scheme Proposals | Appendix B1: Overview of Existing Built Structures on Site<br>Appendix B2: Existing on-site Infrastructure;<br>Appendix B3: Sensitive Receptors Plan;<br>Appendix B4: Planning Drawings<br>Appendix B5: Relevant Planning History<br>Appendix B6: Access Drawings   |
| C – Transport                             | Appendix C1: Transport Assessment   |
| D – Biodiversity and Ecology              | Appendix D1: Legislation, Planning Policy and Guidance<br>Appendix D2.1: UK Habitat Classification Habitat Survey Map<br>Appendix D2.2: Habitat Data Sources<br>Appendix D3: Location of Designated Sites<br>Appendix D4: Important Invertebrate Areas Map<br>Appendix D5.1-5.3: Breeding Bird Survey Results Maps<br>Appendix D6: Breeding Bird Survey Territory Map<br>Appendix D7.1: Biodiversity Net Gain Assessment Methodology<br>Appendix D7.2 Biodiversity Net Gain Assessment – River Metric |
| E – Noise and Vibration                   | Appendix E1: Consultation Correspondence  |
| F – Air Quality                           | Appendix F1: Construction dust methodology, supplementary information<br>Appendix F2: Traffic Data and Road Details<br>Appendix F3: Consultation Records<br>Appendix F4: Modelled Receptor Results  |
| G – Water Management and Flooding         | Appendix G1: Summary of Consultation with statutory consultees<br>Appendix G2: Flood Risk Assessment  |
| H – Ground Conditions and Remediation     | Appendix H1: Former Steelworks Land, South Tees Outline Remedial Strategy, Prepared for South Tees Development Corporation by Wood, Ref. 41825-wood-XX-XX-RP-OC-0001_S0_P01 dated 25th June 2019 [Wood 2019]<br>Appendix H2: Scoping Correspondence with Redcar   |

| Chapter                            | Appendices and Figures  |
|------------------------------------|---|
|                                    | <p>and Cleveland Borough Council</p> <p>Appendix H3: Site Layout and Areas Plan</p> <p>Appendix H4: The Former SSI Steelworks, Redcar: Former SLEMS Landfill, Intrusive Investigation Report, prepared by Arcadis for South Tees Site Company Ltd., Ref Redcar Steelworks-AUK-XX-XXRP-GE-001-P1-SLEMS_BOS_Oxide_Assessment dated January 2019 [Arcadis 2019]</p> <p>Appendix H 5: The Former SSI Steelworks, Redcar: Replacement CLE3/8 Landfill Boreholes, CQA Validation Report, prepared by Arcadis for South Tees Site Company Ltd., Ref 37774100007_01, dated January 2019 [Arcadis 2018]</p> <p>Appendix H6: TS4 South Bank – Phase 1 Environmental Desk Study, prepared by CH2M Hill for the Homes and Communities Agency, Ref. 678079_TS4_001 dated August 2017 and marked Final [CH2M 2017]</p> <p>Appendix H7: First Phase Reporting of the Site Protection and Monitoring Programme, prepared by Corus Group Plc (Corus [2008]</p> <p>Appendix H8: Design of a Site Protection and Monitoring Programme for Cleveland Works, Teesside, prepared by Corus Group Plc [Corus 2004]</p> <p>Appendix H9: Soil and Groundwater Baseline Characterisation Study, Teesside Works, prepared by Enviro for Corus UK Ltd [Enviro 2004],<br/>Comprising:</p> <ul style="list-style-type: none"> <li>a) Volume 1 – Factual Report, Ref. Rlp250604corusteessidefactual.Doc dated 25th June 2004 and marked Final;</li> <li>b) Volume 2 – Interpretive Report Ref. Mwicorusdraftinterpretivemmdv#2. Doc dated 25th June 2004 and marked Final; and</li> <li>c) Volume 3 – Summary Report dated June 2004.</li> </ul> <p>Appendix H10: South Tees Industrial Area – Site C – Ground Investigation, prepared by Allied Exploration and Geotechnics Ltd. for English Partnerships, Ref. 1715H dated 12th July 1999 and marked Draft [AEG 1999]</p> |
| I – Socio Economic                 | No technical appendices are associated with this chapter.   |
| J – Waste and Materials Management | Appendix J1: Summary of Consultation  |
| K – Climate Change                 | Appendix K1: Meeting notes from consultation<br>Appendix K2: Assessment data and detailed assumptions   |
| L – Landscape and Visual Impact    | Appendix L1: Landscape Character Zone Plan<br>Appendix L2: Viewpoint Location Plan  |

| Chapter                                     | Appendices and Figures  |
|---|---|
|   | Appendix L3: Technical Methodology for AVR<br>Appendix L4: AVR Images<br>Appendix L5: Email Correspondence with Redcar and Cleveland Borough Council on the scope of assessment |
| M – Below Ground Heritage                   | Appendix M1: South Bank, Redcar Desk-Based Heritage Assessment<br>Appendix M2: Consultation Responses   |
| N – Cumulative Effects                      | No technical appendices are associated with this chapter  |
| O – Mitigation, Compensation and Monitoring | No technical appendices are associated with this chapter.   |

## Compliance with the EIA Regulations

A5.8 The ES contains all of the information required in Schedule 4 of the 2017 Regulations (as amended) which is necessary to assess the environmental effects of the development and also accords with the details specified in paragraph 18(3), 18(4) and 18(5) which defines what comprises an ES. The EIA has been prepared with reference to best practise including that prepared by the Institute of Environmental Management and Assessment ('IEMA').

A5.9 The location of information specified in Schedule 4 is identified in Table A5.3 below and the location of information specified in paragraphs 18(3) and 18(4) is set out in Table A5.4: -

Table A5.3 Schedule 4 of the 2017 Regulations (as amended) - Location of information within this ES

| Requirements of Schedule 4 of the 2017 Regulations (as amended) for Inclusion in Environmental Statements |   | Location of Information in the ES                                       |
|---|---|---|
| 1   | A description of the development, including in particular:<br>(a) a description of the location of the development;<br>(b) a description of the physical characteristics of the whole development, including, where relevant, requisite demolition works, and the land-use requirements during the construction and operational phases;<br>(c) a description of the main characteristics of the operational phase of the development (in particular any production process), for instance, energy demand and energy used, nature and quantity of the materials and natural resources (including water, land, soil and biodiversity) used;<br>(d) an estimate, by type and quantity, of expected residues and emissions (such as water, air, soil and subsoil pollution, noise, vibration, light, heat, radiation and quantities and types of waste produced during the construction and operation phases. | (a) – (c) Chapter B of the ES<br>(d) Chapters E – H and J – K of the ES |
| 2   | A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.  | Chapter B of the ES   |
| 3   | A description of the relevant aspects of the current state of the environment (baseline scenario) and an outline of the likely  | Chapters B – M of the ES  |

| Requirements of Schedule 4 of the 2017 Regulations (as amended) for Inclusion in Environmental Statements  | Location of Information in the ES                           |
|--|---|
| <p>evolution thereof without implementation of the development as far as natural changes from the baseline scenario can be assessed with reasonable effort on the basis of the availability of environmental information and scientific knowledge.</p>   |   |
| <p>4 A description of the factors specified in regulation 4(2) likely to be significantly affected by the development: population, human health, biodiversity (for example fauna and flora), land (for example land take), soil (for example organic matter, erosion, compaction, sealing), water (for example hydromorphological changes, quantity and quality), air, climate (for example greenhouse gas emissions, impacts relevant to adaptation), material assets, cultural heritage, including architectural and archaeological aspects, and landscape.</p>  | <p>Chapters C – M of the ES</p>                             |
| <p>5 A description of the likely significant effects of the development on the environment resulting from, inter alia:</p> <ul style="list-style-type: none"> <li>(a) the construction and existence of the development, including, where relevant, demolition works;</li> <li>(b) the use of natural resources, in particular land, soil, water and biodiversity, considering as far as possible the sustainable availability of these resources;</li> <li>(c) the emission of pollutants, noise, vibration, light, heat and radiation, the creation of nuisances, and the disposal and recovery of waste;</li> <li>(d) the risks to human health, cultural heritage or the environment (for example due to accidents or disasters);</li> <li>(e) the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources;</li> <li>(f) the impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change;</li> <li>(g) the technologies and the substances used.</li> </ul> <p>The description of the likely significant effects on the factors specified in regulation 4(2) should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development. This description should take into account the environmental protection objectives established at Union or Member State level which are relevant to the project, including in particular those established under Council Directive 92/43/EEC(a) and Directive 2009/147/EC(b)</p> | <p>Chapters B – M of the ES</p>                             |
| <p>6 A description of the forecasting methods or evidence, used to identify and assess the significant effects on the environment, including details of difficulties (for example technical deficiencies or lack of knowledge) encountered compiling the required information and the main uncertainties involved.</p>   | <p>Chapters A and C – M of the ES</p>                       |
| <p>7 A description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse</p>  | <p>Chapters C – M of the ES with a summary in Chapter O</p> |



| Requirements of Schedule 4 of the 2017 Regulations (as amended) for Inclusion in Environmental Statements |   | Location of Information in the ES                         |
|---|---|---|
|   | effects on the environment and, where appropriate, of any proposed monitoring arrangements (for example the preparation of a post-project analysis). That description should explain the extent, to which significant adverse effects on the environment are avoided, prevented, reduced or offset, and should cover both the construction and operational phases.  |   |
| 8   | A description of the expected significant adverse effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents and/or disasters which are relevant to the project concerned. Relevant information available and obtained through risk assessments pursuant to EU legislation such as Directive 2012/18/EU(c) of the European Parliament and of the Council or Council Directive 2009/71/Euratom(d) or UK environmental assessments may be used for this purpose provided that the requirements of this Directive are met. Where appropriate, this description should include measures envisaged to prevent or mitigate the significant adverse effects of such events on the environment and details of the preparedness for and proposed response to such emergencies. | Chapters A and C – M of the ES                            |
| 9   | A non-technical summary of the information provided under paragraphs 1 to 8.  | ES Volume 1 Non Technical Summary                         |
| 10  | A reference list detailing the sources used for the descriptions and assessments included in the environmental statement.   | At the end of each Chapter A – O of the ES as appropriate |

Table A5.4 How the South Industrial Zone ES (July 2020) complies with Regulations 18 (3) to (5) of the 2017 Regulations (as amended)

| Requirements of Regulation 18(3), 18(4) and 18(5) of the 2017 Regulations (as amended) of what comprises an Environmental Statement |   | How the ES (July 2020) complies              |
|---|---|--|
| (3) An environmental statement is a statement which includes at least: -  |   |  |
| (a)   | a description of the proposed development comprising information on the site, design, size and other relevant features of the development;  | Chapter B of the ES                          |
| (b)   | a description of the likely significant effects of the proposed development on the environment;   | Chapters C – M of the ES                     |
| (c)   | a description of any features of the proposed development, or measures envisaged in order to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment;   | Chapters C – M and O of the ES               |
| (d)   | a description of the reasonable alternatives studied by the developer, which are relevant to the proposed development and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the development on the environment; | Chapter B of the ES                          |
| (e)   | a non-technical summary of the information referred to in subparagraphs (a) to (d); and   | ES Volume 1 Non Technical Summary            |
| (f)   | any additional information specified in Schedule 4 relevant to the specific characteristics of the particular development or  | See Table A5.3 for relevant cross references |

| Requirements of Regulation 18(3), 18(4) and 18(5) of the 2017 Regulations (as amended) of what comprises an Environmental Statement |   | How the ES (July 2020) complies   |
|---|---|---|
|   | type of development and to the environmental features likely to be significantly affected.  |   |
| (4) An environmental statement must: -  |   |   |
| (a)   | where a scoping opinion or direction has been issued in accordance with regulation 15 or 16, be based on the most recent scoping opinion or direction issued (so far as the proposed development remains materially the same as the proposed development which was subject to that opinion or direction); | N/A<br>See section A3 of Chapter A of this ES for further consideration of how the EIA has been scoped  |
| (b)   | include the information reasonably required for reaching a reasoned conclusion on the significant effects of the development on the environment, taking into account current knowledge and methods of assessment; and   | Chapters C – M provide an assessment of the significant effects arising from the development. Chapter P provides information to assist RCBC in reaching a reasoned conclusion including reference to necessary mitigation, monitoring and compensation identified as part of the EIA process. |
| (c)   | be prepared, taking into account the results of any relevant UK environmental assessment, which are reasonably available to the person preparing the environmental statement, with a view to avoiding duplication of assessment.  | Chapters C – M where relevant   |
| (5) In order to ensure the completeness and quality of the environmental statement: -   |   |   |
| (a)   | the developer must ensure that the environmental statement is prepared by competent experts; and  | See Appendix A2 to this ES plus commentary in section A4 of this Chapter.   |
| (b)   | the environmental statement must be accompanied by a statement from the developer outlining the relevant expertise or qualifications of such experts  | See Appendix A2 to this ES plus commentary in section A4 of this Chapter.   |

## A6.0 **Methodological Approach**

- A6.1 The EIA has been prepared in accordance with the requirements of the 2017 Regulations (as amended) and with reference to best practice including that published by the IEMA. All information required to identify the likely significant environmental effects of the development, as defined by Schedule 4 of the Regulations has been provided as part of the ES. The ES also complies with the requirements of paragraphs 18(3), 18(4) and 18(5) which defines what comprises an ES.
- A6.2 The assessment includes a consideration of relevant policy and legislation of relevance as well as considering comments received by consultees during the pre-submission period.
- A6.3 Each technical assessment follows a consistent approach and format:
- 1 Brief review of relevant policy and legislative context;
  - 2 Confirmation of the detailed topic specific assessment methodology, consultation undertaken and confirmation on how the assessment relates to the standard significance criteria adopted for the EIA (see below);
  - 3 Consideration of Baseline Conditions including an identification of sources of information, site history, current environmental conditions and future trends/anticipated changes to current conditions that could be anticipated without the scheme;
  - 4 Identification of the potential effects including a summary of those resources/receptors likely to be affected, the sensitivity of those receptors to accommodate change; the degree of change resulting from the proposal; the change of events or pathways linking cause to effect and a prediction of the significance of effects in terms of nature, extent and magnitude including whether it is direct/indirect, short/long term, permanent/temporary, beneficial/adverse;
  - 5 The scope for incorporating mitigation measures to avoid, reduce, remedy or compensate for any identified effects; and
  - 6 Identification of any effects remaining after mitigation.
- A6.4 Mitigation measures that are identified with specific ES Chapters, and the mechanisms for monitoring their effectiveness, are consolidated and set out in a coordinated manner in a dedicated Chapter within the ES (Chapter O).
- A6.5 The effects of individual environmental matters will be classified by reference to a common list of EIA significance criteria, comprising: -
- 1 Substantial<sup>1</sup> beneficial
  - 2 Moderate<sup>2</sup> beneficial
  - 3 Minor<sup>3</sup> beneficial
  - 4 Neutral/negligible
  - 5 Minor<sub>3</sub> adverse
  - 6 Moderate<sub>2</sub> adverse
  - 7 Substantial<sub>1</sub> adverse

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<sup>1</sup> Substantial - considerable effects (by extent, duration or magnitude) or of more than local significance or breaching identified standards or policy

<sup>2</sup> Moderate - limited effects which may be considered significant

<sup>3</sup> Minor - slight, very short or highly localised effects

- A6.6 The ES includes a clear description of the likely significant environmental effects on the environment including direct/indirect effects, secondary, cumulative, short/medium/long term, permanent/temporary and beneficial/adverse effects arising from the development.
- A6.7 Should the methodology of any technical assessment deviate from this standard approach this will be set out in the relevant ES chapter.

## A7.0 **EIA Processes, Assumptions and Difficulties**

- A7.1 The EIA considers the likely significant environmental effects of the proposed development based on current knowledge of the site, its surroundings, the wider STDC area, desk top assessment survey and fieldwork and information available to the EIA team. Regard is given to relevant national, strategic and local planning policy and other legislation of relevance to individual topic areas. This topic specific guidance is considered in further detail within individual chapters of the ES.
- A7.2 The EIA has been completed with reference to best practice and relevant legislation and has addressed all those matter that could reasonably be required to assess the effects of the proposed development. This includes those arising from the scheme itself (including operation) as well as those temporary effects arising through the construction phase.
- A7.3 An extensive amount of information has been available to establish the baseline position for the site and for consultation and assessment of the likely significant impacts by the EIA team. Where possible and appropriate at this stage, the scheme for which planning permission is sought incorporates inputs from the EIA process that are necessary or appropriate to avoid or minimise significant adverse effects on the environment. Where 'built in' mitigation is taken into account in the technical assessments, this is identified. Other measures are capable of being secured via conditions or obligations attached to any subsequent consents for the development. Where relevant, compensation measures are also identified.
- A7.4 Following the Council's formal consultation on the planning application and associated ES, new issues may emerge or practices identified which may affect the findings of this ES. Throughout the ES, the difficulties in compiling information and testing impacts or the assumptions that have been adopted are noted explicitly.
- A7.5 The EIA process has been informed by a series of maximum development parameters and assumptions for the proposed development. These parameters and assumptions are set out in Chapter B of this ES. As the scheme is in outline, these parameters and assumptions have been set to provide flexibility to scheme and so that development can be brought forward based on market demand. The assessment of maximum parameters set will ensure a 'worst case' on significance on the environment is established within the EIA (Rochdale Envelope compliant). If relevant and required, matters can be reconsidered at the reserved matters stage of the planning process once further scheme details are known.
- A7.6 Difficulties relevant to this ES in general are as follows:-
- 1 Information being unavailable to the team or the necessity to rely on reasonably available data or assumptions in carrying out the EIA. This has included information made available late in the programme to completing the ES and also information existing only in draft at the time of submission of this ES. More detail is included on the ES and development assumptions in Chapter B of this ES;  
  
As the scheme is parameter led, each technical consultant has assessed the worst-case scenario for their specific technical specialism. Further details on where this is relevant is set out within individual technical chapters and in some cases this has resulted in different scenarios being assessed.
  - 2 The development has not formally been scoped, albeit extensive informal scoping and discussions have taken place prior to the submission of the ES. The technical team on the project have utilised their experience and knowledge of the site and surrounding area and

their technical expertise to set the methodologies and the scope for the technical assessments. Where relevant, and if consultees have not responded at the point of the application, each technical chapter provides justification for the proposed methodology. Each technical consultant will continue to engage with consultees throughout the determination of the outline planning application.

- 3 Assessment of construction is based on broad parameters ahead of detailed design and formal appointment of a contractor. Potentially different construction programmes may be identified which may lead to an earlier start on site than identified or potentially leading to differences to the length of the construction period. In addition, Chapter O of this ES (Mitigation, Monitoring and Compensation) establishes a series of outcomes from the EIA Process which can feed into detailed Construction Methodologies and Construction Environmental Management Plans (CEMP) to guide the process of construction and ensure alignment with conclusions of this ES. For the purpose of this EIA, these measures have been compiled into an outline CEMP.
- 4 Availability of accepted methodologies (e.g. there is no generally accepted criteria for assessing the significance of impacts on socioeconomics and soil). In these situations, professional judgement, experience and agreement of other forms of assessment have been relied as the basis of EIA;
- 5 Desk based studies are based on publicly available data and their sources have not been verified by the relevant technical consultants. Data sources are also frequently updated and are therefore subject to change over time
- 6 A large proportion of work on the ES has been undertaken during the COVID-19 outbreak and this has caused the following difficulties:
  - a In some cases, the ability to undertake site surveys or sampling has been affected, such as the ability to undertake traffic surveys. Where this is the case this has been explained in the relevant technical chapters;
  - b Consultation with key stakeholders during March to June 2020 has been limited to digital, telephone consultation and letters sent by post. It is possible that the capacity of some consultees to respond to consultation requests has been negatively affected by the consequences of the COVID-19 outbreak, albeit the team are not aware of any such problems; and
  - c It has not been possible to submit a hard copy of the report to RCBC or any other consultees. However, electronic copies have instead been submitted and are available for public inspection via the RCBC website. When practically possible, the applicant has agreed to issue RCBC with hard copy. If members of the public or any consultees want a paper or CD Rom copy of the ES, they can request a copy as set out in section A8 of this report. This approach is consistent with the Coronavirus Regulations.

A7.7 Where limitations and difficulties have arisen on individual topic areas, these are identified in each chapter as appropriate.

## A8.0 **Availability of Document**

A8.1 A paper or electronic copy of the ES and Non-Technical Summary ('NTS') is available at a reasonable charge. For further information please contact:

Lichfields  
The St Nicholas Building  
St Nicholas Street  
Newcastle upon Tyne  
NE1 1RF

Tel: 0191 261 5685

A8.2 The Coronavirus Regulations amend Regulation 23 of the 2017 EIA Regulations (as amended), which relate to the availability of the document via the insertion of the new Regulation 23 A. In order to comply with Regulation 23 A, the ES has been provided to RCBC in a format that can be uploaded to their website. Therefore, once the applications have been submitted to and registered by RCBC, the full ES and the associated planning application documents will be available to view at <https://www.redcar-cleveland.gov.uk/>. The information is also usually available for viewing during the opening hours of RCBC at the following address:

- RCBC, Redcar and Cleveland House, Kirkleatham Street, Redcar, Yorkshire TS10 1RT
- Tel: 01642 774774

A8.3 During the COVID 19 pandemic, it may not be possible to view this information at the RCBC offices. In such circumstances, and should you require a copy of the ES, please use the details for Lichfields above or liaise with the planning team at RCBC for further assistance.

A8.4 All comments on the ES (and the planning application) should be issued directly to RCBC.

A9.0

## **Abbreviations & Definitions**

- 1 CEMP Construction Environmental Management Plan
- 2 EIA Environmental Impact Assessment
- 3 ES Environmental Statement
- 4 EU European Union
- 5 FRA Flood Risk Assessment
- 6 GHG Green House Gas
- 7 IEMA Institute of Environmental Management and Assessment
- 8 LLFA Lead Local Flood Authority
- 9 LVIA Landscape and Visual Impact Assessment
- 10 NTS Non-Technical Summary
- 11 RCBC Redcar and Cleveland Borough Council
- 12 STDC South Tees Development Corporation
- 13 SuDS Sustainable Drainage System
- 14 TVCA Tees Valley Combined Authority



A10.0

## References

- 1 Localism Act 2011
- 2 The South Tees Development Corporation (Establishment) Order 2017
- 3 EU Directive No 2014/52/EU
- 4 Town and Country Planning (Environmental Impact Assessment) Regulations 2017
- 5 Town and Country Planning and Infrastructure Planning (Environmental Impact Assessment) (Amendment) Regulations 2018
- 6 The Town and Country Planning (Development Management Procedure, Listed Buildings and Environmental Impact Assessment) (England) (Coronavirus) (Amendment) Regulations 2020
- 7 Environmental Assessments and Miscellaneous Planning (Amendment) (EU Exit) Regulations 2018