

# LACKENBY ENVIRONMENTAL STATEMENT

VOLUME 2: CHAPTER A  
INTRODUCTION AND BACKGROUND

**Lackenby, South Tees**  
**Volume 2: Environmental**  
**Statement (December 2020)**

**Chapter A: Introduction and Background**

**Lichfields**  
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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') hereafter referred to, where appropriate, as "Teesworks". It sets out the findings of an Environmental Impact Assessment ('EIA') of proposals for a general industry and storage or distribution development on land at Lackenby, within the Teesworks 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 the development of up to 92,903sqm (gross) of general industry (Use Class B2) and storage or distribution facilities (Use Class B8) with office accommodation (Use Class E), HGV and car parking and associated infrastructure works. All matters reserved"*

A1.3 All matters remain reserved for consideration by RCBC at a later date.

A1.4 The site encompasses an area of approximately 35.8 hectares of brownfield land located between the British Steel Teesside Beam Mill area and the area known as Grangetown Prairie, to the north east of Grangetown. It is currently brownfield industrial land occupied by industrial buildings and associated structures. It has historically been used by the steel and iron industries and for steel making until operations ceased in 2015.

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.

A1.8 This chapter is accompanied by the following Appendices:

- Appendix A1: Site Location Plan;
- Appendix A2 Scoping Note; and
- Appendix A3: Signed Declaration

### **About the Author**

A1.9 This chapter has been prepared by Katie Brown (PIEMA and MRTPI), Heather Overhead (MRTPI) and Melissa Wilson (MRTPI) and has been reviewed by Kate McGill (PIEMA and MRTPI). All authors are experienced at preparing introductory chapters to EIAs and co-ordinating EIAs for a range of large-scale development projects, including other industrial schemes.

## **A2.0 Outline Planning Application**

### **Background to the Outline Planning Application**

#### **The Applicant and the STDC Master Plan**

- A2.1 STDC (the applicant of this outline planning application) 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).
- A2.2 STDC 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 Master Plan to support development through the Local Plan and planning application process. This Master Plan was originally published in 2017 and it was revised to reflect ongoing changes in market demand in November 2019. "Teesworks" is the name given to STDC's delivery phase and to the regeneration area.
- A2.3 The Master Plan sets out the vision for transforming the Teesworks 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 Master Plan identifies five distinct development 'zones' within the Teesworks 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.
- A2.4 STDC is in the process of producing a series of area wide strategies to support the Master Plan. These will be used by Teesworks to help guide its effective delivery of development in the Teesworks area. The strategies may also help address environmental considerations on an area wide level.
- A2.5 Alongside the STDC Master Plan and emerging area wide strategies, Redcar and Cleveland Borough Council ('RCBC') has adopted the South Tees Area Supplementary Planning Document ('SPD') (Ref 3) to guide development in the area. This is discussed further in the Policy section of Chapter B of this ES.
- A2.6 In order to acquire the land required to bring forward economic regeneration in the South Tees area in line with its Master Plan, 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. By way of a General Vesting Declaration dated 8<sup>th</sup> June 2020 the land transferred to the ownership of the Corporation on the 8<sup>th</sup> October 2020. This land extended to approximately 709 hectares and includes the former Redcar Steel Works and other land and rights resting with third parties including Sahaviriya Steel Industries ('SSI'). Some of this land is included in parts of the development site subject to this outline planning application and EIA.

#### **Submission of Planning Applications**

- A2.7 The application is being submitted in outline with the aim of delivering flexible permission for general industry and storage or distribution uses. It will be developed to reflect market demand.

A2.8 The planning application for the proposed development is one of five outline planning applications in the Teesworks area being submitted by STDC simultaneously. The rationale for submitting five separate planning applications rather than a single one covering all five sites is that the sites are distinct from one another, with differing characteristics and sensitivities, and because it will provide more flexibility in the delivery of the schemes. Whilst most of the proposed schemes are similar in their nature and are submitted by the same applicant, the sites are likely to attract different end occupiers with different site requirements and delivery timescales. Having separate consents will allow the Council to consider the individual sites' characteristics, environmental effects and will enable detailed end user requirements to be addressed on a site by site basis without affecting the consent and thus delivery of the other schemes.

A2.9 Each application will be subject to its own EIA. However, the cumulative effects of this proposed development, alongside the other four outline applications and other committed and proposed developments in the wider area will be robustly tested within the cumulative effects chapter of this ES (e.g. Chapter L) and the cumulative effects chapters of the other four ESs. The applications are being prepared by the same project team who have been in regular dialogue to discuss and agree the scope of each EIA and approach to cumulative effects and mitigation.

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

A2.10 This ES is being submitted as a standalone document to accompany the outline planning application. The ES assesses the potential likely significant environmental effects of the proposed development.

A2.11 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;
- 6 Ecological Impact Assessment; and
- 7 Shadow Habitats Regulations Assessment ('HRA').

A2.12 This ES should be read in conjunction with the wider documentation submitted as part of the application submission.

### **Application Drawings**

A2.13 The outline planning application is accompanied by a set of planning drawings. Those of relevance to this ES are set out in Table A1.1 below and are discussed in detail in Chapter B of this ES.

Table A2.1 Drawing Schedule

Drawing Name	Drawing Reference	ES Location
Site Location Plan	LK-SD-00.02	Appendix A1
Parameter Plan	LK-SD-10.01 Rev B	Appendix B3
Indicative Arrangement Plan	LK-SD-10.02 Rev A	Appendix B3
Existing Site Plan	LK-SD-00.01 Rev B	Appendix B3



**A3.0****EIA Regulations**

- A3.1 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.
- A3.2 The need for EIA is currently derived from the European Union ('EU') Directive No 2014/52/EU (Ref 4) on the assessment of certain public and private projects on the environment. The Directive is incorporated into United Kingdom ('UK') planning legislation through the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (Ref 5) 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 6), 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 7), 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).
- A3.3 On 31 January 2020 the UK officially withdrew from the EU. On that day, known as 'exit day' the Environmental Assessments and Miscellaneous Planning (Amendment) (EU Exit) Regulations 2018 (Ref 8) came into force. This does not change how the 2017 Regulations (as amended) are applied in England at this time.
- A3.4 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 (Infrastructure Projects) of Schedule 2 of the 2017 Regulations (as amended).
- A3.5 Part 10(a) relates to "*industrial estate development projects*" which are located on a site exceeding 5ha. For Schedule 2 developments, the 2017 Regulations (as amended) 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*".
- A3.6 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*'.
- A3.7 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.
- A3.8 Due to the likely scale, nature and location of the proposals, it is considered that the scheme give rise to the need for EIA. Whilst a formal screening request was not submitted, this has been agreed with RCBC. 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).

A3.9

The EIA considers the potential for significant effects arising during the construction and operational phases of the proposed development. There are no plans to decommission the site and therefore this ES does not assess the potential effects of a decommissioning phase. As noted above, 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 and the four other Teesworks outline applications. Where significant adverse effects on the environment are identified, the assessment process establishes mitigation 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 where relevant.

A4.0

## **Scope of the EIA**

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

- A4.1 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.
- A4.2 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 the assessment on those areas.
- A4.3 Instead of engaging in the formal scoping process with RCBC for this proposed development, the project team has undertaken discussions with the Officers at RCBC, key consultees within the Council and other statutory bodies (such as the Environment Agency and Highways England) to inform the scope and methodologies for the technical assessments within the ES. These discussions are documented in detail in each of the technical chapters (see Section 3.0 of each technical chapter) and copies of the correspondence between the project team and consultees, where available, has been appended to the relevant technical chapter.
- A4.4 The overall approach to scoping, in terms of topics to be scoped in and out, was agreed through submission and approval of a Scoping Note to the Council, which can be found at Appendix A2 and is summarised below.
- A4.5 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. Whilst no pre-application public consultation has taken place on the proposed development, it is broadly in line with the proposals set out in the STDC Master Plan, which was subject to public consultation in October 2017.

### **Scope of the Environmental Statement**

- A4.6 On the basis of the informal scoping process undertaken in Autumn 2020, the scope of the outline planning application and this ES has been agreed with RCBC (see email at Appendix A2) in accordance with the Scoping Note included at Appendix A2.
- A4.7 This has confirmed that the ES will address the following topics:
- Transport - assessing construction and operational effects;
  - Noise and Vibration – assessing construction and operational effects;
  - Air Quality – assessing operational effects. It should be noted that the construction effects assessment has been scoped out at this stage of the process. The assessment will not consider the potential effects of dust generated by the construction of the proposed development. This is on the grounds that a detailed Framework Construction Environmental Management Plan (FCEMP) has been prepared and is set out in Chapter B of this ES. This outlines all dust mitigation measures required for high risk receptors. With the FCEMP in place (via a condition) there will be no significant construction dust effects likely and therefore the effects of dust on sensitive receptors has been scoped out of the ES. As details on the construction traffic are not yet available, this assessment will be undertaken at the reserved matters stage of the planning process when the detailed design of the development is known. This approach has been agreed with the Environmental Health Officer at RCBC;
  - Water Management and Flooding – assessing construction and operational effects;

- Ground Conditions and Remediation – assessing construction effects only. Effects during the operational phase have been scoped out on the following grounds:
  - i Any contamination that is present on the site would be dealt with during the construction phase and therefore the risk from historic contamination during operation would be Negligible and Not Significant;
  - ii It is assumed further assessment of ground gas risks will be undertaken in order to identify appropriate gas protection measures, if required, based on specific development proposals. The required gas protection measures would be incorporated into the buildings during construction and therefore the risk to the occupiers would be Negligible and Not Significant;
  - iii Whilst the proposed operational site is industrial and therefore may use, handle and/or store hazardous substances or wastes, it is assumed appropriate permits will be in place and such operations would be governed by legislation in order to operate safely, therefore the risk from new contamination would be Negligible and Not Significant. Where required, storage tanks will be located within controlled areas and within bunding sufficient to contain liquids in case spillage or rupture; and
  - iv It is also noted that post development the site would mainly be covered by buildings and hardstanding (access roads and car parks etc) which will also reduce the risk of contamination in spillage events from adversely affecting surface water or groundwater as well as reducing leaching of residual soil contamination due to rainfall;
- Socio-Economic – assessing construction and operational effects;
- Waste and Materials Management – assessing construction and operational effects;
- Climate Change/Greenhouse Gas Emissions – assessing construction and operational effects; and
- Landscape and Visual Impact – assessing construction and operational effects.

A4.8 **Topics Scoped Out of the Environmental Statement**

A4.9 In consultation with RCBC, the topics that the project team have scoped out of the EIA, fully or as standalone chapters, are set out below with a brief explanation as to why they have been scoped out.

- 1 **Human Health** is considered in the ground conditions chapter (Chapter G) in relation to potential effects on construction workers during the construction phase arising from contamination/risk of accidents. It is also considered in the noise and air quality chapters (Chapters D and E) in relation to potential effects during the construction and operational phases and in terms of potential for traffic accidents in the transport chapter (Chapter C). 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;
- 2 **Population** is scoped out as a standalone topic as no significant adverse effects are anticipated. Population considerations are dealt with in the socio-economic chapter (Chapter H);
- 3 **Land use** is considered in the ground conditions and waste and materials management chapters (Chapters G and K) 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;

- 4 **Biodiversity and Ecology** is scoped out as no significant adverse effects are anticipated based on existing baseline data which shows that vegetation on the site is limited and its significance is at Local level at best. Other receptors are limited to Dingy Skipper butterfly, where numbers are expected to be in low single figures given the small size of suitable habitat and therefore only of Local significance; and nesting birds, which are of negligible significance even at a Local level.;
- 5 **Below Ground Heritage** is scoped out as no significant adverse effects are anticipated. 19<sup>th</sup> century mapping records a small terrace of domestic properties and a quarry within the area of later intensive industrial development. No remains of these features are expected to be present and the potential for earlier remains to have survived 20<sup>th</sup> century development is considered negligible.
- 6 **Above Ground Heritage** is scoped out as no significant adverse effects are anticipated. There are no designated heritage assets within the site boundary or within the immediate vicinity of the site boundary. The nearest listed building is the Grade II\* listed Baptist Church at South Bank (List UID: 1160408), which is located 1.7km to the west of the site. The proposed development of the site for general industrial uses is in keeping with the historic and existing setting to the north-east of the Baptist Church and other listed buildings at South Bank. The wider setting does not contribute to the significance of the Baptist Church and the site is not visible from the listed building as it is physically and visually separated from South Bank by intervening industrial developments, tree barriers and the A66. Overall, the proposed development will not impact the setting or significance of any listed buildings at South Bank;
- 7 **Heat and Radiation** is scoped out as no significant adverse effects are anticipated;
- 8 **Daylight, Sunlight and Microclimate** is scoped out as no significant adverse effects are anticipated; and
- 9 **Climate Change Resilience:** it is not considered necessary to have a stand alone chapter addressing this. Measures required to reduce the vulnerability of the proposed development to climate change are considered best addressed through chapters such as noise and vibration and water management and flooding.

A4.10 In terms of **Vulnerability to Major Accidents and/or Disasters**, 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 Regulations (as amended). The site is covered by number of Health and Safety Executive ('HSE') consultation zones, some of which are associated with the Control of Major Accident Hazards ('COMAH') Regulations. As such there is a risk that accidents associated with the hazardous installations, including explosions, could have significant adverse effects on construction worker or end users. However, HSE will be consulted when the application is submitted and standard conditions attached to any planning permission, where necessary, in order to meet HSE requirements in respect of levels of occupation in buildings and stand off distances. There will be an obligation to accord with relevant health and safety legislation, outwith the planning system, both during the construction of the proposed development and once operational. Compliance with this health and safety legislation is considered to be tertiary mitigation and 'embedded' (see Chapter B of this ES for further detail). With this tertiary mitigation in place, the risk of significant effects to human health and other sensitive receptors as a result of the vulnerability of hazards and accidents associated with the COMAH and HSE consultation zones will be reduced and Not Significant.

A4.11 Other risks of major accidents and/or disasters potentially arise from the ground conditions at the site; potential for significant effects associated with ground conditions is considered in Chapter G of the ES (Ground Conditions and Remediation). No other significant effects are

anticipated as a result of the vulnerability of the proposed development to major accidents and/or disasters. However, for robustness each technical chapter considers the relevance of this to the assessment (see Section 5.0: Potential Effects of Chapters C to K). Furthermore, this issue will be considered at the reserved matters stage of the planning process, as further details of the scheme are determined. In conclusion, therefore, no standalone topic has been prepared for Major Accidents and Disasters and no significant effects are anticipated in this regard, but for robustness this topic is considered in all technical chapters of the ES.

## **Cumulative Assessment**

- A4.12 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 A4.1 below.
- A4.13 As set out in paragraphs A2.8 and A2.9 above, the planning application to which this ES relates is one of five applications being submitted simultaneously by STDC. The applications, and associated EIAs are being prepared by the same project team who have been in regular dialogue to discuss and agree the scope of each EIA and approach to cumulative effects and mitigation. Therefore in addition to the schemes set out in Table A4.1 below, consideration is given to the potential cumulative effects arising from the proposed development and these other four schemes in the cumulative assessment at Chapter L of this ES.

Table A4.1 Cumulative Assessment Schemes

Map Ref.	Address	Type of Application	Ref. Number	Description of Development	Current Known Status	Reason for inclusion in assessment
Tier 1						
1	The proposed development: Dorman Point	Outline	N/A	Outline planning application for the development of up to 139,353 sqm (gross) of general industry (Use Class B2) and storage or distribution facilities (Use Class B8) with office accommodation (Use Class E), HGV and car parking, works to watercourses including realignment and associated infrastructure works. All matters reserved.	To be submitted to RCBC in December 2020	The proposed development
2	Lackenby	Outline	N/A	Outline planning application for the development of up to 92,903sqm (gross) of general industry (Use Class B2) and storage or distribution facilities (Use Class B8) with office accommodation (Use Class E), HGV and car parking and associated infrastructure works. All matters reserved.	To be submitted to RCBC in December 2020	One of five STDC outline schemes to be submitted in December 2020. Close to proposed development and likely to be constructed and operational within a similar timescale
3	The Foundry	Outline	N/A	Outline planning application for the development of up to 464,515qm (gross) of general industry (Use Class B2) and storage or distribution facilities (Use Class B8) with office accommodation (Use Class E), HGV and car parking and associated infrastructure works. All matters reserved.	To be submitted to RCBC in December 2020	One of five STDC outline schemes to be submitted in December 2020. Close to proposed development and likely to be constructed and operational within a similar timescale
4	Long Acres	Outline	N/A	Outline planning application for the development of up to 185,806 sqm (gross) of general industry (Use Class B2) and storage or distribution facilities (Use Class B8) with office accommodation (Use Class E), HGV and car parking, works to	To be submitted to RCBC in December 2020	One of five STDC outline schemes to be submitted in December 2020. Close to proposed development and likely to be constructed and operational within a similar timescale

Map Ref.	Address	Type of Application	Ref. Number	Description of Development	Current Known Status	Reason for inclusion in assessment
				watercourses including realignment and associated infrastructure works. All matters reserved.		
5	Steel House	Outline	N/A	Outline planning application for the development of up to 15,794sqm (gross) of office accommodation (Use Class E) and car parking and associated infrastructure works. All matters reserved.	To be submitted to RCBC in December 2020	One of five STDC outline schemes to be submitted in December 2020. Close to proposed development and likely to be constructed and operational within a similar timescale
<b>Tier 2</b>						
6	Land at and adjoining Eston Road including Gateway Junction of A66 to Middlesbrough Road East Grangetown	Full	R/2020/0270/FFM	Engineering operations including widening of Eston Road, formation of new roundabout and internal access roads, works to enhance Holme Beck and associated hard and soft landscaping works	Granted, 12.08.2020	Site partly within Dorman Point outline application site
7	Land at Low Grange Farm South Bank	Outline	R/2014/0372/OOM	Outline application for residential development (up to 1250 dwellings) (all matters reserved)	Granted, 31.03.16	At the request of Officer. The development has been granted, the site is adjacent to the Teesworks area. Given the scale of the development and its proximity there is potential for cumulative effects.
8	Land North of Kirkleatham Business Park and West of Kirkleatham	Outline	R/2016/0663/OOM	Outline planning application for up to 550 residential units with associated access, landscaping and open space	Granted, 25.07.2020	At the request of the Officer. The development has been granted and the site is located to the east of the Teesworks area. Given the scale of the development and its proximity



Map Ref.	Address	Type of Application	Ref. Number	Description of Development	Current Known Status	Reason for inclusion in assessment
	Lane Redcar					there is potential for cumulative effects.
9	Land North of Kirkleatham Business Park and West of Kirkleatham Lane Redcar	Reserved Matters	R/2019/0485/RM M	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	Granted, 31.10.19	At the request of the Officer. This reserved matters application relates to the above planning application and provides further information on the detailed design of the scheme.
10	Dogger Bank Wind Farm	Development Consent Order	DCO Reference <a href="#">5192</a>	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.	Order made 17.02.15. A Non-Material Amendment was submitted on 11.01.2019	At the request of the Officer. This Development Consent Order ('DCO') has both onshore and offshore elements. Construction of the onshore elements have the potential for cumulative impacts.
11	Teesside Combined Cycle Power Plant (CCPP)	Development Consent Order	DCO Reference <a href="#">2019</a>	Construction of a 1,700mwe combined-cycle gas turbine power station at Wilton International was granted permission.	Order made 05.04.19	At the request of the Officer. The order has been made for this DCO. It is located at the west of the Wilton International Complex to the south of the Teesworks area.
12	Land at Wilton International Complex Redcar	Full	R/2017/0876/FFM	Construction and operation of a mineral processing and refining facility including ancillary development, car parking and landscaping	Granted, 16.01.18	At the request of the Officer. This permission relates to the York Potash project and it is located at the Wilton International Complex to the south of the Teesworks area.
13	Land at Teesport, Grangetown	Outline	R/2006/0433/OO	Outline application for development of a container terminal	Granted 04. 10.07	At the request of the Officer. This site is location on the bank of the River Tees. It is located within the Teesworks area.

Map Ref.	Address	Type of Application	Ref. Number	Description of Development	Current Known Status	Reason for inclusion in assessment
14	York Potash Port and Materials Handling Facilities	Development Consent Order	The York Potash Harbour Facilities DCO Order 2016 (No. <a href="#">772</a> )	Harbour facilities associated with Bran Sands	Order made, 20.07.2016	At the request of the Officer. The DCO order has been made and it relates to the York Potash project. It is located within the Teesworks area.
15	York Potash Land at Wilton International Complex Redcar	Outline	R/2017/0906/OOM	Outline planning application for an overhead conveyor and associated storage facilities in connection with the York Potash Project	Granted, 30.04.2018	At the request of the Officer. This permission relates to the York Potash project and it is located at the Wilton International Complex and in part of the Redcar Bulk Terminal area.
16	Land at Wilton International Complex	Full	R/2018/0139/VC	Variation of condition 2 (approved plans) of planning permission R/2014/0626/FFM to allow for minor material amendments to the approved layout and size of buildings; site mounding; on-site attenuation ponds, Swales and internal roads following the progression of more detailed design engineering	Granted, 23.05.2018	At the request of the Officer. This permission relates to the York Potash project and it is located at the Wilton International Complex.
17	The York Potash Project - (Doves Nest now known as Woodsmith)	Full	R/2014/0627/FFM	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,	Granted, 19.08.2015	At the request of the Officer. This permission relates to the York Potash Project and the red line boundary extends from the North York Moors to the Wilton International Complex. The most relevant part of the scheme includes the construction of an

Map Ref.	Address	Type of Application	Ref. Number	Description of Development	Current Known Status	Reason for inclusion in assessment
				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		underground tunnel between Doves Nest Farm and Wilton.
18	Lianhetech Seal Sands Seal Sands Road Seal Sands TS2 1UB  (Stockton Council)	Full	19/2161/ FUL	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.	Granted, 21.02.2020	At the request of the Officer.
19	Land to the South of Tofts Road West	Full	H/2019/ 0275	Energy recovery (energy from waste) facility and associated infrastructure	Granted, 10.07.2020	At the request of the Officer.

Map Ref.	Address	Type of Application	Ref. Number	Description of Development	Current Known Status	Reason for inclusion in assessment
	Graythorp Hartlepool  (Hartlepool Council)					
20	Regent Cinema Newcomen Terrace Redcar TS10 1AU	Deemed Consent	R/2020/0075/F3M	Demolition of existing cinema and replace with new cinema including external terraces; landscaping and temporary sea wall	Granted, 06.08.2020	At the request of the Officer.
21	South Bank Site, STDC	Outline planning application	R/2020/0357/OOM	Outline planning application for demolition of existing structures on site and the development of up to 418,000 sqm (gross) of general industry (use class B2) and storage or distribution facilities (use class B8) with office accommodation (use class B1), HGV and car parking and associated infrastructure works all matters reserved other than access	Decision pending	This application was submitted by STDC in July 2020 and the proposed development is located directly to the north of Dorman Point.
22	South Bank, marine side application, STDC	Outline	This application is yet to be submitted to RCBC but it is anticipated a submission will	Demolition of the existing wharf, jetties and other minor infrastructure along the river bank at South Bank (including an electrical substation), capital dredging (to deepen the northern half of the Tees Dock turning circle, a section of the existing approach channel and to create a berth pocket), offshore disposal of dredged sediments and construction and operation of a new quay (to be set back into the riverbank).	Decision pending. Lichfields to confirm target determination date once application has been submitted.	This application was submitted by STDC in November 2020 and the proposed development is located at the South Bank site on the bank of the River Tees.

Map Ref.	Address	Type of Application	Ref. Number	Description of Development	Current Known Status	Reason for inclusion in assessment
			be made in the first week of November			
23	Land at Metals Recovery Area North west of PD ports; North East of Sembcorp pipeline corridor and Tees Dock Road South East of former Slem waste management facility and South West of Highfield Environmental Facility South Bank	Full	R/2020/0465/FFM	Demolition of existing buildings/structures and engineering operations associated with ground remediation and preparation of land for development	Pending decision, target determination date 18.12.2020	This application has been submitted by STDC for ground works at the South Bank site. It is located to the north of Dorman Point.
24	Land at Redcar Bulk Terminal Redcar TS10 5QW	Full	R/2020/0411/FFM	Construction of the Redcar Energy Centre ('REC') consisting of a material recovery facility incorporating a bulk storage facility; an energy recovery facility; and an incinerator bottom ash recycling facility along with ancillary infrastructure and	Pending decision, target determination date 02.11.2020	At the request of the Officer. This application is located within the Teesworks area.

Map Ref.	Address	Type of Application	Ref. Number	Description of Development	Current Known Status	Reason for inclusion in assessment
				landscaping		
25	Grangetown prairie Land East of John Boyle Road and West of Tees Dock Road Grangetown	Outline	R/2019/0767/OO M	Outline application for the construction of an energy recovery facility ('ERF') and associated development	Granted, 24.07.2020	<p>This development lies wholly within Dorman Point outline application site.</p> <p>The Dorman Point EIA has assessed maximum floorspace parameter of 139,353 sqm (gross) (use class B2/B8).</p> <p>For robustness, the cumulative assessment will need to test a scenario where the Dorman Point site delivers 139,353 sqm (gross), plus the ERF scheme (as defined in the ERF EIA).</p>

## A5.0 The Team

A5.1 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 A5.1 The EIA team

Chapter	Title	Responsibility
A	Introduction and Background	Lichfields
B	Site Description and Scheme Proposals	Lichfields
C	Transport	Arup
D	Noise and Vibration	Arup
E	Air Quality	Arup
F	Water Management and Flooding	JBA
G	Ground Conditions and Remediation	Arcadis
H	Socio Economic	Lichfields
I	Climate Change	Arup
J	Landscape and Visual Impact	BDP
K	Waste and Materials Management	Atkins
L	Cumulative Effects	Lichfields
M	Mitigation and Monitoring	Lichfields

A5.2 Appendix A3 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 Environmental 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 K under the heading 'About the Author' (specifying the experience and competency of those technical experts involved in carrying out the EIA).

A5.3 The team have experience in working with STDC in the Teesworks area.

### EIA Co-ordination

A5.4 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 A5.1 below.

A5.5 This ES has been coordinated by Katie Brown, Heather Overhead and Mel Wilson, all Senior Planners at Lichfields. Katie is a Practitioner Member of IEMA and has 3 years experience in co-ordinating EIAs for a range of major development projects across the UK. Heather is working towards her EIA Practitioner membership of IEMA and has 1 year of experience in EIA projects. Mel is working towards her EIA Practitioner membership of IEMA and has 2 years of experience in EIA projects. Their coordination role included the production of this chapter of the ES and Chapters B, L and M. Kate McGill, Associate Director at Lichfields and Practitioner Member of IEMA, has reviewed this chapter and Chapters B, L and M in accordance with the EIA Regulation requirements. Kate has over 10 years of experience in co-ordinating EIAs for a range of developments.

A5.6 All involved in the coordination of this ES are also Chartered Planners of the Royal Town Planning Institute.

A5.7 The coordination role included the production of Chapters A, B, L and M along with the Non-Technical Summary.

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Figure A5.1 IEMA EIA Quality Mark Scheme



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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/>



**A6.0****Structure of the ES****A6.1**

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****A6.2**

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****A6.3**

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 and 'embedded mitigation'. Chapters C to K comprise the detailed technical assessments. Chapter L considers interrelated and cumulative effects and Chapter M considers mitigation, compensation and monitoring measures arising from the technical assessments.

**A6.4**

Chapters C to K 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.

**A6.5**

Each technical chapter considers the impact of the proposed development during the construction and operational phases of the development.

**A6.6**

The structure of Volume 2 is set out below:

Table A6.1 Structure of Volume 2 – Technical Assessments

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

## Volume 3: Figures and Appendices

A6.7 Volume 3 includes the technical appendices and figures, which accompany some of the technical chapters set out above.

## Compliance with the EIA Regulations

A6.8 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 practice including that prepared by the Institute of Environmental Management and Assessment ('IEMA').

A6.9 The location of information specified in Schedule 4 is identified in Table A6.3 below and the location of information specified in paragraphs 18(3) and 18(4) is set out in Table A6.4:

Table A6.2 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: (a) a description of the location of the development; (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; (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; (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 (d) Chapters D – G and I and 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 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.	Chapters B – K of the ES
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	Chapters C – K of the ES

Requirements of Schedule 4 of the 2017 Regulations (as amended) for Inclusion in Environmental Statements	Location of Information in the ES
architectural and archaeological aspects, and landscape.	
<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>	Chapters A – L of the ES
<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>	Chapters A and C – K of the ES
<p>7 A description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse 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.</p>	Chapters C – K of the ES with a summary in Chapter M
<p>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</p>	Chapters A and C – K of the ES

Requirements of Schedule 4 of the 2017 Regulations (as amended) for Inclusion in Environmental Statements		Location of Information in the ES
	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.	
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 – M of the ES as appropriate

Table A6.3 How the Lackenby ES (December 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 – K 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 – K and M 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 type of development and to the environmental features likely to be significantly affected.	See Table A6.3 for relevant cross references
(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 See section A4 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 – K provide an assessment of the significant effects arising from the development. Chapters L and M

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
		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 – K 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 A3 to this ES plus commentary in section A5 of this Chapter. The authors of each chapter are detailed in a section “About the Author” in each chapter of the ES (Chapters A – M).
(b)	the environmental statement must be accompanied by a statement from the developer outlining the relevant expertise or qualifications of such experts	See Appendix A3 to this ES plus commentary in section A5 of this Chapter.

**A7.0**

## **Methodological Approach**

A7.1

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.

A7.2

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.

A7.3

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.

A7.4

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 M).

A7.5

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

<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

- A7.6 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.
- A7.7 Should the methodology of any technical assessment deviate from this standard approach this will be set out in the relevant ES chapter.

A8.0

## **EIA Processes, Assumptions and Difficulties**

A8.1

The EIA considers the likely significant environmental effects of the proposed development based on current knowledge of the site, its surroundings, the wider Teesworks 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.

A8.2

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 effects, mostly temporary, arising through the construction phase.

A8.3

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.

A8.4

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.

### **Assumptions**

A8.5

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 for the scheme and so that development can be brought forward based on market demand and end-user requirements. The assessment of the defined maximum parameters will ensure a 'worst case' in term of the effects 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.

A8.6

The site contains a number of redundant buildings and structures associated with its former use in the iron and steel making process. For the purposes of this EIA, it is assumed that all demolition works will be subject to a separate consenting process. Permission is therefore not sought for the demolition of buildings and structures and the effects of demolition will therefore not be considered in this EIA. The baseline conditions on the site are therefore as existing, and include buildings or structures on site.

A8.7

It is assumed that when creating development platforms, that the earthworks on this site will be cut and fill neutral, i.e. that the existing ground material is sufficient to create a level development platform at the required height.



A8.8 For both the construction and operation phase of the proposed development, it is assumed that the hours of construction and operation will be continuous (24/7).

## **Difficulties**

A8.9 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 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;
- 2 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.
- 3 The development has not formally been scoped, albeit 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.
- 4 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 or later start on site than identified or potentially leading to differences in the length of the construction period. A Framework Construction Environmental Management Plan (FCEMP) has been prepared as part of the EIA and this will be conditioned to guide the construction process. Prior to construction commencing there will be a requirement to submit a detailed Construction Environmental Management Plan ('CEMP') and there will be the potential to revisit environmental effects that could arise as the result of a different construction programme or CEMP at this stage or in relation to reserved matters submissions.
- 5 Availability of accepted methodologies (e.g. there is no generally accepted criteria for assessing the significance of impacts for some topic areas e.g. socioeconomics). In these situations, professional judgement, experience and agreement of other forms of assessment have been relied upon as the basis for the adopted methodologies with the EIA;
- 6 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;
- 7 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 October to December 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 A hard copy of the ES has not been submitted 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 A9 of this Chapter. This approach is consistent with the Coronavirus Regulations.

A8.10 Where limitations and difficulties have arisen in relation to individual topic areas, these are identified in each chapter as appropriate.

A9.0

## Availability of Document

A9.1

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

A9.2

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 application has 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

A9.3

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.

A9.4

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

A10.0

## Abbreviations & Definitions

1	CEMP	Construction Environmental Management Plan
2	CIL	Community Infrastructure Levy
3	COMAH	Control of Major Accident Hazards
4	DCO	Development Consent Order
5	EIA	Environmental Impact Assessment
6	ERF	Energy Recovery Facility
7	ES	Environmental Statement
8	EU	European Union
9	FCEMP	Framework Construction Environment Management Plan
10	HRA	Habitats Regulations Assessment
11	HSE	Health and Safety Executive
12	IEMA	Institute of Environmental Management and Assessment
13	MRTPI	Member of the Royal Town Planning Institute
14	NTS	Non-Technical Summary
15	PIEMA	Practitioner of the Institute of Environmental Management and Assessment
16	RCBC	Redcar and Cleveland Borough Council
17	REC	Redcar Energy Centre
18	SPD	Supplementary Planning Document
19	SSI	Sahaviriya Steel Industries
20	STDC	South Tees Development Corporation
21	TVCA	Tees Valley Combined Authority
22	UID	Unique Identifier
23	UK	United Kingdom

A11.0

## References

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