

RE: Outline Planning Applications - South Tees Development Corporation - 5 Major Applications - R/2020/0819/ESM; R/2020/0820/ESM; R/2020/0821/ESM; R/2020/0822/ESM & R/2020/0823/ESM

Thank you for consulting the Environment Team on the current planning applications relating to the Teesworks site.

Redcar & Cleveland Borough Council is committed to economic growth in our Borough, as set out in the Tees Valley Strategic Economic Plan and Redcar and Cleveland Corporate Plan.

The Council recognises the Teesworks site as a key economic driver for the Borough and in particular, Redcar's future prosperity. As well as high quality jobs and investment at the site itself, Teesworks offers opportunities for supply chain growth, skills development, infrastructure and connectivity and it is essential that our residents, businesses and other stakeholders are able to benefit from this as much as possible.

The development of the Tees Valley Energy Recovery Facility will allow for the generation of up to 49.9MW of renewable electricity that can be exported and utilised either on site at Teesworks through the use of the Private Wire Network or to the National Grid. The facility will also be Combined Heat and Power (CHP) enabled which will allow for the export of heat (hot water and / or steam) from the facility. It is very much hoped that the export of electricity and heat from the facility being made available to new businesses and industries that are developed within the Teesworks site, contributes to an enhanced and wider regeneration of what represents the largest economic regeneration project in the UK.

From a planning perspective, we would encourage that all new business and industry that gets developed within the Teesworks site apply reasonable endeavours to source their energy requirements from the Energy Recovery Facility [subject of course to this being financially and operationally feasible].

We would support a Planning Condition regarding the preparation and agreement / approval of Energy Plans that fully consider how the developments can make full use of the potential energy offtakes available from the ERF, including electricity and heat. The Condition would require the developer to set out clear plans as to how a heat network can be included within the development area(s) which would include the provision of heat network 'corridors' to facilitate the pipework required to deliver on this scheme; it would also set out plans as to how the Private Wires would connect from the ERF to the development areas, including the Private Wire network 'corridors'.

[In practical terms, have the developer engage at an early stage with the ERF contractor so that designs can be aligned to include private wires, steam / heat pipework 'corridors', thermal stores, heat exchangers etc].

From an environmental perspective, the Council declared a 'Climate Emergency' in 2019 and has set itself the ambitious target for the entire Borough being carbon neutral by 2030. The provision of electricity and heat from a renewable source will form part of the delivery to achieve the objective of a Carbon Neutral Plan.

The UK is an international leader in its ambitions to stimulate a low carbon economy and therefore it would be counterproductive for an area as large and prominent as the Teesworks site to contribute to the global problem. As such, as well as obtaining energy from a renewable source, it is imperative that the site and the businesses operating from it give sufficient consideration to the climate and sustainability of the planet.

Ideally, this will mean that the site itself is net carbon neutral, with consideration not only of renewable energy sources, but also of:

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- Support for a greener transport infrastructure to access the site. This should include improved walking / cycling routes within the borough to enable residents from all our communities to commute safely to and from the site.

It should also include consideration of the rail links both existing and future to the site, including the re-invigoration of dormant infrastructure to enable ease of access from outside of the borough. Nationally, there will be a move away from diesel powered trains and at this point, having effective rail links in place will be additionally beneficial.

The electrical infrastructure for the site must include extensive provision for electric vehicle charging facilities to coincide with announcement from major car manufacturers about the direction of travel for propulsion methods in the next 4-5 years.

- The site should utilise natural features as a means to offset emissions and increase biodiversity as well as providing a visual appeal. This should include the planting of appropriate trees and shrubbery.

The design and construction should consider both the sustainability of the upstream production of materials and the effectiveness of the buildings and installations themselves at limiting or eliminating the production of harmful emissions, particularly Co2. With this in mind, we support the principle of the development outlined in these applications as this will deliver and complement the long-term ambitions of the Council to deliver economic growth. As the Teesworks projects develop and move into their delivery phases, we consider it essential that every opportunity is taken to ensure the site's success contributes to growth in the local area.

The Environment Team would wish to assess the detail of the development through the reserved matters process, in order that we can assess how the development will contribute positively to the environment.