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23.0 CUMULATIVE AND COMBINED EFFECTS

23.1 Introduction

23.1.1 This chapter of the Preliminary Environmental Information (PEI) Report provides an overview of the approach to the assessment of potential cumulative and combined effects associated with the Proposed Development that will be presented in the Environmental Statement (ES) accompanying the Development Consent Order (DCO) Application. Cumulative and combined effects are defined as follows:

- cumulative effects: these occur when the environmental impacts of the Proposed Development interact with those associated with other planned projects and developments located within a realistic geographical scope, where environmental impacts could act together to result in a greater significance of effect on environmental resources and/or receptors; and
- combined effects: these are effects resulting from a single development (i.e., the effects of the Proposed Development) on any one environmental receptor or resource that may collectively cause an effect (or effects) of greater significance.

23.1.2 The information presented in this chapter at this preliminary assessment stage draws upon the assessment of impacts provided in Chapters 8 to 22 (PEI Report, Volume I), and information in the public domain relating to other known developments within the defined Zones of Influence (Zoi) (outlined at Section 23.3).

23.1.3 The cumulative impact assessment does not consider other developments that are already constructed and operating, as such existing developments are already accounted for in the baseline conditions established for the main assessments within Chapters 8 to 22 (PEI Report, Volume I).

23.1.4 This chapter is supported by the following figures (PEI Report, Volume II):

- Figure 23-1: Zones of Influence (Sheets 1 to 4); and
- Figure 23-2: Long List of Other Developments (Sheets 1 to 2).

23.2 Legislation and Planning Policy Context

23.2.1 Due to the potential for cumulative effects to occur as a result of the construction, operation and decommissioning of the Proposed Development, a cumulative assessment is being undertaken as part of the Environmental Impact Assessment (EIA) in accordance with the Infrastructure Planning (EIA) Regulations 2017 ('the EIA Regulations') and the assessment requirements of the National Policy Statement (NPS) for Energy (EN-1) (DECC, 2011).

23.2.2 The requirement for cumulative and combined impact assessments is stated in the relevant European Directive and domestic legislation/policy, as detailed below:

- European Directive 2014/52/EU on the assessments of effects of certain public and private projects on the environment requires an assessment of "*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 project”;

- Schedule 4, paragraph 5 of the EIA Regulations requires: *“A description of the likely significant effects of the development on the environment resulting from, inter alia [...] (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”*. The EIA Regulations state that this description of likely significant effects *“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”*;
- Paragraph 4.1.3 of the Overarching NPS for Energy (EN-1) (DECC, 2011) states: *“In considering any proposed development, and in particular when weighing its adverse impacts against its benefits, the Infrastructure Planning Commission [now the Planning Inspectorate] should take into account:*
 - *its potential benefits including its contribution to meeting the need for energy infrastructure, job creation and any long-term or wider benefits; and*
 - *its potential adverse impacts, including any long-term and cumulative adverse impacts, as well as any measures to avoid, reduce or compensate for any adverse impacts”*.
- Paragraph 4.2.5 of NPS EN-1 goes on to state that when considering cumulative effects *“the Environmental Statement (ES) should provide information on how the effects of the applicant’s proposal would combine and interact with the effects of other development (including projects for which consent has been sought or granted, as well as those already in existence). The IPC may also have other evidence before it, for example from appraisals of sustainability of relevant NPSs or development plans, on such effects and potential interactions. [...]”*; and
- Paragraph 4.2.6 of NPS EN-1 states that consideration should be given to *“how the accumulation of, and interrelationship between, effects might affect the environment, economy or community as a whole, even though they may be acceptable when considered on an individual basis with mitigation measures in place.”*

23.2.3 The UK Government is currently reviewing and updating the energy NPSs. The Draft NPS EN-1 published in March 2023 by the Department for Energy Security & Net Zero (DESNZ) (DESNZ, 2023) also states the need to assess potential cumulative effects and makes reference to the Planning Inspectorate’s (‘the Inspectorate’) ‘Cumulative Effects Assessment – Advice Note Seventeen: Cumulative Effects Assessment Relevant to Nationally Significant Infrastructure Projects’ (The Inspectorate, 2019a).



23.3 Assessment Methodology and Significance Criteria

Impact Assessment and Significance Criteria

- 23.3.1 A combination of professional judgement and established guidance have been used to confirm the scope of the cumulative effects assessment, and to aid the identification and (where necessary) mitigation of likely significant effects.
- 23.3.2 The cumulative effects assessment is being undertaken taking into account guidance contained within The Inspectorate Advice Note Seventeen (the Inspectorate, 2019a), which provides advice on the identification and assessment of other planned developments.
- 23.3.3 The significance criteria set out in Table 23-1 build upon the policy and guidance documents outlined above, and the general EIA approach methods presented in Chapter 2: Assessment Methodology (PEI Report, Volume I).

Table 23-1: Combined and Cumulative Effects Significance Criteria

SIGNIFICANCE CRITERIA	TYPICAL DESCRIPTORS OF EFFECT
Very large (typically adverse only)	Where the combined impacts of the Proposed Development or cumulative impacts of the Proposed Development in association with other development upon an individual or collection of environmental receptors would be very highly significant (beneficial or adverse, though typically adverse only). Effects would be permanent for receptors of very high value.
Large (adverse or beneficial)	Where the combined impacts of the Proposed Development or cumulative impacts of the Proposed Development in association with other development upon an individual or collection of environmental receptors would be highly significant (beneficial or adverse). Effects would be: <ul style="list-style-type: none"> • widespread/large scale for a receptor of high value¹; • permanent for a receptor or receptors of high value; • localised for a receptor or receptors of very high value; or • temporary for a receptor or receptors of very high value.
Moderate (adverse or beneficial)	Where the combined impacts of the Proposed Development or cumulative impacts of the Proposed Development in association with other development upon an individual or collection of environmental receptors would be significant (beneficial or adverse). Effects would be: <ul style="list-style-type: none"> • permanent for a receptor or receptors of medium value; • localised for a receptor or receptors of high value; or

¹ Note that the term 'value' refers here to both intrinsic value and sensitivity



SIGNIFICANCE CRITERIA	TYPICAL DESCRIPTORS OF EFFECT
	<ul style="list-style-type: none"> • temporary for a receptor or receptors of high value.
Slight (adverse or beneficial)	<p>Where the combined impacts of the Proposed Development or cumulative impacts of the Proposed Development in association with other development upon an individual or collection of environmental receptors would be noteworthy but not significant (beneficial or adverse). Effects would be:</p> <ul style="list-style-type: none"> • permanent for receptors of low value; • localised for a receptor or receptors of medium value; or • temporary for a receptor or receptors of medium value.
Neutral	<p>Where the combined impacts of the Proposed Development or cumulative impacts of the Proposed Development in association with other development upon an individual or collection of environmental receptors would be negligible and not significant (beneficial or adverse).</p>

23.3.4 Combined and cumulative effects that are of Moderate, Large or Very Large significance will be considered Significant effects.

23.3.5 Once further information has been gathered about the construction effects and programmes of the developments for inclusion in the cumulative effects assessment, a worst-case year of construction will be defined by determining when there is the greatest degree of overlap of construction with the Proposed Development.

23.3.6 The cumulative operational assessment will consider the total effects of the Proposed Development and the other identified developments operating concurrently.

23.3.7 As the Proposed Development has an estimated design life of up to 25 years (including Phase 2), cumulative effects during decommissioning are not being considered as it is not possible to predict the developments which would be in progress at that point in time. The potential for cumulative effects would be considered as part of decommissioning planning in accordance with the legislation applicable at that time. Any necessary mitigation measures would be included within the Decommissioning Environmental Management Plan (DEMP), which it is anticipated would be secured by a requirement in the draft DCO.

Assessment of Combined Effects

23.3.8 The assessment of combined effects considers whether an individual environmental receptor or resource would be affected by more than one type of impact as a result of the Proposed Development. For example, a residential occupant could be exposed to temporary increases in both noise and dust during construction phase of the Proposed Development.

23.3.9 The assessment method for combined effects involves the identification of impact interactions associated with the Proposed Development upon separate



environmental receptors and resources, the objective being to understand the overall environmental effect of the Proposed Development.

23.3.10 The potential interactions between individual effects on common receptors will be identified during the latter stages of the EIA by reviewing the final conclusions of the topic assessments as presented within the ES that accompanies the DCO Application. Given the preliminary nature of the assessment, it is not considered appropriate to undertake a combined effects assessment as part of this PEI Report.

23.3.11 The significance of combined effects upon environmental receptors and resources will be determined using professional judgement, assisted by the views and opinions of the competent experts responsible for undertaking the topic assessments.

Assessment of Cumulative Effects

23.3.12 The assessment of cumulative effects considers the effects on environmental resources and receptors that would likely occur from the changes arising from the Proposed Development in conjunction with those associated with other planned developments.

23.3.13 The four-stage approach in The Inspectorate's Advice Note Seventeen (The Inspectorate, 2019a) is being adopted for the assessment of potential cumulative effects:

- Stage 1: Establishing the long list of 'other existing development and/or approved development';
- Stage 2: Establishing a shortlist of 'other existing development and/or approved development';
- Stage 3: Information gathering; and
- Stage 4: Assessment.

23.3.14 The first stage of the assessment of cumulative effects has commenced, as is reported herein, and is being guided by the following principles:

- understanding the limits of the effects associated with the Proposed Development and those of other planned developments;
- the sensitivity, value or importance of environmental resources or receptors, and their susceptibility to effects;
- whether different types of effect would occur and interact in a way that alters their significance;
- whether effects would be temporary or permanent in duration, what their timescales would be, and whether such effects would be intermittent or constant; and
- the degree of certainty and confidence relating to the effects.

23.3.15 Stages 2 to 4 of the assessment will be reported in the ES.



Stage 1: Establishing the Long List of Other Developments

- 23.3.16 The cumulative effects assessment of the Proposed Development is currently at Stage 1. Given the scope and scale of the proposed works associated with the Proposed Development, Stage 1 activities include establishing the Proposed Development's likely Zol, as associated with each of the environmental topic areas being assessed within the EIA.
- 23.3.17 Table 23-2 presents the proposed Zols, based on the largest study area identified for each environmental topic. Each Zol is indicative and will be subject to further review as the individual assessments progress, based on professional judgement. Final Zols will be confirmed in the ES that accompanies the DCO Application.

Table 23-2: Summary of Indicative Zones of Influence

ENVIRONMENTAL TOPIC	ZONE OF INFLUENCE
Air Quality (Chapter 8, PEI Report, Volume I)	<p>Construction: 350 m Zol from the Proposed Development Site and 500 m for site entrances. Construction impacts would be due to construction dust and emissions from construction activities, which may affect human receptors up to approximately 350 m from the construction activities and 50 m for ecological receptors. At site entrances the Zol increases to 500 m for both human and ecological receptors due to greater 'track out' of dust (e.g. on vehicle wheels).</p> <p>Operation: 10 km from the Main Site for ecological receptors; 2 km from the Main Site for human receptors.</p> <p>Traffic-related air quality: 200 m from affected roads².</p> <p>During the EIA, the construction phase traffic data will include traffic associated with other developments. As such, the air quality impact assessment of traffic-related construction impacts that will be reported in the ES will be inherently cumulative.</p> <p>Refer to Chapter 8: Air Quality (PEI Report, Volume I) for more information.</p>
Surface Water, Flood Risk and Water Resources (Chapter 9, PEI Report, Volume I)	<p>Construction and Operation: 1 km Zol from the Proposed Development Site.</p> <p>Refer to Chapter 9: Surface Water, Flood Risk and Water Resources (PEI Report, Volume I) for more information.</p>
Geology, Hydrogeology and Contaminated Land	<p>Construction and Operation: 1 km Zol from the Proposed Development Site.</p>

² Affected roads are roads which are predicted by the traffic model to exceed threshold increases in traffic flows as set by the Guidelines for the Environmental Assessment of Road Traffic (Institute of Environmental Assessment, 1993) and where receptors have been identified that would be affected by the increases.



ENVIRONMENTAL TOPIC	ZONE OF INFLUENCE
(Chapter 10, PEI Report, Volume I)	Refer to Chapter 10: Geology, Hydrogeology and Contaminated Land (PEI Report, Volume I) for more information.
Noise and Vibration (Chapter 11, PEI Report, Volume I)	<p>Construction Vibration: 100 m Zol from the Proposed Development Site.</p> <p>Construction Noise: 2 km Zol from the Main Site and 800 m from the Proposed Development Site where this extends beyond 2 km from the Main Site.</p> <p>Operational Noise: 2 km Zol from the Main Site.</p> <p>Traffic-related Noise: 600 m Zol from the traffic links identified within the traffic and transport assessment Study Area (refer to Chapter 15: Traffic and Transport (PEI Report, Volume I)). During the EIA, the construction phase traffic data will include traffic associated with other developments. As such, the noise and vibration assessment of traffic-related construction impacts that will be reported in the ES will be inherently cumulative.</p> <p>Refer to Chapter 11: Noise and Vibration (PEI Report, Volume I) for more information.</p>
Ecology and Nature Conservation (including Aquatic Ecology) (Chapter 12, PEI Report, Volume I)	<p>Construction and Operation: 15 km Zol from the Proposed Development Site for international and national nature conservation designations.</p> <p>Construction and Operation: 2 km Zol from the Proposed Development Site for all other ecology effects (other than for aquatic ecology (fish, aquatic macroinvertebrates, macrophytes, invasive species and crayfish) for which the Zol extends beyond 2 km to consider downstream impacts, and where there are records of notable species outside 2 km in connected water bodies).</p> <p>Refer to Chapter 12: Ecology and Nature Conservation (PEI Report, Volume I) for more information.</p>
Ornithology (Chapter 13, PEI Report, Volume I)	<p>Construction and Operation: 15 km Zol from the Proposed Development Site for international and national nature conservation designations.</p> <p>Construction and Operation: 2 km Zol from the Proposed Development Site for all other ornithological effects.</p> <p>Refer to Chapter 13: Ornithology (PEI Report, Volume I) for more information.</p>



ENVIRONMENTAL TOPIC	ZONE OF INFLUENCE
Marine Ecology (Chapter 14, PEI Report, Volume I)	Construction and Operation: 10 km Zol from the Proposed Development Site. Refer to Chapter 14: Marine Ecology and Nature Conservation (PEI Report, Volume I) for more information.
Landscape and Visual Amenity (Chapter 16, PEI Report, Volume I)	Construction and Operation: 10 km from the Main Site and 2 km from the Proposed Development Site. Refer to Chapter 16: Landscape and Visual Amenity (PEI Report, Volume I) for more information.
Cultural Heritage (Chapter 17, PEI Report, Volume I)	Construction and Operation (designated assets): 5 km Zol from the Proposed Development Site. Construction and Operation (non-designated assets): 1 km Zol from the Proposed Development Site. Refer to Chapter 17: Cultural Heritage (PEI Report, Volume I) for more information.

23.3.18 The assessment of construction traffic effects will be an assessment that is inherently cumulative as it will include any traffic generated by committed ‘other developments.’ At this stage, the traffic and transportation assessment (refer to Chapter 15: Traffic and Transportation, PEI Report, Volume I) does not include any traffic that would be generated by committed ‘other developments’, other than the proposed Net Zero Teesside project, as this will be completed during the EIA and reported in the ES.

23.3.19 The greenhouse gas (GHG) assessment is also inherently cumulative, as all GHG emissions have the potential to equally impact the receptor which is the global climate. Therefore, sources of emissions for assessment should not be constrained within a geographically defined location. The GHG assessment is included in Chapter 19: Climate Change (PEI Report, Volume I).

Search Area for Long List of Other Developments

23.3.20 In accordance with The Inspectorate’s Advice Note Seventeen (The Inspectorate, 2019a), the maximum search area for the long list of other developments has been set at 15 km from the Proposed Development Site, consistent with the largest Zol of the individual environmental topic chapters as detailed in Table 23-2.

Local Authority and Major Infrastructure Developments

23.3.21 For planned developments within the search area, the following search criteria has been applied during Stage 1:

- local authority planning applications that represent ‘major developments’, the definitions and thresholds for which are set out in The Town and Country Planning (Development Management Procedure) (England) Order 2015;



- DCO applications for Nationally Significant Infrastructure Projects (NSIPs) in England, contained in the Register of Applications on the National Infrastructure Planning website (The Inspectorate, 2019b);
- any major development projects being progressed through other statutory procedures;
- allocations identified in the adopted and emerging development plans of the Local Planning Authorities (LPAs); and
- other relevant development plans and projects.

23.3.22 In determining the possible significance of cumulative effects, the location and timing of the identified other developments and their associated impacts/effects will be taken into account wherever possible.

23.3.23 The cumulative effects assessment to be reported in the ES will only consider those receptors that would experience a likely residual effect associated with the Proposed Development. For receptors where the Proposed Development's residual effects are deemed to be Neutral/ Negligible, it is considered that such receptors are not able to experience cumulative effects.

Initial List of Developments

23.3.24 A long list of other developments within the vicinity of the Proposed Development Site has been identified following a search of the relevant planning databases (including that of the Inspectorate, Middlesbrough Council, Redcar and Cleveland Borough Council (RCBC), Hartlepool Borough Council (HBC), Stockton-on-Tees Borough Council (STBC), Durham County Council (DCC), Hambleton District Council (HDC), Darlington Borough Council (DBC), and the Marine Management Organisation (MMO)).


23.3.25 This initial search has focused on developments within the search area which meet the ZOI criteria as outlined above (refer to Table 23-2). The findings are presented in Table 23-4. This search is preliminary and based on information available from publicly accessible sources, including LPA's online planning portals, and may be extended as further work is carried out during Stage 1 to capture other developments within the adopted areas of search, and to ensure the most up to date information is used to inform the EIA. This will also be reviewed and updated if and where required following consultation on the PEI Report.

23.3.26 Based on a review of these developments, it is considered that potential exists for some of these to generate cumulative impacts in association with the Proposed Development based on their location, scale and/or their likely construction and operational timescales.

23.3.27 The long list of other developments will continue to be updated as the EIA progresses, with additional developments and information that emerges and presented in the ES. The cut-off date for the developments included within Table 23-4 was 11th August 2023. The cut-off date for the final long list of other developments will be agreed and clearly outlined within the cumulative chapter of the ES. Each development within the long list will then be reviewed to determine its status at the time of undertaking

the assessment and will be assigned a final status or tier as detailed in Table 23-3: Assigning Certainty to 'Other Existing Development and/or Approved Development'. This will be informed by the guidance presented within The Inspectorate's Advice Note Seventeen (The Inspectorate, 2019a) and feedback from the relevant LPAs to establish the level of certainty and detail available for each development. Current tiers have been added to the long list of planned developments and development allocations as detailed in Table 23-4.

Table 23-3: Assigning Certainty to 'Other Existing Development and/or Approved Development' (The Inspectorate, 2019a)

Tier 1	Under construction ³	Decreasing level of information likely to be available 
	<ul style="list-style-type: none"> permitted application(s), whether under the Planning Act 2008 or other regimes, but not yet implemented; or submitted application(s) whether under the Planning Act 2008 or other regimes but not yet determined. 	
Tier 2	<ul style="list-style-type: none"> Projects in the Planning Inspectorate's Programme of Projects where a scoping report has been submitted. 	
Tier 3	<ul style="list-style-type: none"> Projects in the Planning Inspectorate's Programme of Projects where a scoping report has not been submitted. 	
	<ul style="list-style-type: none"> Identified in the relevant Development Plan (and emerging Development Plans—with appropriate weight being given as they move closer to adoption) recognising that there will be limited information on the relevant proposals. 	
	<ul style="list-style-type: none"> Identified in other plans and programmes (as appropriate) which set the framework for future developments consents/approvals, where such a development is likely to come forward. 	

³ Where other projects are expected to be completed before construction of the Proposed Development and the effects of those projects are fully determined, effects arising from them should be considered as part of the baseline and may be considered as part of both the construction and operational assessment. The ES will clearly distinguish between projects forming part of the dynamic baseline and those in the cumulative effects assessment.



Table 23-4: Planned Development and Development Allocations within the Search Area

ID	APPLICATION REFERENCE	DETERMINING AUTHORITY	APPLICANT FOR 'OTHER DEVELOPMENT' AND BRIEF DESCRIPTION	DISTANCE FROM PROPOSED DEVELOPMENT SITE	STATUS	TIER
1	TR030002	The Inspectorate	York Potash Limited. The York Potash Harbour Facilities Order 2016. The installation of wharf/jetty facilities with two ship loaders capable of loading bulk dry material at a rate of 12 million tons per annum (dry weight). Associated dredging operations to create berth. Associated storage building with conveyor to wharf/jetty. Including a materials handling facility (if not located at Wilton) served by a pipeline (the subject of a separate application) and conveyor to storage building and jetty.	Adjacent	Granted	1
2	EN010082	The Inspectorate	Sembcorp Utilities (UK) Limited. The Tees Combined Cycle Power Plant. A gas fired combined cycle gas turbine (CCGT) power station with a maximum generating capacity of up to 1,700 MWe (tbc). The project will utilise existing gas and National Grid connections.	0.5 km	Granted	1
3	EN010103	The Inspectorate	Net Zero Teesside. A full chain carbon capture, utilisation and storage project, comprising a CO ₂ gathering network, including CO ₂ pipeline connections from industrial facilities on Teesside to transport the captured CO ₂ (including the connections under the tidal River Tees); a CCGT electricity generating station with an abated capacity circa 860 gigawatts output (gross), cooling water, gas and electricity	Adjacent	Submitted - not yet determined	1



ID	APPLICATION REFERENCE	DETERMINING AUTHORITY	APPLICANT FOR 'OTHER DEVELOPMENT' AND BRIEF DESCRIPTION	DISTANCE FROM PROPOSED DEVELOPMENT SITE	STATUS	TIER
			grid connections and CO ₂ capture; a CO ₂ gathering/booster station to receive the captured CO ₂ from the gathering network and CCGT generating station; and the onshore section of a CO ₂ transport pipeline for the onward transport of the captured CO ₂ to a suitable offshore geological storage site in the North Sea.			
4	R/2021/1048/FFM	RCBC	South Tees Development Corporation. Remediation of land to facilitate development of NZT.	Adjacent	Granted	1
5	NEP elements	OPRED and Secretary of State	Northern Endurance Partnership offshore elements to be consented by Petroleum Act licence (pipeline) and CO ₂ storage permit, including CO ₂ Export Pipeline below Mean High Water Springs (MHWS) and geological store and associated facilities.	Adjacent	Not yet determined	3
6	EN010051	The Inspectorate	Forewind Ltd. (formerly Dogger Bank Teesside B). Project previously known as Dogger Bank Teesside A&B. Dogger Bank Teesside A & B is the second stage of Forewind's offshore wind energy development of the Dogger Bank Zone (Zone 3, Round 3). Dogger Bank Teesside A & B will comprise up to two wind farms, each with an installed capacity of up to 1.2 GW, which are expected to connect to the National Grid at the existing National Grid substation at Lackenby, near Eston. It follows that Dogger Bank Teesside A & B could have a total	5.9 km	Granted	1



ID	APPLICATION REFERENCE	DETERMINING AUTHORITY	APPLICANT FOR 'OTHER DEVELOPMENT' AND BRIEF DESCRIPTION	DISTANCE FROM PROPOSED DEVELOPMENT SITE	STATUS	TIER
			installed capacity of up to 2.4 GW Dogger Bank Teesside A & B is located within The Dogger Bank Zone which comprises an area of 8,660 km ² located in the North Sea between 125 km and 290 km off the UK North East coast.			
7	EN010139	The Inspectorate	JBM Solar. Byers Gill Solar renewable energy scheme comprised of solar photovoltaic (PV) modules, onsite energy storage, associated infrastructure as well as underground cable connections between panel areas and to connect to the existing National Grid Substation at Norton. The Proposed Development will have the capacity to generate over 50 Megawatts (MW) alternating current (AC) of electricity.	Unknown	Not yet determined	1
8	EN010150	The Inspectorate	Lighthouse Green Fuels Ltd. 'Waste-to-sustainable aviation fuel' facility with on-site generating station capacity of up to 150 MW.	Unknown	Not yet Determined	1
9	EIA/2022/00037	MMO	South Tees Development Limited. Screening Request for proposed extension of the South Bank site to include reprofiling works involving the construction of an outfall into the River Tees, and the creation of an area of intertidal habitat.	Adjacent	Screening Response Issued	3
10	EIA/2022/00008	MMO	Northumbrian Water Group. Demolition of a jetty and associated buildings at Bran Sands, on the southern bank of the estuarine River Tees near Redcar.	Adjacent	Screening Response Issued	3



ID	APPLICATION REFERENCE	DETERMINING AUTHORITY	APPLICANT FOR 'OTHER DEVELOPMENT' AND BRIEF DESCRIPTION	DISTANCE FROM PROPOSED DEVELOPMENT SITE	STATUS	TIER
11	EIA/2022/00004	MMO	Able UK Ltd. Able Seaton Port Approach Channel Widening.	Unknown	Screening Response Issued	3
12	EIA/2020/00015	MMO	AV Dawson. Proposed quayside works and dredging at North Sea Supply Base and Dawson's Wharf.	1.6 km	Screening Response Issued	3
13	R/2015/0393/RSM	RCBC	Bellway Homes Ltd. Residential development (188 dwellings) with associated vehicular and pedestrian accesses including landscaping (resubmission).	5.7 km	Granted	1
14	R/2014/0455/OOM	RCBC	Redcar & Cleveland College and The William Turner Foundation Trust. Erection of 149 dwelling houses and associated parking, access and landscaping at the former Redcar & Cleveland College, Redcar Lane Campus (all matters reserved except access). Reserved matters application R/2015/0540/RMM has since been submitted.	2.4 km	Granted	1
15	R/2016/0142/FFM	RCBC	Bellway Homes NE. Detailed application for the development of 128 dwellings including associated access, infrastructure and open space.	5.3 km	Granted	1
16	R/2019/0403/FFM	RCBC	Beyond Housing. Demolition of 19 dwelling houses; hybrid application for full planning permission for refurbishment of	1.1 km	Granted	1



ID	APPLICATION REFERENCE	DETERMINING AUTHORITY	APPLICANT FOR 'OTHER DEVELOPMENT' AND BRIEF DESCRIPTION	DISTANCE FROM PROPOSED DEVELOPMENT SITE	STATUS	TIER
			289 dwelling houses and alterations to existing road infrastructure to allow for new parking and open spaces; outline application for future residential development for 32 dwelling houses, dwellings, and land.			
17	R/2019/0150/FFM	RCBC	Priority Space. Erection of 17 industrial units ranging in size from 116 m ² up to 210 m ² with new vehicular access and associated parking.	0.7 km	Granted	1
18	R/2019/0045/FFM	RCBC	SK Chilled Foods Ltd. Proposed storage and distribution warehouse, with associated vehicle access and manoeuvring area.	1.9 km	Granted	1
19	R/2017/0876/FFM	RCBC	Peak Resources Ltd. Construction and operation of a mineral processing and refining facility including ancillary development, car parking and landscaping.	0.2 km	Granted	1
20	R/2016/0484/FFM	RCBC	CBRE. Proposed anaerobic biogas production facility and combined heat and power plant.	70 m	Granted	1
21	R/2016/0201/FFM	RCBC	Gleeson Developments Ltd. Gleeson Developments Ltd, 51 residential units including new vehicular and pedestrian accesses and associated landscaping, land at Fabian Road, Eston.	1.6 km	Granted	1
22	R/2019/0767/OOM	RCBC	Director of Regeneration & Neighbourhoods Hartlepool. Outline application for the construction of an energy recovery	0.6 km	Granted	1



ID	APPLICATION REFERENCE	DETERMINING AUTHORITY	APPLICANT FOR 'OTHER DEVELOPMENT' AND BRIEF DESCRIPTION	DISTANCE FROM PROPOSED DEVELOPMENT SITE	STATUS	TIER
			facility and associated development, Grangetown Prairie Land east of John Boyle Road and west of Tees Dock Road, Grangetown.			
23	R/2016/0663/OOM	RCBC	Homes and Communities Agency. Outline planning application for up to 550 residential units with associated access, landscaping and open space, land north of Kirkleatham Business Park and west of Kirkleatham Lane, Redcar. Subsequent reserved matters application submitted by Galliford Try, reference R/2019/0485/RMM.	1 km	Granted	1
24	R/2016/0326/OOM	RCBC	Theakston Estates (Investments) Limited. Outline application for residential development including new vehicular and pedestrian accesses, infrastructure, open space and landscaping (all matters reserved except for access), land north of Woodcock Wood and west of Flatts Lane Normanby. Subsequent reserved matters application submitted reference R/2019/0443/RMM.	4 km	R/2016/0326/OOM Granted, R/2019/0443/RMM refused (appeal granted)	1
25	R/2018/0098/FF	RCBC	Rydberg Development Company Limited. Construction and operation of a 12 Mwe peaking power generation plant, ancillary equipment, parking and access (amended design and layout), land bound by A66 and Tees Dock Road, Grangetown.	Adjacent	Granted	1



ID	APPLICATION REFERENCE	DETERMINING AUTHORITY	APPLICANT FOR 'OTHER DEVELOPMENT' AND BRIEF DESCRIPTION	DISTANCE FROM PROPOSED DEVELOPMENT SITE	STATUS	TIER
26	R/2017/0329/FF	RCBC	Rydberg Development Company Limited. Construction and operation of a 12 Mwe peaking power generation plant, ancillary equipment, parking and access (amended design and layout), land bound by A66 and Tees Dock Road, Grangetown.	0.1 km	Granted	1
27	R/2016/0563/FF	RCBC	Rydberg Development Company Limited. Construction and operation of a 12 Mwe peaking power generation plant including ancillary equipment and new vehicular access off trunk Road, land bounded by Trunk Road and Tees Dock Road Grangetown.	Adjacent	Granted	1
28	R/2017/0564/FF	RCBC	EDF Energy Renewables. Installation of an energy storage facility (up to 49.9 MW), new access track and associated ancillary equipment and components, land at Crow Lane adjacent to Old Hall Farm and (A1053) Greystones Road Old Lackenby, Eston.	1.4 km	Granted	1
29	R/2019/0183/OOM	RCBC	Mr R Roberts. Demolition of existing outbuildings to allow outline planning permission (with some matters reserved) for residential development (52 dwellings), land south of Spencerbeck Farm Normanby Road, Ormesby.	3.2 km	Granted	1
30	R/2019/0031/FFM	RCBC	Tourian Renewables Ltd. Construction and operation of a plastic conversion facility including office and welfare	0.2 km	Granted	1



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			buildings, workshops, weighbridges and associated infrastructure, former Croda Site Wilton International, Redcar.			
31	R/2017/0730/FFM	RCBC	Tourian Renewables Ltd. Construction and operation of a plastic conversion facility including office and welfare buildings, workshops, weighbridges and associated infrastructure, former Croda Site Wilton International, Redcar.	0.4 km	Granted	1
32	R/2018/0587/FFM	RCBC	ICL Tees Dock. Refurbishment of redundant 'coal rail pit' for handling polysulphate products, potash conveyor, Tees Dock Terminal, Teesport.	0.5 km	Granted	1
33	R/2017/0906/OOM	RCBC	Sirius Minerals plc. Outline planning application for an overhead conveyor and associated storage facilities in connection with the York potash project, land between Wilton International and Bran Sands, Redcar.	Adjacent	Granted	1
34	R/2018/0139/VC	RCBC	Sirius Minerals plc. Full planning application: Variation of condition 2 (approved plans) of planning permission R/2014/0626/FFM to allow for minor material amendments to the approved layout and size of buildings; site mounding; on-site attenuation ponds, Swales and internal roads following the progression of more detailed design engineering.	Adjacent	Granted	1



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35	R/2014/0627/FFM	RCBC	York Potash Ltd. Full planning application: The winning and working of polyhalite by underground methods including the construction of a minehead at Doves Nest Farm involving access, maintenance and ventilation shafts, the land forming 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 land forming 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, land forming of spoil and associated works.	Unknown	Granted	1
36	R/2016/0502/FFM	RCBC	Procomm Site Services Ltd. Erection of workshop, Wilton International Wilton Redcar.	60 m	Granted	1
37	R/2015/0678/OOM	RCBC	Forewind Ltd. Outline application (all matters reserved) for installation of two underground sections of high voltage electrical cables and fibre-optic cable associated with Dogger bank Teesside A & B offshore wind farms, land at Wilton International, Redcar.	0.4 km	Granted	1



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38	R/2015/0466/FF	RCBC	Cofely UK. Energy Services, proposed energy centre to include steel framed building; chimney stack (45.3m high); cooling towers; plant and equipment to generate heat and power from natural gas and hydrogen and a water treatment plant, land at Huntsman Polyurethanes Wilton Site, Lazenby.	0.3 km	Granted	1
39	R/2014/0820/FFM	RCBC	Mr K Rutherford. Erection of 24 industrial units with associated infrastructure and perimeter fencing 2.0 m in height, land at Tod Point Road, Redcar.	0.4 km	Granted	1
40	R/2019/0427/FFM	RCBC	STDC. Full planning application: Demolition of structures and engineering operations associated with ground preparation and temporary storage of soils and its final use in the remediation and preparation of land for regeneration and development. Two Section 73 applications submitted, references R/2021/0057/VC and R/2021/0316/VC.	60 m	Granted	1
41	R/2014/0372/OOM	RCBC	The Lady Hewley Charity Trust Company Ltd & Taylor. Outline application for residential development (up to 1250 dwellings) (all matters reserved).	1 km	Granted	1
42	R/2020/0357/OOM	RCBC	South Tees Development Corporation (STDC). Outline planning application for demolition of existing structures on site and the development of up to 418,000 m ² (gross) of general industry (use class B2) and storage or distribution	0.3 km	Granted	1



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			facilities (use class B8) with office accommodation (use class B1), HGV and car parking and associated infrastructure works all matters reserved other than access.			
43	R/2020/0270/FFM	RCBC	STDC. Full planning application: Engineering operations including widening of Eston Road, formation of new roundabout and internal access roads, works to enhance Holme Beck and associated hard and soft landscaping works.	0.6 km	Granted	1
44	R/2020/0318/FFM	RCBC	STDC. Full planning application: Engineering operations associated with ground remediation and preparation including removal of former railway embankment and works to Holme Beck and Knitting Wife Beck.	Adjacent	Granted	1
45	R/2020/0465/FFM	RCBC	STDC. Full planning application: Demolition of existing buildings/structures and engineering operations associated with ground remediation and preparation of land for development.	Adjacent	Granted	1
46	R/2020/0411/FFM	RCBC	Redcar Holdings Ltd. Full planning application: Construction of the Redcar Energy Centre consisting of a material recovery facility incorporating a bulk storage facility; an energy recovery facility; and an incinerator bottom ash recycling facility along with ancillary infrastructure and landscaping.	30 m	Granted	1



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47	14/1106/EIS	STBC	Port Clarence Energy Ltd. Full planning application: Proposed 45 Mwe renewable energy plant.	1.7 km	Granted	1
48	R/2006/0433/OO	RCBC	PD Teesport. Outline application for development of a container terminal.	Unknown	Granted	1
49	21/1545/FUL	STBC	BOC Teesside. Application for the installation of a carbon dioxide capture plant plus ancillary and related equipment/works.	70 m	Granted	1
50	R/2020/0684/ESM	RCBC	STDC. Outline planning application for demolition of existing redundant quay structures, capital dredging and development of new quay and associated works (PHASE 1).	40 m	Granted	1
51	R/2020/0819/ESM	RCBC	STDC. Outline planning application for development of up to 139,353 m ² (gross) of general industry (Use Class B2) and storage or distribution facilities (Use Class B8) with office accommodation (Use Class E), HGV and car parking, works to watercourse including realignment and associated infrastructure works. All matters reserved.	0.2 km	Granted	1
52	R/2020/0820/ESM	RCBC	South Tees Development Corporation (STDC). Outline planning application for development of up to 92,903 m ² (gross) of general industry (Use Class B2) and storage or distribution facilities (Use Class B8) with office	0.2 km	Granted	1



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			accommodation (Use Class E), HGV and car parking and associated infrastructure works. All matters reserved.			
53	R/2020/0821/ESM	RCBC	STDC. Outline planning application for development of up to 464,515qm (gross) of general industry (Use Class B2) and storage or distribution facilities (Use Class B8) with office accommodation (Use Class E), HGV and car parking and associated infrastructure works. All matters reserved.	Adjacent	Granted	1
54	R/2020/0822/ESM	RCBC	STDC. Outline planning application for the development of up to 185,806 m ² (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.	Adjacent	Granted	1
55	R/2020/0823/ESM	RCBC	STDC. Outline planning application for the development of up to 15,794 m ² (gross) of office accommodation (Use Class E) and car parking and associated infrastructure works. All matters reserved.	0.1 km	Pending	1
56	H3.1 Low Grange Farm Strategic Site	RCBC	Local Plan 2018, Up to 1,250 houses.	Unknown	Adopted	3
57	H3.2 Swan's Corner	RCBC	Local Plan 2018, Up to 128 houses.	Unknown	Adopted	3



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58	H3.5 Longbank Farm	RCBC	Local Plan 2018, Up to 320 houses.	Unknown	Adopted	3
59	H3.6 Spencerbeck Farm	RCBC	Local Plan 2018, Up to 61 houses.	Unknown	Adopted	3
60	H3.8 Normanby High Farm	RCBC	Local Plan 2018, Up to 150 houses.	Unknown	Adopted	3
61	H3.9 Land at Former Eston Park School	RCBC	Local Plan 2018, Up to 100 houses.	Unknown	Adopted	3
62	H3.10 Corporation Road	RCBC	Local Plan 2018, Up to 86 houses.	Unknown	Adopted	3
63	H3.14 Land at Mickle Dales	RCBC	Local Plan 2018, Up to 100 houses.	Unknown	Adopted	3
64	H3.15 West of Kirkleatham Lane	RCBC	Local Plan 2018, Up to 550 houses.	Unknown	Adopted	3
65	MWP8 South Tees Eco-Park	RCBC	Tees Valley Joint Minerals and Waste Development Plan Documents. A site of approximately 27 ha is allocated for the development of the South Tees Eco-Park.	Unknown	Adopted	3
66	MWC9 Sewage Treatment	RCBC	Tees Valley Joint Minerals and Waste Development Plan Documents. Development involving the extension or upgrade	Unknown	Adopted	3



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			of existing sewage treatment facilities, including at the Bran Sands Regional Sludge Treatment Centre (Redcar and Cleveland) will be supported.			
67	MWC8 General Locations for Waste Management Sites	RCBC	Tees Valley Joint Minerals and Waste Development Plan Documents. Sustainable waste management will be delivered through a combination of large sites, which include clusters of waste management and processing facilities, and small sites for individual waste facilities.	Unknown	Adopted	3
68	H/2021/0248	HBC	Strabag AG. Demolition of buildings and the erection of a concrete batching plant with ancillary infrastructure. Section 73 application subsequently submitted, reference H/2022/0331.	Unknown	Granted	1
69	H/2022/0306	HBC	Mr J Wood. Demolition of Former Engineers Club & Registry Office (The Willows) and erection of 2, 3, 4 & 5 storey residential blocks with commercial units to ground floor providing 98 no. residential unit.	5.8 km	Pending	1
70	H/2022/0299	HBC	Robertson Homes. Full planning permission for the erection of 143no. dwellinghouses (Use Class C3) with associated infrastructure, access and landscaping.	7.7 km	Pending	1
71	H/2022/0284	HBC	Seymour Skills Academy. Expansion of facilities at existing skills academy including provision of modular classrooms,	4.4 km	Granted	1



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			offices, welfare facilities, tele handling tower, temporary timber framed bungalows (for training purposes), alterations to internal roads layout and car parking, including works to existing ponds and other associated works.			
72	H/2022/0281	HBC	C/O Lichfields. Erection of Northern Spine Road.	5.8 km	Granted	1
73	H/2022/0263	HBC	Clearstone Energy. Proposed construction, operation and maintenance of a Battery Energy Storage System (BESS) facility with associated infrastructure and works including earthworks, highway access, landscaping and biodiversity enhancements.	9.1 km	Granted	1
74	H/2022/0255	HBC	Duchy Homes. Full Planning permission for the erection of 84no. dwellinghouses (Class C3) with associated infrastructure, access and landscaping.	5.7 km	Pending	1
75	H/2022/0208	HBC	Beal Hire LTD. Outline planning permission with all matters reserved for B2 & B8 uses of the land.	2.2 km	Pending	1
76	H/2022/0181	HBC	Wynyard Park LTD. Outline planning application for the erection of up to 1400 no. dwellings and up to 750 m ² of non-residential floorspace (comprising Use Class E and Sui Generis) with associated parking, landscaping and infrastructure with all matters reserved except access.	5.5 km	Pending	1



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77	H/2022/0049	HBC	Sterling Polymers LTD. Part-retrospective planning application to seek to regularise planning permission H/2018/0208 (development of waste recycling facility including erection of steel portal framed building and cycle store and associated works including parking, hardstanding, weighbridges and refurbishment of existing office building (part-retrospective) and for the erection of 2 no. additional buildings, renovation of an existing building, installation of concrete hard surfacing and formation of parking areas (including for cars and HGVs), installation of an electric substation (retrospective) and to allow for the recycling of plastic (in addition to the permitted paper recycling use).	Unknown	Granted	1
78	H/2021/0572	HBC	Port Homes LTD. Erection of 76 dwellings, associated infrastructure and landscaping.	2.6 km	Pending	1
79	H/2020/0175	HBC	CS UK Holdings III LTD. Solar farm and associated development.	8.6 km	Granted	1
80	H/2020/0276	HBC	Miller Homes and Bellway Homes. Erection of 570 dwellings and provision of a new roundabout and associated infrastructure.	Unknown	Granted	1
81	H/2019/0365	HBC	Duchy Homes/Wynyard Park. Residential development of 67 dwellings. Section 73 application submitted, reference H/2020/0288.	5.8 km	Granted	1



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82	H/2020/0387	HBC	Cecil M Yuill LTD. Outline application with all matters reserved, except for access, for residential development comprising up to 475 dwellings, and including a local centre comprising retail (400 m ²) and business incubator units (1,150 m ²), and associated infrastructure.	7.2 km	Pending	1
83	H/2015/0162	HBC	Tunstall Homes Ltd. Residential development comprising 39 dwellings and provision of a car park (and drop-off point) to serve West Park Primary School. Three Section 73 applications submitted, references H/2018/0227, H/2019/0246, and H/2021/0115.	6.4 km	Granted	1
84	21/0345/FUL	STBC	Thornex Ltd. Erection of local centre comprising of commercial use and 20 no residential apartments to include associated infrastructure works.	4.7 km	Pending	1
85	H/2015/0528	HBC	Cecil M Yuill LTD. Outline planning permission for up to 220 residential dwellings with associated access, all other matters reserved. One reserved matters application and two Section 73 application submitted, references H/2019/0352, H/2020/0104 and H/2020/0378.	7.2 km	Granted	1



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86	H/2019/0346	HBC	Thirteen Homes. Residential development comprising 81 No. affordable bungalows with associated parking, landscaping, and access.	4.4 km	Granted	1
87	H/2019/0139	HBC	Gus Robinson Dev Ltd. Residential development comprising the erection of 36 no. residential dwellings and associated access, infrastructure, and landscaping.	1.9 km	Granted	1
88	H/2021/0282	HBC	Wynyard Park LTD. Outline planning application with all matters reserved except for access for the erection of 25 no. residential plots (use class C3) with associated access (Amended site location plan and reduction in the number of proposed dwellings from 29 no. to 25 no).	5.8 km	Granted	1
89	H/2021/0315	HBC	Hartlepool Borough Council. Demolition of existing buildings (incl. former Market Hotel, Lynn Street Council depot and former Drug Rehabilitation Centre) and erection of 48 no. dwellings with associated access, infrastructure, and hard and soft landscaping.	5.6 km	Granted	1
90	H/2019/0473	HBC	Countryside Properties PLC. Residential development comprising erection of 186 dwellings and associated works including access and landscaping.	5.9 km	Granted	1
91	H/2014/0428	HBC	Tunstall Homes Ltd. Outline application with all matters reserved for residential development comprising up to 1,200	Unknown	Granted	1



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			dwelling of up to two and a half storeys in height and including a new distributor road, local centre, primary school, amenity open space and structure planting. Section 73 application submitted H/2021/0372.			
92	H/2021/0498	HBC	Keepmoat Homes. Demolition of all existing buildings and erection of 234 no. new dwellings and associated infrastructure and landscaping.	2.5 km	Granted	1
93	H/2019/0226	HBC	Barratt David Wilson Homes North East. Residential development comprising 243 houses including associated access, link road connection, infrastructure, and open space.	5.2 km	Granted	1
94	H/2019/0260	HBC	Port Homes. Residential development comprising 55 No. dwellings. Two Section 73 applications submitted, references H/2020/0315 and H/2022/0048.	2.7 km	Granted	1
95	H/2019/0275	HBC	Graythorp Energy Ltd. Energy recovery (energy from waste) facility and associated infrastructure.	0.9 km	Granted	1
96	Hartlepool Local Plan, Policy EMP3 General Employment Land	HBC	8.2 ha general employment uses, Tofts Farm West.	Unknown	Adopted	3



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97	Hartlepool Local Plan, Policy EMP4 Specialist Industries	HBC	44 ha reserved for potential expansion of existing occupier, West of Seaton Channel. Please note, as this policy area includes a range of developments which have not yet submitted planning applications.	Unknown	Adopted	3
98	Hartlepool Local Plan, Policy EMP4 Specialist Industries	HBC	4.1 ha available for development as a waste management and recycling facility, Graythorp Waste Management.	Unknown	Adopted	3
99	22/0570/MAJ	Middlesbrough Council	Lidl Great Britain Limited. Erection of a new discount foodstore (Use Class E) with access, car parking, landscaping and other associated works.	4.2 km	Pending	1
100	22/0524/MAJ	Middlesbrough Council	Stonebridge Homes LTD. Erection of 45 dwellings along with open space and associated infrastructure (Demolition of existing buildings).	7.1 km	Pending	1
101	22/0401/MAJ	Middlesbrough Council	C J Leonard & Sons. Construction of 10 no. B2/B8 warehouse units with associated works.	1.9 km	Pending	1
102	22/0217/MAJ	Middlesbrough Council	Aydin Holdings LTD. Erection of 18 no. industrial units associated 2.4 m high palisade fencing including new access road and landscaping (demolition of existing units).	Unknown	Pending	1
103	22/0195/MAJ	Middlesbrough Council	Miller Homes Teesside, Avant Homes NE, Weightman Farming Enterprises and PMH Weightman. Hybrid planning	5.9 km	Pending	1



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			<p>application consisting of: Full planning permission for 432 no. dwellings (Use Class C3), Country Park, and associated landscaping, parking, access and boundary/drainage treatments.</p> <p>Outline planning permission with all matters except access reserved for up to 168 no. dwellings (Use Class C3) and Central Hub including approximately 1000 m² visitor centre (Use Class E and F) and car parking.</p>			
104	22/0136/MAJ	Middlesbrough Council	JPL Developments LTD. Erection of 45 no. industrial units.	1.3 km	Pending	1
105	22/0451/FUL	Middlesbrough Council	Middlesbrough Development Company. Erection of 2 no. apartment blocks providing 76 no. dwellings (32 no. 1 bed, 44 no. 2 bed) with associated car parking, service amenities and landscaping.	2.3 km	Pending	1
106	22/0294/FUL	Middlesbrough Council	Sheet Anchor Evolve (London) Ltd. Erection of 2 units (Class E) with a total floor space of up to 5,111 m ² (including a mezzanine floor within one unit) and an adjoining garden centre area. Reconfiguration of the car park and footpath (demolition of Dalby House).	7.7 km	Pending	1
107	21/1108/FUL	Middlesbrough Council	Muslim Federation of Cleveland. Erection of 4 storey mosque and cultural centre with integral car parking and associated landscaping.	3.2 km	Pending	1



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108	22/0052/FUL	Middlesbrough Council	Middlesbrough College. Erection of 2.5 storey engineering facility with associated landscaping	2.7 km	Granted	1
109	20/0650/FUL	Middlesbrough Council	Mr Sobti. Erection of 4 storey building incorporating 32 flats (16 no. one bed and 16 no. two bed) with associated parking (demolition of existing hotel).	Unknown	Pending	1
110	20/0764/FUL	Middlesbrough Council	Middlesbrough Council. Erection of 7 storey office building incorporating lecture theatre, cafe, swimming pool, gym, bar/event space with associated landscaping, public realm, cycle store and car parking.	Unknown	Granted	1
111	20/0658/FUL	Middlesbrough Council	Persimmon Homes Teesside. Erection of 69 no. residential dwellings with associated access, landscaping, and infrastructure.	6.2 km	Pending	1
112	20/0635/FUL	Middlesbrough Council	Mandale Homes North Yorkshire Ltd. Residential development comprising of 36 no bungalows with associated landscaping and external works.	5.4 km	Granted	1
113	20/0546/FUL	Middlesbrough Council	Thirteen Group. Erection of 296 dwellings with associated landscaping and parking.	4.5 km	Granted	1
114	20/0496/FUL	Middlesbrough Council	Middlesbrough Development Company. Mixed use development comprising retail use at ground floor with 24 no. apartments above with associated ancillary areas, parking and landscaping.	5 km	Granted	1



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115	20/0331/FUL	Middlesbrough Council	S. Lithgow & Sons Ltd. Demolition of the existing buildings and erection of a 5 storey building comprising of 2 no mixed use A1/A2/A3 units on the ground floor and 48 no student bedrooms (sui generis) with communal roof gardens and 2 car parking spaces.	2.5 km	Granted	1
116	20/0289/FUL	Middlesbrough Council	Thirteen Group. Erection of 145 residential dwellings with associated access, parking, landscaping, and amenity space.	Unknown	Granted	1
117	20/0198/FUL	Middlesbrough Council	Brightideas. Residential development (C3) comprising 45 no. apartments and 16 no. town houses (total 61no. units) with associated parking and landscaping.	2.3 km	Granted	1
118	20/0034/FUL	Middlesbrough Council	H.H Properties Ltd. Erection of part 10-storey, part 3-storey building for student accommodation use (sui generis) comprising 95 no. beds, with ground floor bar (A4) use.	2.9 km	Granted	1
119	20/0004/FUL	Middlesbrough Council	Avant Homes (North East). Demolition of existing caretaker's property and erection of 139 dwellings with associated improvements to St David's Way including access widening and landscaping.	5.4 km	Pending	1
120	21/0737/EIASCR	Middlesbrough Council	Middlesbrough Council. EIA Screening Opinion request in relation to proposed development on land at St Hilda's.	Unknown	Pending	1



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121	21/0594/EIASCP	Middlesbrough Council	The Mary Street Estate Limited a British Land Company. Redevelopment of land to provide urban logistics and industrial development. Scoping opinion also requested from Stockton-on-Tees Borough Council, reference 21/2124/SOR.	Unknown	Scoping Opinion Issued	2
122	17/0347/FUL	Middlesbrough Council	Gleeson Regeneration Ltd. Gleeson Regeneration Ltd, erection of 106no dwellings with associated works.	3.1 km	Granted	1
123	Middlesbrough Housing Local Plan, Policy H31 Housing Allocation	Middlesbrough Council	130 dwellings, Roworth Road.	Unknown	Adopted	3
124	Middlesbrough Housing Local Plan, Policy H31 Housing Allocation	Middlesbrough Council	180 dwellings, Land adjacent to MTLC.	Unknown	Adopted	3
125	Middlesbrough Housing Local Plan, Policy H31 Housing Allocation	Middlesbrough Council	83 dwellings, Beresford Crescent.	Unknown	Adopted	3
126	Middlesbrough Housing Local Plan,	Middlesbrough Council	100 dwellings, Former Erimus Training Centre. Site also allocated in the Middlesbrough Publication New Local Plan.	Unknown	Adopted	3



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	Policy H31 Housing Allocation					
127	22/0064/FUL	STBC	PX Limited. Provision of on shore gas compression facilities with ancillary infrastructure.	0.2 km	Granted	1
128	20/1894/DEM	STBC	INEOS Nitriles (UK) LTD. Application for the prior notification of demolition of Acrylonitrile AN6 plant, equipment and structures.	Unknown	Granted	1
129	20/0670/FUL	STBC	Teesside Gas & Liquids Processing. Resubmission of planning approval 15/2720/FUL – Construction and operation of stores and workshop building including hard standing storage area.	0.1 km	Granted	1
130	22/0074/FUL	STBC	RSPB. Application for the installation of new and replacement of existing drop board sluice structures on existing ditches and associated infrastructure.	0.1 km	Granted	1
131	22/2386/SOR	STBC	Tees Valley Net Zero (Protium Green Solutions Limited). Scoping opinion for Green Hydrogen Production Facility and Wind Turbine.	0.6 km	Scoping Opinion Issued	2
132	22/1420/SCO	STBC	Screening opinion for proposed 100 m wind turbine.	Unknown	EIA required	3
133	22/1388/FUL	STBC	FUJIFILM Diosynth Biotechnologies UK Ltd. Engineering operations associated with ground preparation works, including foundation piling, for end-use development.	0.7 km	Granted	1



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134	22/1085/FUL	STBC	Ford & Slater DAF. Erection of B2/B8 maintenance and storage building to include servicing and associated access, car parking and landscaping.	0.5 km	Granted	1
135	23/0090/EIS	STBC	Suez Recycling and Recovery UK Ltd. Carbon capture facility for existing Energy from Waste site.	0.2 km	Pending	1
136	22/0339/FUL	STBC	Navigator Terminals Seal Sands Ltd. Installation of 5 no. pressurised liquified petroleum gas (LPG) and 1 no. pressurised storage vessels with a new road tanker loading area and associated infrastructure.	60 m	Granted	1
137	21/2896/FUL	STBC	Modo Bloc Lagonda Road Ltd. Erection of 22 light industrial/employment units. Revised application submitted, reference 22/0868/REV.	0.6 km	Granted	1
138	21/2553/FUL	STBC	Arrowcruit Holdings Ltd. Erection of 1 no warehouse building and a two-storey office building with ancillary trade counter. Installation of hardstanding and creations of parking areas. Creation of a new vehicle access, erection of new fence and associated external alterations.	80 m	Granted	1
139	21/1910/FUL	STBC	Marlow Foods Limited. Installation of a new gas fired steam boiler package, including hot well tank, water treatment unit, enclosure for instrumentation and a 15 m high exhaust stack.	70 m	Granted	1



ID	APPLICATION REFERENCE	DETERMINING AUTHORITY	APPLICANT FOR 'OTHER DEVELOPMENT' AND BRIEF DESCRIPTION	DISTANCE FROM PROPOSED DEVELOPMENT SITE	STATUS	TIER
140	21/1311/FUL	STBC	D.R.Caswell Pension Fund. Erection of 6 no industrial units with associated parking and access road.	Unknown	Granted	1
141	21/1092/FUL	STBC	Magnum Investments. Erection of 25 no. industrial units for B2/B8 use with associated parking.	Unknown	Granted	1
142	21/0848/FUL	STBC	Clean Planet Energy. Erection of waste pyrolysis plant building (plastics to fuel facility) to include apparatus, hardstanding, access and associated works.	0.4 km	Granted	1
143	20/2687/FUL	STBC	Johnson Matthey. Application for permanent 21 m high steel framed structure with cladding.	0.4 km	Granted	1
144	20/1890/FUL	STBC	Augean PLC. Erection of waste transfer building and associated hardstanding.	Unknown	Granted	1
145	20/1867/RET	STBC	North Tees Ltd. Part retrospective application for the erection of portacabin offices, weigh bridge office, weigh bridge and associated access road and palisade fencing (to support the Phase 4 reclamation works and a potential future aggregate recycling facility).	0.1 km	Granted	1
146	20/1054/FUL	STBC	Barraclough. Erection of 15 light industrial units (Use Class B1) with associated parking bays and sub-station.	0.7 km	Granted	1
147	20/0651/FUL	STBC	National Grid. Erection of an extension (approximately 28 m x 80 m) to the eastern side of the existing substation for the	Adjacent	Granted	1



ID	APPLICATION REFERENCE	DETERMINING AUTHORITY	APPLICANT FOR 'OTHER DEVELOPMENT' AND BRIEF DESCRIPTION	DISTANCE FROM PROPOSED DEVELOPMENT SITE	STATUS	TIER
			installation of the Power Flow equipment; Installation of new high security fencing around the new extension and provision of a new access road. (Note: Reconfiguration of overhead lines to connect the new electrical equipment will fall under S37 of the Electricity Act and does not form part of this application).			
148	22/1387/FUL	STBC	Northumberland Estates. Erection of mixed-use development to include Use Classes E, B2, B8 and Sui Generis and the provision of associated access, car parking, servicing areas, landscaping, enclosures, drainage and infrastructure.	3.5 km	Pending	1
149	21/2620/FUL	STBC	Wynyard Golf Club. Hybrid application seeking: full planning permission for the development of 66 no residential units, a new Country Club and the conversion of an existing maintenance shed into local community and leisure facilities as well as access arrangements, reconfiguration of existing clubhouse car park, landscaping, reconfiguration of 16 th , 17 th and 18 th holes of the golf course and associated works; and outline planning permission for the development of up to 60 no residential dwellings in the south-east of the site, with all matters reserved except for access.	4.7 km	Granted	1
150	13/0342/EIS	STBC	Cameron Hall Developments Ltd. Outline application for the construction of up to 500 houses, Primary School (incl. Sport	6.4 km	Granted	1



ID	APPLICATION REFERENCE	DETERMINING AUTHORITY	APPLICANT FOR 'OTHER DEVELOPMENT' AND BRIEF DESCRIPTION	DISTANCE FROM PROPOSED DEVELOPMENT SITE	STATUS	TIER
			Facilities) and nursery, Retail Units (up to 500 m ²), Doctors Surgery, Community Facilities, access and associated landscaping, footpaths and open space (all matters reserved). Reserved matters application submitted, reference 21/1761/REM.			
151	20/2481/EIS	STBC	Northumberland Estates Ltd and Taradina Number Two Ltd. Erection of a class B8 storage and distribution unit with ancillary offices, parking, servicing, landscaping, and formation of new access roads plus associated ancillary works.	3.6 km	Granted subject to S106.	1
152	20/2483/FUL	STBC	Northumberland Estates Ltd and Taradina Number Two Ltd. Site levelling and re-grading works to create development plateau.	3.6 km	Granted	1
153	20/2107/FUL	STBC	Mets Services Limited. Erection of machinery storage shed, open air solid fuel storage area for logs and coal, and plant nursery (Sui Generis), laying of hardstanding and creation of parking area.	4.0 km	Granted	1
154	16/1603/OUT	STBC	Homes and Communities Agency. Outline application with some matters reserved except for access for the erection of up to 150 residential dwellings and associated access. Reserved matters application submitted, reference 20/2804/REM.	2.9 km	Granted	1



ID	APPLICATION REFERENCE	DETERMINING AUTHORITY	APPLICANT FOR 'OTHER DEVELOPMENT' AND BRIEF DESCRIPTION	DISTANCE FROM PROPOSED DEVELOPMENT SITE	STATUS	TIER
155	20/2367/OUT	STBC	Sajid and Ahmed Baksh. Outline application with some matters reserved for the erection of a 66 bed hotel and banqueting/conference building with associated means of access.	7 km	Pending	1
156	20/2147/FUL	STBC	Thirteen Housing Group. Erection of 37 residential dwellings with associated highways, landscaping and infrastructure. Demolition of 2 existing tower blocks and associated ancillary buildings.	5.3 km	Granted	1
157	08/3644/EIS	STBC	Northshore Development Partnership Ltd. Outline planning application for residential (Class C3), employment (Class B1), health care facility (Class D1), leisure (Class A3, A4, A5, C1 and D2), ancillary retail and services (Class A1 and A2) and car dealership (sui generis) with car parking and associated landscaping and infrastructure improvements. Reserved matters applications submitted, references 21/1589/REM and 21/0927/REM.	3 km	Granted	1
158	20/2759/FUL	STBC	Gleave. Erection of class B8 industrial warehouse unit with ancillary office and associated parking, decked van storage, van staging areas and associated ancillary infrastructure, including the provision of a roundabout on Queen Elizabeth Way.	6.3 km	Pending	1



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159	20/1680/FUL	STBC	MBNL on behalf of Hutchinson 3G Limited. Installation of an 20 m monopole supporting 6 antennas with a wrap around equipment cabinet at the base of the column, installation of equipment cabinets and ancillary development thereto.	3.4 km	Granted	1
160	16/2445/FUL	STBC	GMI Investments Ltd. Hybrid planning application comprising 1) full planning application for A1 retail food store with car parking and associated ancillary development and 2) outline permission for circa 80 dwellings and associated access with all other matters reserved. Reserved matters application submitted, reference 20/0507/REM.	4.5 km	Granted	1
161	20/2639/FUL	STBC	Exemplar Health Care Service Ltd. Erection of a 30 bed care home with associated access and landscape. Demolition of existing bungalow.	2.4 km	Granted	1
162	19/2161/FUL	STBC	Lianhetech. Erection of new plant, new buildings and extensions to existing buildings. Works to include Warehouse D Extension, Boiler House Structure, Amenities & Workshop Building, Drum Storage Workshop Extension, Amenities extension, 2 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	0.1 km	Granted	1



ID	APPLICATION REFERENCE	DETERMINING AUTHORITY	APPLICANT FOR 'OTHER DEVELOPMENT' AND BRIEF DESCRIPTION	DISTANCE FROM PROPOSED DEVELOPMENT SITE	STATUS	TIER
			towers and industrial apparatus, Pipe Bridge, Swale and the demolition of old plant and buildings.			
163	15/2187/FUL	STBC	Air Products Renewable Energy Ltd. Proposed installation of a Gaseous Oxygen (GOX) Pipeline associated with Tees Valley 2 (TV2) Renewable Energy Facility (REF).	0.4 km	Granted	1
164	15/2181/FUL	STBC	SABIC UK Petrochemicals Ltd. Erection of new plants for supply of steam and compressed air including 3 boilers, 3 compressors, a water purification plant, storage bunds for chemicals. New pipelines to provide potable water and instrument air to the new plant, as well as to export steam and compressed air to the tank farm distribution system.	60 m	Granted	1
165	15/2799/FUL	STBC	Green North East Trading Bidco Ltd. Construct and operate an extension to the existing Materials Recovery Facility (MRF) building to process material produced by the existing MRF operation.	0.1 km	Granted	1
166	13/2892/EIS	STBC	O2N Energy (Billingham) LLP. Development of materials recycling facility and production of energy from waste, including demolition of the existing offices and erection of new buildings, tanks and silos with access taken from the existing access at New Road, Billingham. The main building will be portal frame, profiled steel clad with stacks at a maximum height of 80m and 28m. (Residual wastes will be	0.3 km	Granted	1



ID	APPLICATION REFERENCE	DETERMINING AUTHORITY	APPLICANT FOR 'OTHER DEVELOPMENT' AND BRIEF DESCRIPTION	DISTANCE FROM PROPOSED DEVELOPMENT SITE	STATUS	TIER
			processed through an advance thermal treatment process, gasification, to produce renewable heat and power). Two Section 73 applications submitted, references 16/0195/VARY and 20/2620/VARY.			
167	22/1145/SCO	STBC	Screening opinion for proposed hydrogen production plant, battery storage and hydrogen re-fuelling point.	0.3 km	EIA required	3
168	Stockton-on-Tees Local Plan, Policy SD4 Economic Growth Strategy	STBC	Stockton-on-Tees Local Plan. Main growth location for hazardous installations including liquid and gas processing, bio-fuels and bio-refineries, chemical processing, resource recovery, and waste treatment, energy generation, carbon capture and storage and other activities, Seal Sands.	Unknown	Adopted	3
169	DM/21/02336/FPA	DCC	Lightsource Development Services. Construction of underground electricity cables, substation and associated infrastructure to connect Hulam Solar Farm (DM/19/03959/FPA) to the existing substation near Hart in Hartlepool.	10.9 km	Granted	1
170	DM/22/01679/FPA	DCC	Decerna. Construction and operation of a Synchronous Condenser located within an agricultural style steel frame building with associated transformer and cooling systems and other ancillary equipment located within a fenced compound and associated landscaping.	9.8 km	Granted	1



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171	22/01334/OUT	HDC	Saddington Taylor Ltd. Application for outline planning permission with some matters reserved (appearance, landscaping layout and scale) for the Construction of 35 dwellings including conversion of existing barn and 4 self-build plots together with associated highway works, new open space, play area and public car parking and demolition of a dwelling.	10.1 km	Pending	1
172	R/2020/0685/ESM	RCBC	STDC. Outline planning application for demolition of existing redundant quay structures, capital dredging and development of new quay and associated works (PHASE 2).	0.8 km	Granted	1
173	R/2022/0773/ESM	RCBC	Tees Valley Limited. Construction of a Lithium Hydroxide Monohydrate manufacturing plant and ancillary development	0.1 km	Granted	1
174	R/2014/0626/FFM	RCBC	York Potash Ltd. Mineral (Polyhalite) granulation and storage facility involving the construction of buildings, conveyor systems, substations, water treatment plant, internal access roads, car parking, attenuation ponds, landscaping, restoration and aftercare, and construction of a tunnel portal including the land forming of spoil and associated works.	Adjacent	Granted	1
175	R/2021/0608/PND	RCBC	Teesworks. Demolition works of former Redcar Steelworks buildings.	Adjacent	Prior Approval not required	1



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176	R/2023/0390/SC	RCBC	Ensus UK Ltd. Screening Opinion for proposed new process equipment and pipework housed within a supporting structure tying into existing process equipment.	Unknown	EIA not required	3
177	R/2023/0404/OOM	RCBC	CTW Northern Limited. Outline planning application (with all matters reserved) for a data centre complex (B8) incorporating main data centre buildings, communications & power buildings, office, storage tanks, back-up bio-fuel generators and associated ancillary infrastructure.	0.1 km	Pending	1
178	R/2023/0291/ESM	RCBC	Green Lithium Refining Limited. Outline application (all matters reserved) for the development of a 3-line low-carbon lithium refinery and associated dock-side reception, handling, storage, and manufacturing facilities for the production of high-quality, battery-grade lithium hydroxide monohydrate, to include the construction of up to three production lines with the production capacity of up to 75,000 tonnes per annum. The proposed development will include an office and warehouse buildings, together with associated site infrastructure and utility supplies.	0.5 km	Granted	1
179	R/2021/0019/OOM	RCBC	Homes England. Outline application for residential development with associated access, landscaping and open space consisting of; A) 279 residential units (class C3) or;	1 km	Granted	1



ID	APPLICATION REFERENCE	DETERMINING AUTHORITY	APPLICANT FOR 'OTHER DEVELOPMENT' AND BRIEF DESCRIPTION	DISTANCE FROM PROPOSED DEVELOPMENT SITE	STATUS	TIER
			B) 204 residential units (class C3) with 75 assisted living units (delivered as class C2 or C3).			
180	R/2023/0353/RM M	RCBC	Countryside Partnerships and Homes England. Reserved Matters application (appearance, layout, scale and landscaping) following outline approval R/2021/0019/OOM for 204 residential units (Class C3).	0.9 km	Pending	1
181	R/2023/0228/FFM	RCBC	Hitachi Energy UK Ltd. Construction of temporary laydown area to support construction of Dogger Bank C converter station.	0.5 km	Granted	1
182	R/2023/0181/FFM	RCBC	Taylor Wimpey and Earl of Ronaldshay. Erection of 114 residential dwellings; demolition of existing dwelling to form access.	3.1 km	Pending	1
183	R/2023/0143/FFM	RCBC	South Grange Medical Services LTD. Development of new primary health care centre including pharmacy & associated car parking.	0.8 km	Pending	1
184	R/2023/0157/FFM	RCBC	P Hughes Property LTD. Erection of 3no. Industrial buildings including ancillary office and laboratory space with associated car parking; landscaping and 2.4m high security galvanised perimeter fencing.	1.9 km	Pending	1



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185	R/2023/0002/FFM	RCBC	EDF Energy Renewables LTD. Construction and operation of a solar photovoltaic ('PV') development with a capacity of up to 49.9 MW with associated infrastructure and landscaping	1.7 km	Pending	1
186	R/2022/0993/FF	RCBC	Tillicoultry Quarries. Construction of substation building and switchgear house.	1.8 km	Granted	1
187	R/2022/0920/F3M	RCBC	RCBC. Demolition of existing buildings and the erection of building for leisure and cultural uses (including library), and creation of an indoor street and public event space with associated works including solar panels to roof, landscaping and highways works.	2.5 km	Granted	1
188	R/2022/0816/FFM	RCBC	STDC. Formation of hardstanding, buildings, access roads from A1085 Trunk Road, associated facilities and landscaping works in association with the creation of a park and ride facility.	0.1 km	Granted	1
189	R/2022/0615/FFM	RCBC	Elgin Energy. Renewable energy generating station comprising ground-mounted photovoltaic solar arrays with primary substation and control building compound; point of connection masts; inverter stations; cabling; access gates; site access; internal tracks including ancillary infrastructure, landscaping and biodiversity enhancements.	4.7 km	Granted	1



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190	DM/21/03348/FPA	DCC	Durham County Council. Hybrid planning application for the development of NETPark phase 3a.	13.8 km	Granted	1
191	DM/22/03757/FPA	DCC	Fishburn Solar Limited. Formation of solar farm including installation of solar panels, security fencing, CCTV cameras, an internal access track, underground cabling, invertors, substations, grid connection, environmental enhancement measures and other ancillary development.	14.7 km	Pending	1
192	DM/22/02389/FPA	DCC	Ramside Estates Ltd. Creation of a new Spa and Wellness facility with 35 new guest rooms.	13.8 km	Pending	1
193	23/0425/RES	Middlesbrough Council	Mr P Hall. Erection of 55 residential dwellings, repositioning of sports pitches and changing facilities.	3.9 km	Pending	1
194	23/5014/MAJ	Middlesbrough Council	C J Leonard & Sons. Construction of 10 B2/B8 warehouse units with associated works.	1.9 km	Pending	1
195	H/2022/0176	HBC	Gentoo Homes. Erection of 48 dwellings (class C3) including access, landscape works and associated infrastructure.	9.4 km	Pending	1
196	H/2022/0346	HBC	Methodist Housing Living Ltd. Erection of 59 single storey B2/B8 use class units with associated external works.	2.9 km	Pending	1
197	H/2022/0357	HBC	Gleeson Homes. Erection of 151 dwellings with associated landscaping and infrastructure.	3.8 km	Pending	1



ID	APPLICATION REFERENCE	DETERMINING AUTHORITY	APPLICANT FOR 'OTHER DEVELOPMENT' AND BRIEF DESCRIPTION	DISTANCE FROM PROPOSED DEVELOPMENT SITE	STATUS	TIER
198	H/2022/0382	HBC	Wynyard Homes. Erection of 51 dwellinghouses (Use Class C3) with associated infrastructure, access and landscaping (Amended Acoustic Bund and Noise Assessment received 27.07.23).	7.5 km	Pending	1
199	H/2022/0423	HBC	Gridserve Sustainable Energy Ltd. Erection of a Solar Electric Forecourt with ancillary commercial uses, and associated electrical infrastructure, a solar photo voltaic (PV) farm. energy storage, new access, car parking, landscaping and associated works.	10 km	Pending	1
200	H/2022/0432	HBC	Strabag AG. Erection of a concrete batching plant, gantry cranes, pre-storage shed, laboratory and ancillary infrastructure together with the demolition of a disused building.	7.1 km	Granted	1
201	H/2022/0459	HBC	Reliance Energy Limited. Proposed Construction, Operation and Maintenance of a Battery Energy Storage System (BESS) Facility and Associated Infrastructure.	9.4 km	Pending	1
202	H/2022/0470	HBC	TI ProjectCo 1 Limited. Installation and operation of a Grid Stability Facility consisting of Synchronous Compensators and associated Electrical Infrastructure, underground cabling, access tracks, drainage, temporary construction compounds, ancillary infrastructure and demolition of existing buildings.	9.3 km	Pending	1



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203	H/2023/0099	HBC	Persimmon Homes. EIA Screening Opinion in relation to proposed erection of 236 residential units with associated infrastructure, landscaping and access.	Unknown	EIA required	3
204	H/2023/0126	HBC	Hartgen LTD. EIA screening opinion in relation to proposed gas powered standby electricity generation facility.	Unknown	EIA not required	3
205	H/2023/0128	HBC	Environment Agency. Scoping opinion in respect of Greatham North East Flood Alleviation Scheme.	Unknown	Scoping Opinion Issued	2
206	H/2023/0181	HBC	Forsa Energy Gas Holding Ltd. Construction and operation of a gas powered standby electricity generator and related infrastructure.	9.4 km	Pending	1
207	22/01329/FUL	DBC	Lightrock Power Ltd. Proposed ground mounted solar farm consisting of the Installation of 49.9MW solar photovoltaic array/solar farm with associated infrastructure (additional health impact assessment and battery safety management plan received 20th January 2022, response to Northern Gas objection received 9th February 2023, Written Scheme of Investigation received 16th March 2023, Trial Trench Evaluation report received 28th June 2023 and amended Trial Trench Evaluation report received 20th July 2023).	13.1 km	Granted	1



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208	23/00733/SCO	DBC	Northumbrian Water Limited. Scoping Opinion request for a new 800mm diameter mains water pipeline for the Tees and Central Strategic Transfer Mains development on land from Dynance Beck to Long Newton Service Reservoir.	Unknown	Pending	2
209	22/01182/FUL	DBC	Teesside International Airport Ltd. Proposed aviation village incorporating 5 aircraft hangars for aircraft maintenance, repair, overhaul (MRO) and painting operations, 1 fixed base operation (FBO) building for business aviation, car parking with vehicular access, apron areas for aircraft dismantling, manoeuvring and parking, associated landscaping, security fencing, drainage and external lighting works (Geophysical Report, Landscape Masterplan and Strategy and Landscape & Visual Impact Assessment received 23 November 2022; External Lighting Report received 5 December 2022; amended plans and supporting information received 16 and 19 December 2022; archaeology report received 20 December 2022; amended Landscape Plan; amended Ecology Report and additional Justification Note received 25 January 2023; 7 February 2023 and 16 February 2023)).	13.6 km	Pending	1
210	22/2579/FUL	STBC	Cameron Hall Developments Ltd. Erection of 135 residential dwellings with associated landscaping and ancillary works.	7.7 km	Pending	1



ID	APPLICATION REFERENCE	DETERMINING AUTHORITY	APPLICANT FOR 'OTHER DEVELOPMENT' AND BRIEF DESCRIPTION	DISTANCE FROM PROPOSED DEVELOPMENT SITE	STATUS	TIER
211	22/2072/FUL	STBC	Aldi Stores Ltd. Erection of discount foodstore (Class E), works to part of the existing car parking to include EV charging bays, new pedestrian access, substation and landscaping.	1.7 km	Granted	1
212	22/1525/EIS	STBC	Teesside Green Energy Park Limited. Erection of an energy recovery facility and associated infrastructure for fuel receipt and storage, power generation, power export, process emissions control, maintenance, offices and car parking together with associated operations.	0.3 km	Pending	1
213	23/0891/SCO	STBC	Marshalls Mono Limited. Screening opinion for the installation of soil and aggregates recycling and washing facility.	Unknown	EIA not required	3
214	23/0838/SCO	STBC	Screening opinion for the siting of 75MW (2hr) battery energy storage facility.	Unknown	EIA not required	3
215	23/0752/FUL	STBC	Meadow Farm Battery Limited. Proposed Battery Energy Storage System (BESS) with associated landscaping, access works, infrastructure and development (including cable to connect to the existing Norton sub-station to the east).	7.4 km	Pending	1
216	23/0261/OUT	STBC	Cameron Hall Developments & Jomast Developments Ltd. Outline application with all matters reserved for the erection of up to 700 dwellings, community centre, care and medical	Unknown	Pending	1



ID	APPLICATION REFERENCE	DETERMINING AUTHORITY	APPLICANT FOR 'OTHER DEVELOPMENT' AND BRIEF DESCRIPTION	DISTANCE FROM PROPOSED DEVELOPMENT SITE	STATUS	TIER
			facilities, open space, golf course improvements and associated works.			
217	23/0208/REV	STBC	Mandale Homes. Revised application for the erection of 215no. dwelling houses with associated infrastructure.	9.9 km	Pending	1
218	23/0046/OUT	STBC	Osborne House Group. Outline application for proposed development of up to 325,000 square feet (30,193 sq metres) of B2/B8 employment floorspace (maximum two storeys in height), with all matters reserved other than access.	0.6 km	Pending	1
219	23/1019/EIS	STBC	Greenery International Ltd. Development of Greenery Renewable Fuels and Circular Products Facility comprising a Sustainable Aviation Fuel Plant and Tyre Plant and associated infrastructure. A temporary construction laydown area, proposed services corridor, pipe bridge, ancillary buildings and car parking.	0.2 km	Pending	1
220	23/0997/FUL	STBC	Teesside Gas and Liquid Processing Limited. Application for the installation an additional 4-inch pipeline (primarily below ground) that will tie into a new 4-inch pipeline to the Navigator Terminal Pipeline System 75.	0.2 km	Pending	1
221	23/0866/OUT	STBC	Mandale Homes and Mr Javed Majid. Outline application with some matters reserved (Access) for the erection of an up to 68-bed care home (C2) with ancillary community facilities	9.8 km	Pending	1



ID	APPLICATION REFERENCE	DETERMINING AUTHORITY	APPLICANT FOR 'OTHER DEVELOPMENT' AND BRIEF DESCRIPTION	DISTANCE FROM PROPOSED DEVELOPMENT SITE	STATUS	TIER
			at ground floor level and associated infrastructure and landscaping.			

Stage 2: Establishing a Shortlist of Other Developments

- 23.3.28 This stage will involve a review of the long list of planned developments (Table 23-4, and any others identified through consultation and further searches undertaken up to the cut-off date defined in the ES) to identify those to be taken forward (shortlisted) into the cumulative assessment included in the ES.
- 23.3.29 Inclusion/exclusion criteria based on the temporal scope, scale and nature of the development, and other factors such as the nature of the receiving environment will be used for the shortlisting process, in line with the Inspectorate's guidance (The Inspectorate, 2019a). The shortlist will also be informed by engagement with the relevant LPAs and the professional judgement of the environmental specialists undertaking the EIA.
- 23.3.30 In determining which of the developments should be shortlisted, a minimum level of information will be necessary. Only those developments with at least an EIA Scoping Report, Environmental Assessment Report (or equivalent technical assessments) or ES available will be considered for shortlisting. Some exceptions to this may be made where it is considered there is a high potential for significant cumulative effects to occur based on professional judgement, for example due to proximity to the Proposed Development Site.
- 23.3.31 Land allocations (identified in adopted and emerging development plans) without associated planning applications will not be considered, as there is no certainty that developers will come forward with projects within the timescale for the delivery of these sites and the nature of such projects and their associated environmental effects is currently unknown.
- 23.3.32 In terms of temporal scale, developments and projects that are already in existence (i.e., those which are completed and operational) will be considered to form part of the baseline conditions within which the Proposed Development would be implemented (and will be treated as such within the EIA). Similarly, where other developments are expected to be completed prior to construction of the Proposed Development, and where the effects of those projects are fully determined, these be considered within the future baseline conditions adopted in the EIA and outlined in the ES.
- 23.3.33 In terms of the scale and nature of the development, only developments classed as major developments, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015, will be included, as well as those above EIA screening thresholds.

Stage 3: Gathering Information

- 23.3.34 This stage will involve reviewing the available information relating to the shortlisted developments to establish details of their likely environmental effects.
- 23.3.35 This will consider factors including: the Zol of environmental topics assessed; the planned timescales for construction, operation and (where relevant) decommissioning; and details of their potential or likely significant effects.



Stage 4: Assessment

23.3.36 Those developments which meet the criteria set out in the above stages will be incorporated into the cumulative assessment included within the ES. This will involve identifying where cumulative effects with the Proposed Development are likely to occur and assessing the likely significance of those effects upon environmental receptors and resources, taking into account any defined mitigation measures.

Consultation

23.3.37 The Inspectorate, on behalf of the Secretary of State (SoS), has provided comments on the scope of the cumulative assessment through the EIA Scoping process. Comments relating to the methodology of the assessment of cumulative and combined effects were made in section 3.16 of the EIA Scoping Opinion and have been addressed as outlined in Table 23-5 below. Where comments were received in relation to other environmental topic chapters, but with relevance to cumulative and combined effects, commentary is provided within the consultation tables within Chapters 8 - 22 as applicable (PEI Report, Volume I).



Table 23-5: Responses to Scoping Comments

CONSULTEE	DATE AND METHOD OF CONSULTATION	SUMMARY OF CONSULTEE COMMENTS	SUMMARY OF RESPONSE/ HOW COMMENTS HAVE BEEN ADDRESSED
The Inspectorate	Scoping Opinion – 17.05.2023	<p>The inspectorate concluded that the Proposed Development is unlikely to have a significant effect alone or cumulatively on the environment in a European Economic Area State, and that detailed transboundary screening is not warranted.</p> <p>The inspectorate directs the applicant’s attention to Table 2 in the Planning Inspectorate’s Advice Note 17 which sets out the expected approach to identifying projects to be included in a cumulative impact assessment. This approach includes projects wider than those with extant planning permission.</p> <p>The inspectorate outlines that for the revision of the long and short lists of projects to be included in the assessment, the ES should identify a “cut-off” date with respect to this so that the currency of it can be understood.</p> <p>The inspectorate noted that no justification was provided for the projects that were identified on Figure 15, stating that the ES should explain the reasoning behind the study area and the relationship with that which have informed the aspect chapters.</p>	<p>The methodology for the assessment of cumulative effects, in line with relevant guidance, is outlined at Section 23.3 of this PEI Report chapter.</p> <p>The long list of other developments to be considered is outlined at Section 23.3 and includes projects wider than those with extant planning permission, as per the Inspectorate’s Advice Note 17 (The Inspectorate, 2019a).</p> <p>As outlined at Section 23.3, an appropriate cut-off date for the revision of the long and short lists will be outlined in the ES.</p> <p>The Zols for each environmental topic have been included within Table 23-2, based on the largest study area identified for each environmental topic. Each Zol is indicative and will be subject to further review as the individual assessments progress, based on professional judgement. The search area for ‘other developments’ is equal to the largest Zol for an environmental topic, in accordance with Advice Note Seventeen (The Inspectorate, 2019a).</p>
Natural England	Scoping Opinion – 17.05.2023	Natural England acknowledges the applicant’s description of projects needing to be assessed for	No response required.



		cumulative and in combination effects alongside the proposal. They state that they are not aware of additional projects needing assessment.	
Lichfields on behalf of South Tees Developments Limited (STDL)	Scoping Opinion – 17.05.2023	Lichfields note that the projects identified within Teesworks land are correct but that the commentary in respect of the applications / permissions is not. Lichfield further wish to engage with H2Teesside to ensure the list of cumulative schemes is kept up to date, that the scope of the cumulative assessment is appropriate, and to ensure that the development proposed on Teesworks is assessed accurately.	As stated in Section 23.3, the long and short list of developments will be updated and reviewed until an appropriate cut-off date to be defined in the ES, with the status of applications being updated as required. The STDL applications referenced by Lichfields and included within Table 23-4 have been checked on the RCBC website to ensure they show the correct status and commentary.



23.4 Summary

- 23.4.1 This preliminary assessment has indicated that there are several developments in the vicinity of the Proposed Development Site that have the potential to generate cumulative effects when considered in combination with the Proposed Development.
- 23.4.2 The assessment of cumulative and combined effects will continue to be progressed and a full assessment will be prepared and included in the ES submitted as part of the DCO Application for the Proposed Development.

23.5 References

- DECC (2011). *Department of Energy and Climate Change. Overarching National Policy Statement for Energy (EN-1)*. London: The Stationery Office.
- Department for Energy Security & Net Zero (DESNZ) (2023). *DRAFT: Overarching National Policy Statement for Energy (EN-1)*. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1147380/NPS_EN-1.pdf
- Directive 2014/52/EU of the European Parliament and of the Council of 16 April 2014 amending Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment (2014). Official Journal L124 p. 1.
- The Planning Inspectorate (2019a). *Advice Note Seventeen: Cumulative Effects Assessment* [Online]. Available at: <https://infrastructure.planninginspectorate.gov.uk/wp-content/uploads/2015/12/Advice-note-17V4.pdf>
- The Planning Inspectorate (2019b). *Register of Applications* [Online]. Available at: <https://infrastructure.planninginspectorate.gov.uk/projects/register-of-applications/>
- The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (SI 2017/572). London: The Stationery Office. Available at: <http://www.legislation.gov.uk/uksi/2017/572/contents/made>
- The Town and Country Planning (Development Management Procedure) (England) Order 2015 (SI 2015/595). London: The Stationery Office. Available at: http://www.legislation.gov.uk/uksi/2015/595/pdfs/uksi_20150595_en.pdf