

Tees CCPP Project

The Tees Combined Cycle Power Plant Project Land at the Wilton International Site, Teesside

Statement of Common Ground with Historic England

The Planning Act 2008



Applicant: Sembcorp Utilities (UK)

Date: May 2018

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GLOSSARY

Abbreviation	Description
Applicant	Sembcorp Utilities (UK) Limited
DCO	Development Consent Order
EIA	Environmental Impact Assessment
EN-1	overarching National Policy Statement for Energy
ES	Environmental Statement
GPA3	Good Practice Advice note 3: The Setting of Heritage Assets
MW	Megawatts
NPPF	National Planning Policy Framework
NSIP	Nationally Significant Infrastructure Project
PA 2008	Planning Act 2008
PINS	Planning Inspectorate
RCBC	Redcar and Cleveland Borough Council
SCU	Sembcorp Utilities (UK) Limited
SoCG	Statement of Common Ground
SoS	Secretary of State
the Site	The Project Site

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1 INTRODUCTION

Overview

- 1.1 This Statement of Common Ground ('SoCG') has been prepared on behalf of Sembcorp Utilities (UK) Limited ('SCU' or the 'Applicant') in respect of its application (the 'Application') for a Development Consent Order (a 'DCO'). The Application was accepted for examination by the Secretary of State (the 'SoS') for Business, Energy and Industrial Strategy on 18 December 2017.
- 1.2 SCU is seeking a DCO for the construction, operation and maintenance of a new gas-fired electricity generating station with a nominal net electrical output capacity of up to 1,700 megawatts ('MW') at ISO conditions (the 'Project' or 'Proposed Development'), on the site of the former Teesside Power Station, which forms part of the Wilton International Site, Teesside.
- 1.3 A DCO is required for the Proposed Development as it falls within the definition and thresholds for a 'Nationally Significant Infrastructure Project' (a 'NSIP') under Sections 14 and 15(2) of the Planning Act 2008 ('PA 2008').
- 1.4 The DCO, if made by the SoS, would be known as the 'Tees Combined Cycle Power Plant Order' (the 'Order').

SCU

- 1.5 SCU provides vital utilities and services to major international process industry customers on the Wilton International site on Teesside. Part of Sembcorp Industries, a Singapore-based group providing energy, water and marine services globally, Sembcorp Utilities UK also owns some of the industrial development land on the near 810 hectares (2,000 acre) site which is marketed to energy intensive industries worldwide.
- 1.6 SCU owns the land required for the Proposed Development.

The Project Site

- 1.7 The Project Site (the 'Site') is on the south west side of the Wilton International Site, adjacent to the A1053. The Site lies entirely within the administrative area of Redcar and Cleveland Borough Council (RCBC) which is a unitary authority.
- 1.8 Historically the Site accommodated a 1,875 MW Combined Cycle Gas Turbine power station (the former Teesside Power Station) with the ability to generate steam for utilisation within the wider Wilton International site. The Teesside Power Station ceased generation in 2013 and was demolished between 2013 and 2015.
- 1.9 SCU has identified the Site, based on its historical land use and the availability of natural gas supply and electricity grid connections and utilities as a suitable location for the Project. In summary, the benefits of the Site include:
- brownfield land that has previously been used for power generation;
 - on-site gas connection, supplied from existing National Grid Gas Plc infrastructure;
 - on-site electrical connection, utilising existing National Grid Electricity Transmission infrastructure;
 - existing internal access roads connecting to a robust public road network;
 - availability of a cooling water supply using an existing contracted supply (from the Wilton Site mains) and existing permitted discharge consent for effluent to the site drainage system
 - screening provided by an existing southern noise control wall, approximately 6 m in height;
 - potential for future combined heat and power ('CHP') and carbon capture and storage ('CCS'); and

- existing services, including drainage.

1.10 A more detailed description of the Site is provided at Chapter 3 ‘Description of the Site’ of the Environmental Statement (‘ES’) Volume 1 (Application Document Ref. 6.2.3).

The Proposed Development

1.11 The main components of the Proposed Development are summarised below:

- **Work No. 1** – a natural gas fired electricity generating station located on land within the Wilton International site, Teesside, which includes the site of a former CCGT power station, with a nominal net electrical output capacity of up to 1,700 MWe at ISO Conditions; and
- **Work No. 2** – associated development comprising within the meaning of section 115(2) of the 2008 Act in connection with the nationally significant infrastructure project referred to in Work No. 1.

1.12 Please refer to Schedule 1 of the Draft DCO (Application Document Ref. 2.1) for more detail.

1.13 It is anticipated that subject to the DCO having been made by the SoS (and a final investment decision by SCU), construction work on the Project would commence in around the second half of 2019. The construction of the Project could proceed under one of two scenarios, based on SCU’s financial modelling, as follows.

- **‘Scenario One’**: two CCGT ‘trains’ of up to 850 MW are built in a single phase of construction to give a total capacity of up to 1,700 MW.
- **‘Scenario Two’**: one CCGT train of up to 850 MW is built and commissioned. Within an estimated five years of its commercial operation the construction of a further CCGT train of up to 850 MWe commences.

1.14 The above scenarios have been fully assessed within the ES.

1.15 A more detailed description of the Project is provided at Schedule 1 ‘Authorised Development’ of the draft DCO (Application Document Ref. 2.1) and Chapter 5 ‘Project Description’ of the ES Volume I (Application Document Ref. 6.2.5).

The purpose and structure of this document

1.16 The purpose of this SoCG (see Section 2 if this report) is to set out the agreement that has been reached between SCU and Historic England (‘HE’) in respect of the following matters relating to the Proposed Development:

- consultation;
- applicable policy and guidance;
- scope of the assessment;
- impact assessment on key assets; and
- the need for further surveys and/or mitigation.

In addition, this SoCG set out where any matters that remain to be resolved (see Section 3 of this report)

2 MATTERS AGREED

Consultation with Historic England

- 2.1 HE was first consulted on the Proposed Development by the Planning Inspectorate ('PINS') in March 2017 in response to SCU's request for an Environmental Impact Assessment ('EIA') Scoping Opinion.
- 2.2 HE replied to PINS by letter dated 14 March 2017 – included as **Appendix 1** to this report. The letter stated that although the Proposed Development would not directly impact upon any designated heritage assets, it has the potential to indirectly affect the significance of a number of assets through alteration to their setting. The letter advised that the ES should consider the nationally designated heritage assets and non-designated features of historic, architectural, archaeological or artistic interest.
- 2.3 The letter also advised that SCU should consult with the Conservation Officer at RCBC.
- 2.4 HE was also consulted as part of the Applicant's PA 2008 section 42 consultation in June 2017. SCU received a letter from HE dated 21 July 2017, which contained the same comments as the letter referred to above. The section 42 letter is included as **Appendix 2** to this report.
- 2.5 SCU's email correspondence with the Conservation Officer at RCBC (dated 11 October 2017) is included as **Appendix 3** to this report. Amongst other things, the Officer confirms that it is unlikely that RCBC would have any archaeological concerns if the Site is contained within the footprint of the former power station. SCU responded on the same day to confirm that the Site does not extend beyond the footprint of the former power station.
- 2.6 It is agreed that the above is an accurate record of consultation and dialogue between the Applicant and HE during the pre-application stage.

Applicable policy and guidance

- 2.7 It is agreed that the policy of most relevant to the impact of the Proposed Development on cultural heritage is as follows:
- section 5.8 of the overarching National Policy Statement ('NPS') for Energy ('EN-1');
 - the NPS for Fossil Fuel Electricity Generating Infrastructure ('EN-2');
 - the NPS for Gas Supply Infrastructure and Gas and Oil Pipelines ('EN-4');
 - the NPS for Electricity Networks Infrastructure ('EN-5'); and
 - the National Planning Policy Framework ('NPPF').
- 2.8 In addition, it is agreed that relevant guidance in respect of the impact of the Proposed Development on cultural heritage includes:
- Good Practice Advice note 3: The Setting of Heritage Assets ('GPA3').

Scope of the assessment

- 2.9 The assessment cultural heritage is set out in Volume 1, Chapter 12 of the ES and its annexes (Application Document Ref: 6.2.12). It covers both archaeology and the impact on the setting of historic buildings and heritage assets.
- 2.10 In respect of archaeology, the assessment confirms that the Site was first developed in the early 1990s when the power station that previously occupied the land was constructed– now known as the 'former Teesside Power Station'. The former Teesside Power Station ceased generation in 2013 and was demolished between 2013 and 2015. The construction, operation and eventual decommissioning of the former Teesside Power Station comprised a significant infrastructure project and the Site has therefore been subject to significant modern disturbance.
- 2.11 The assessment concludes that there is no indication that there are any subsurface archaeological remains from any period within the Site. Furthermore, given the level of ground disturbance on the Site since
-

1990s, the assessment concludes that there is low/nil potential for the survival of archaeological remains, which would have been either severely truncated or completely destroyed by modern development. An EIA undertaken for the refurbishment of the former Teesside Power Station in 2008 concluded that there were unlikely to be any buried archaeological remains surviving on the Site and that no mitigation measures would be required during development. As a result, the 'archaeological remains' sub topic was scoped out of assessment.

2.12 It is agreed that there would be no impacts on buried archaeology as a result of the Proposed Development and that scoping out archaeological remains is acceptable.

2.13 The potential impact of the Proposed Development on the setting of a number of designated heritage assets was assessed in accordance with the guidance in GPA3. This included assessments of impacts on the following designated heritage assets within 2 kilometres ('km') of the Site:

- Eston Nab hillfort (a Scheduled Monument);
- Grade II listed buildings in Lazenby, Lackenby and Wilton;
- Grade II* and Grade I listed buildings in Lackenby and Kirkleatham including the Grade II* Church of St Cuthberts; and
- Kirkleatham, Yearby and Wilton Conservation Areas.

2.14 It is agreed that the scope of the assessment in respect of impact on setting is sufficient.

Impact on key assets

2.15 ES Chapter 12 states that the presence of the Wilton International Site and other elements of industrial infrastructure mean that the magnitude of change to the setting of the majority of assets is considered to be minimal to small with the overall level of effect considered to be negligible to minor adverse and therefore not significant.

2.16 Of all the heritage assets in the area the defensive Site at Eston Nab is the most likely to be affected by the Proposed Development. However, the vista from Eston Nab is dominated by the existing heavily industrialised nature of the Teesside landscape. The level of effect on the Eston Nab site is therefore minor and not significant.

2.17 The assessment concludes that none of the designated heritage assets within the area would experience anything more than small impacts on the role of setting in an asset's significance and therefore effects would be not significant. Mitigation above and beyond that set out to reduce possible landscape and visual impacts (see ES Volume 1, Chapter 11 – Application Document Ref: 6.2.11) is not required.

2.18 In summary, no significant effects on heritage assets were identified as a result of the Proposed Development and it is agreed that the conclusions of the ES are accurate.

Need for further surveys and/or mitigation.

2.19 There is no need for any further surveys or mitigation – see statement above.

3 MATTERS TO RESOLVE

- 3.1 There are no outstanding matters to be resolved between the parties.

DRAFT

Document Ref. 7.7
Statement of Common Ground with Historic England

Signed:

Print name and position:

On behalf of Historic England

Date:

Signed:

Print name and position:

On behalf of Sembcorp Utilities (UK) Limited:

Date:

DRAFT

APPENDIX 1: HISTORIC ENGLAND'S REPLY TO PINS 14 MARCH 2017

DRAFT



Historic England

NORTH EAST OFFICE

[REDACTED]
The Planning Inspectorate
3D Eagle Wing
Temple Quay House
2 The Square
Bristol
BS1 6PN

Direct Dial: 0191-2691231

Our ref: PL00068024

14 March 2017

Dear [REDACTED]

Thank you for your letter of 21st February 2017 consulting us about the environment statement scoping opinion request for the above site.

Although the development will not directly impact any designated heritage assets it has the potential to indirectly affect the significance of a number of assets through alterations to their setting. There are a number of nationally designated heritage assets in the vicinity of the site - notably, but not limited to, the scheduled monuments at Eston Nab and the grade II* listed Church of St Cuthbert - and in addition to those assets identified in the *Archaeology and Cultural Heritage* section of the scoping report, there are also a number of designated conservation areas which could be affected by the proposals, namely Wilton, Yearby and Kirkleatham. In line with the advice in the National Planning Policy Framework (NPPF), we would expect the environmental statement to contain a thorough assessment of the likely effects that the proposed development might have upon those elements which contribute to the significance of these assets. To that end, Good Practice Advice note 3: The Setting of Heritage Assets is available for free download from Historic England's website (www.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets) to assist the applicant with the assessment of the significance of the setting of heritage assets.

We would also expect the environmental statement to consider the potential impacts on non-designated features of historic, architectural, archaeological or artistic interest, since these can also be of national importance and make an important contribution to the character and local distinctiveness of an area and its sense of place. This information is available via the local authority Historic Environment Record (www.heritagegateway.org.uk) and relevant local authority staff.

It is important that the assessment is designed to ensure that all impacts are fully understood; given the potential height of the structures and their visibility in the landscape, section drawings and techniques such as photomontages would be useful in that regard.



BESSIE SURTEES HOUSE 41-44 SANDHILL NEWCASTLE-UPON-TYNE NE1 3JF

Telephone [REDACTED]
HistoricEngland.org.uk



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Historic England

NORTH EAST OFFICE

We would strongly recommend that you involve the conservation officer Tim Brown and the archaeological advisers at Redcar & Cleveland local authority in the development of this assessment. They are best placed to advise on local historic environment issues and priorities; how the proposal can be tailored to avoid and minimise potential adverse impacts on the historic environment; the nature and design of any required mitigation measures; and opportunities for securing wider benefits for the future conservation and management of heritage assets.

If you have any queries about any of the above please do contact me.

Yours sincerely,

[Redacted signature]

Inspector of Historic Buildings & Areas (North East)

[Redacted name]

cc

[Redacted email address]



BESSIE SURTEES HOUSE 41-44 SANDHILL NEWCASTLE-UPON-TYNE NE1 3JF

Telephone [Redacted]
HistoricEngland.org.uk



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APPENDIX 2: HISTORIC ENGLAND'S REPLY TO SCU 21 JULY 2017

DRAFT



Historic England

NORTH EAST OFFICE

██████████
Sembcorp Utilities (UK) Limited
Wilton International
Middlebrough
TS90 8WS

Direct Dial: 0191-2691231

Our Ref: PL00068024

21 July 2017

Dear ██████████

Thank you for consulting us on the EIA scoping report for the proposed Tees Combined Cycle Power Plant. I have no further comments at this stage beyond those provided previously, which I include below for your convenience.

Although the development will not directly impact any designated heritage assets it has the potential to indirectly affect the significance of a number of assets through alterations to their setting. There are a number of nationally designated heritage assets in the vicinity of the site - notably, but not limited to, the scheduled monuments at Eston Nab and the grade II* listed Church of St Cuthbert - and in addition to those assets identified in the *Archaeology and Cultural Heritage* section of the scoping report, there are also a number of designated conservation areas which could be affected by the proposals, namely Wilton, Yearby and Kirkleatham. In line with the advice in the National Planning Policy Framework (NPPF), we would expect the environmental statement to contain a thorough assessment of the likely effects that the proposed development might have upon those elements which contribute to the significance of these assets. To that end, Good Practice Advice note 3: The Setting of Heritage Assets is available for free download from Historic England's website (www.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets) to assist the applicant with the assessment of the significance of the setting of heritage assets.

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It is important that the assessment is designed to ensure that all impacts are fully



BESSIE SURTEES HOUSE 41-44 SANDHILL NEWCASTLE-UPON-TYNE NE1 3JF

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understood; given the potential height of the structures and their visibility in the landscape, section drawings and techniques such as photomontages would be useful in that regard.

We would strongly recommend that you involve the conservation officer Tim Brown and the archaeological advisers at Redcar & Cleveland local authority in the development of this assessment. They are best placed to advise on local historic environment issues and priorities; how the proposal can be tailored to avoid and minimise potential adverse impacts on the historic environment; the nature and design of any required mitigation measures; and opportunities for securing wider benefits for the future conservation and management of heritage assets.

Yours sincerely

[Redacted signature]

[Redacted name]

Inspector of Historic Buildings & Areas (North East)

E-mail: [Redacted email address]



BESSIE SURTEES HOUSE 41-44 SANDHILL NEWCASTLE-UPON-TYNE NE1 3JF

Telephone [Redacted]
HistoricEngland.org.uk



**APPENDIX 3: SCU'S EMAIL CORRESPONDENCE WITH RCBC DATED
11 OCTOBER 2017**

DRAFT

[Redacted]

From: [Redacted]
Sent: 04 March 2018 18:03
To: [Redacted]
Subject: RCBC Conservation officer response

Please see below:

From: [Redacted]
Sent: 11 October 2017 14:54
To: [Redacted]
Cc: [Redacted]
Subject: RE: New Power Station

[Redacted]

Thanks for the reply, we are not intending to build outside of the footprint of the former power station.

Regards
[Redacted]
Utilities Shift Manager

Sembcorp Utilities (UK) Limited
Sembcorp UK Headquarters, Wilton International, Middlesbrough, TS90 8WS, United Kingdom

[Redacted]
[Redacted]
[Redacted]
[Redacted]

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From: [Redacted]
Sent: 11 October 2017 14:35
To: [Redacted]
Cc: [Redacted]
[Redacted]
Subject: RE: New Power Station

[Redacted],

It's unlikely that we will have any archaeological concerns if the site is contained within the footprint of the former powerstation. However, if it extends beyond the boundaries a HER search may be worthwhile although I neglected to mention that we must charge for that service. The list of charges is below.

**Redcar & Cleveland Borough Council
Historic Environment Record Charges 2017/18**

Item	Charge	
HER search and report conducted by RCBC staff (commercial). Response within 10 working days.	£125 first hour, and £50 per subsequent hours (or part thereof), plus VAT	£150.00 inc VAT £60.00 inc VAT
HER expedited search and report conducted by RCBC staff (commercial). Response within 2 working days.	£205 first hour, and £80 per subsequent hours (or part thereof), plus VAT	£246.00 inc VAT £96.00 inc VAT
HER search by appointment or post conducted by RCBC staff (non-commercial).	Initial first half hour free. £35 per hour thereafter. Additional charges for CD format, Printing and Postage & Packaging	£42.00 inc VAT

Regards,

Conservation Advisor
Directorate for Economic Growth
Redcar & Cleveland Borough Council

From: [Redacted]
Sent: 11 October 2017 13:51
To: [Redacted]
Subject: New Power Station

Hi [Redacted]

As per our telephone conversation, we have contacted you as requested by Historic England to check whether you have any concerns archeologically, regarding Sembcorp building a new gas fired Power Station on the site of the recently demolished Teesside Power Station.

Many thanks

Regards
[Redacted]
Utilities Shift Manager

Sembcorp Utilities (UK) Limited
Sembcorp UK Headquarters, Wilton International, Middlesbrough, TS90 8WS, United Kingdom
[Redacted]

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