

Tees CCPP Project

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

Statement of Commonality for Statements of Common Ground

Examination Deadline 2

The Planning Act 2008



Applicant: Sembcorp Utilities (UK)

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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 Commonality 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 (the '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 document is to provide the Examining Authority (‘ExA’) with the current position on the Statements of Common Ground (‘SoCG’) between SCU, prescribed consultees and interested parties in relation to the Proposed Development.

1.17 The remainder of this report is structured as follows:

- Section 2 details the structure of each SoCG document and provides an up to date list of SoCGs;
- Section 3 sets out the status of each SoCG; and
- Section 4 sets out the commonality between SoCGs and a summary of the current position.

2 STRUCTURE AND LIST

Structure of SoCGs

- 2.1 To ensure consistency in the approach taken to documenting matters agreed, matters subject to further negotiation or matters not agreed, each of the SoCGs adopts a standard format in order to provide clarity to other parties and ultimately the ExA.
- 2.2 Each SoCG is broadly structured in the following way:
- Section 1 provided an introduction to SCU, the Proposed Development, the SoCG and its purpose and structure;
 - Section 2 sets out the matters agreed between the parties, including a timeline of when parties consulted one and other;
 - Section 3 sets out any matters which are subject to negotiation or are not agreed; and
 - Appendices – the SoCGs broadly contain appendices made up of correspondence or materials shared between the parties and referenced in Sections 2 and 3 of each document.

List of SoCGs

- 2.3 SCU has prepared SoCGs with a number of statutory consultees, statutory undertakers and interested parties during the preparation of the Application and during the Examination stage.
- 2.4 The SoCGs identify matters on which the parties agree and document where matters remain to be resolved.
- 2.5 SCU prepared SoCGs with various bodies as identified in **Table 2.1** (below). This provides a list of SoCGs that are in place.

Table 2.1 - List of SoCGs at Deadline 2

Party
Host Local Authority
Redcar and Cleveland Borough Council
Prescribed Consultees
Natural England
Environment Agency
National Grid
Civil Aviation Authority
Historic England
Highways England
Interested Party
Tees Valley Wildlife Trust

3 STATUS

Summary of current position

- 3.1 This section provides the current position of each SoCG, as at Deadline 2 of the Examination on 16 May 2018.
- 3.2 **Table 3.1** below provides a high level position and where necessary includes further detail to aid the understanding of the ExA. In summary, the high level positions used in **Table 3.1** are as follows:
- Final signed SoCG with all matters agreed – the final SoCG has been signed by both parties and all matters are agreed;
 - Final signed SoCG with some matters outstanding/to be resolved – the final SoCG has been signed by both parties, and there remain matters outstanding that SCU and the other party are yet to agree; and
 - SoCG in draft – the SoCG has been shared with the other party by SCU for comment, but is yet to be signed.

Table 3.1 - Status of SoCGs at Deadline 2 of the Examination

Document Reference	Party	Position at Deadline 2
Host Local Authority		
7.3	Redcar and Cleveland Borough Council	SoCG in draft
Prescribed Consultees		
7.6	Civil Aviation Authority	Signed SoCG with all matters agreed. SoCG signed by Civil Aviation Authority on 5 April 2018.
7.4	Environment Agency	SoCG in draft. SCU received a letter from the Environment Agency on 16 May 2018 confirming that the SoCG submitted at Deadline 2 is not signed but does represent the current position reached between the two parties.
7.8	Highways England	SoCG in Draft
7.7	Historic England	SoCG in Draft
7.2	Natural England	Signed SoCG with all matters agreed. SoCG signed by Natural England on 19 April 2018.
7.5	National Grid	Signed SoCG with matters outstanding. SoCG signed by the National Grid on 11 May 2018.
Interested Party		
7.1	Tees Valley Wildlife Trust	Signed SoCG with all matters agreed. SoCG signed by Tees Valley Wildlife Trust on 23 April 2018.

4 COMMONALITY

Summary

- 4.1 This section provides a summary of principal issues covered in the SoCGs and demonstrates where there is commonality in the topics or matters being discussed with the various parties at Deadline 2.
- 4.2 The summary in **Table 4.1** on the following page has been produced following a request from the ExA within the Rule 6 letter dated 18 April 2018 and relates to those SoCG being progressed, as summarised in Section 3 of this report.
- 4.3 **Table 4.1** is presented in such a way to show topics covered within the various SoCGs (✓) and how these are relevant to each party and a position for each topic as follows:

	Matter agreed
	Matter subject to further discussion
	Matter not agreed

- 4.4 Where a matter is not relevant to a party, it is not included within the SoCG and therefore not covered in **Table 4.1** and shown as a blank.

Table 4.1 - Table of commonality at Deadline 2

SoCG Ref	Party	Topics																																										
		The Role of the Consultee	Relevant Planning History	Local Planning Designations	Relevant Planning Policy	The need for the Proposed Development	The Principle of Development	The Benefits of the Proposed Development	Alternatives	Flexibility and Design	Combined Heat and Power	Carbon Capture Readiness	Traffic and Transport	Air Quality	Noise and Vibration	Socio-Economic Characteristics	Cultural Heritage	Landscape and Visual	Ecology and Nature Conservation	Flood Risk and Surface Water	Contamination	Major Accidents	Cumulative Effects	The Scope of the Draft DCO and Draft Requirements	CEMP	Section 106	Consultation with the Consultee	Air Safety	Groundwater and land Contamination	CTMP	Human Health	Environmental Statement	Habitats Regulations Assessment	Grid Connection	Land Matters	Gas Connection	Leases							
7.1	Tees Valley Wildlife Trust	✓				✓								✓				✓	✓								✓																	
7.2	Natural England	✓																							✓							✓	✓											
7.3	Redcar and Cleveland Borough Council	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓																		
7.4	Environment Agency	✓								✓	✓		✓	✓				✓	✓	✓					✓	✓		✓																
7.5	National Grid																																		✓	✓	✓	✓						
7.6	Civil Aviation Authority																									✓	✓																	
7.7	Historic England																✓																											
7.8	Highways England											✓															✓																	