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THE PLANNING INSPECTORATE

Our Ref: R/2017/0119/DCO  
Your Ref:  
Contact: Mr D Pedlow  
Date: 6 July 2018

Dear Sir/Madam

**PROPOSAL: APPLICATION FOR AN ORDER GRANTING DEVELOPMENT CONSENT FOR THE TEESIDE COMBINED CYCLE POWER PLANT (TEES CAPP)**  
**LOCATION: LAND AT WILTON INTERNATIONAL**  
**APPLICANT: SEMBCORP UTILITIES (UK) LTD**

I am writing following the Issue Specific Hearing: Environmental Matters that took place on Thursday 14 June 2018 relating to the proposed development detailed above. As a result of this hearing the Council were asked to provide clarification on a number of issues. These matters to be addressed are as follows;

1. Proposed changes to the Local Impact Report
2. Statement of Common Ground (SOCG)
3. Noise and Emission Issues
4. Heritage Issues

1. Proposed Changes to the Local Impact Report

The Council as part of the Deadline 2 submission provided its Local Impact Report. Following the submission of this report the applicant has sought changes to the proposed development through the request of a Non-Material Amendment. The Council's position along with that of the Planning Inspectorate, as issued on 4 July 2018, is that the proposed amendments are of a nature that may be considered as non-material.

The Council are in the process of signing a Statement of Common Ground with the applicant within which consideration is given to the Non-Material Amendment. As a result of the Inspectors position on this matter and the Council's position set out in the SOCG, the Council do not propose to provide an updated Local Impact Report.

2. Statement of Common Ground (SOCG)

The Council have been working with the applicant in the preparation of Statement of Common Ground. A number of versions of this document have been drafted, however the most recent version of the document that was received by the Council on 4 July 2018 is to be signed and submitted to the Planning Inspectorate.

The updated SOCG has included an updated position with regard to local planning policy with Redcar and Cleveland Council adopting their Local Plan in May 2018, therefore superseding the previous Local Development Framework. The SOCG has therefore been updated to reflect the current policy position within Redcar and Cleveland.

The SOCG has also included at section 27 a consideration of the proposed non-material amendment. The non-material amendment is not considered to alter the Council's position set out in the SOCG, with the Council raising no objection to the development or the proposed amendments.

The Council are to sign the SOCG on 06 July and send to the applicant for submission to the Planning Inspectorate.

### 3. Noise and Emissions Issues

The Council within the Local Impact Report at paragraphs 9.24 and 9.25 requested verification on the efficiency of the acoustic walls and the acoustic model. This matter was discussed at the hearing and the Council's position was that Requirement 19 of the DCO suitably addresses these requests. Further discussions have taken place with the Council's Environmental Health Officers who have advised that the position as advised at the hearing remains the Council's position.

Discussions also took place at the hearing with regard to reliance on the monitoring regime that would take place as part of the Environmental Permit (EP) with regard to emissions. At the hearing the council advised that they would be comfortable with relying on the controls within the EP. Following further discussions with the Council's Environmental Health Officers, they have advised that they can confirm that they are happy with this approach.

### 4. Heritage Assets

As part of both the Local Impact Report and the SOCG consideration has been given to the impact of the development on heritage assets. The Council's conservation officer has advised both at the outset and following the submission of the revised details that there are no objections to the development with regard to impact on heritage assets. It continues to be the view that the most prominent views will be from Eston Nab, however this view also gives a clear view of the extent of industry is clear, not just relating to Wilton but to the wider Teesside area including in Middlesbrough itself and views north beyond the river Tees.

Overall therefore the re-development of this brownfield site is not considered to harm the setting of heritage assets.

### Conclusion

The Local Planning Authority respectfully request that the Inspector considers the information above in the assessment of the application. Should any further information be required from the LPA we are happy to provide this at the Inspectors request.

Yours faithfully

Mr D Pedlow  
Principal Planning Officer