



## **The Planning Act 2008**

### **Application by Net Zero Teesside Power Limited and Net Zero North Sea Storage Limited for an Order Granting Development Consent for the Net Zero Teesside Project**

**Case Ref: EN010103**

#### **The Examining Authority's Note of its first Unaccompanied Site Inspection**

The Examining Authority Kevin Gleeson, Susan Hunt and Beth Davies ('the ExA') undertook an Unaccompanied Site Inspection to support the examination of an application for development consent for the proposed Net Zero Teesside Project on Tuesday 1 March 2022.

The ExA carried out its site inspection from publicly accessible land (roads, footpaths and public open spaces). No inspections were undertaken on private land.

The visit was undertaken principally by car with short distances travelled on foot. Weather conditions were dry and sunny with a temperature circa nine degrees centigrade. Weather conditions were at all times suitable to appreciate long range views.

The site inspection was undertaken principally in order to view the location of the proposed Power Capture and Compression (PCC) site (Work No's 1, 7 and 8) from a number of viewpoints. In doing so, the ExA visited a number of the representative viewpoint locations as set out within the Environmental Statement within the Zone of Theoretical Visibility [APP-099 and APP-180 to APP-228]. The general locations of the various connections, CO2 gathering network, highway works and temporary compounds (Work No's 2, 3, 4, 5, 6, 9 and 10) were also observed.

The ExA also obtained a general overview of the locations of other major planned and consented developments, heritage assets, ecological designations, the local highway and public right of way network, employment areas, residential areas and tourism destinations.

The inspection commenced at 09:30 and finished at approximately 16:00.

An overview of the locations visited is attached at Annex A, with maps of the inspection route attached at Annex B.



## **Annex A: Locations visited on the Unaccompanied Site Inspection 1 March 2022**

The ExA undertook a site inspection at the following locations.

Start at 09:30. The ExA drove from central Middlesbrough to **Saltburn-by-the-Sea**. The local highway network including the A66, A1053 and A1174 was observed, together with the location of the Wilton International industrial area.

The ExA walked a short distance along the promenade at Saltburn-by-the-Sea and to the end of Saltburn Pier. Clear long-range views were obtained of the location of the PCC site and the existing structures associated with the former steel works. Teesside Offshore Wind Farm and a range of industrial structures in the distance were also observed.

The ExA then travelled by car to **Marske-by-the-Sea** via the A1085 to the Coast Road car park in the area of Viewpoint 12 [APP-214 to APP-216]. Clear long-range views were obtained of the PCC site and existing infrastructure associated with the steel works above the town of Redcar in the foreground.

The ExA continued along the A1085 coast road by car to **Redcar**, along Esplanade and Newcomen Terrace before stopping at the car park adjacent to 'Tuned In' at Majuba Road.

The ExA walked along the promenade a short distance on foot. Clear views of the PCC site from Viewpoint 8 [APP-202 to APP-204 and APP-226 to APP-228] were obtained.

The ExA then continued their drive along Majuba Road in **Coatham** and noted the location of Cleveland Golf Links, the Redcar Beach caravan park, and part of the route of the England Coast Path. The ExA travelled through the Coatham Conservation Area and turned into York Road, noting the location of the New Coatham Caravan Park before entering Tod Point Road.

The ExA saw the commercial properties and Marsh House Farm at **Warrenby**. The ExA then turned round at the South Gare access road roundabout and returned along Tod Point Road and York Road onto Kirkleatham Lane before joining the A1085. In this area the ExA saw the **Coatham Marsh** Site of Special Scientific Interest (SSSI) and Local Nature Reserve (LNR), and on the opposite side of the road, the residential area of **Dormanstown**.



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Further along the A1085, the ExA saw the location of the main access to the PCC site off the roundabout into **Teesworks**. The ExA also noted the general location of **Steel House**, and the **Tod Point** electricity sub-station, but were unable to directly view them.

Continuing along the A1085, the buildings and accesses associated with British Steel Lackenby and Wilton International were observed.

From the roundabout junctions of the A1085 with the A1053 and A66, the ExA drove a short distance along **Tees Dock Road**, under the railway bridge, and saw the entrance to **Teesport** before turning round at the roundabout and heading back to the roundabout and joining the A66.

The ExA travelled along the A66 through Middlesbrough then joined the A19 and exited at the Portrack Interchange onto Haverton Hill Road. The ExA travelled through **Billingham** and noted the location of CF Fertilisers UK Limited amongst other businesses, and the power and pipeline infrastructure in the area.

The ExA took the A1046 and Seaton Carew Road, via **Port Clarence** and **RSPB Saltholme**. The ExA viewed the above-ground pipelines south of the A1185 **Seal Sands Roundabout**, between Billingham and Seal Sands. The location of the industrial premises and range of pipeline and power infrastructure around Seal Sands Road was observed.

The ExA then travelled along the A178 Seaton Carew Road. From the public viewpoint at **Teesmouth car park** the ExA experienced long range views of the industrial areas, including the location of the PCC site.

The ExA continued along the A178 Tees Road, and noted the location of Seaton Port and Hartlepool Power Station. The ExA saw the site from Viewpoint 3 [APP-187 to APP-189] and the route of the England Coast Path. The ExA then turned into North Gare Road and from the car park at **Seaton Common and Dunes** SSSI and LNR obtained clear views of the PCC site and surrounding industrial area.

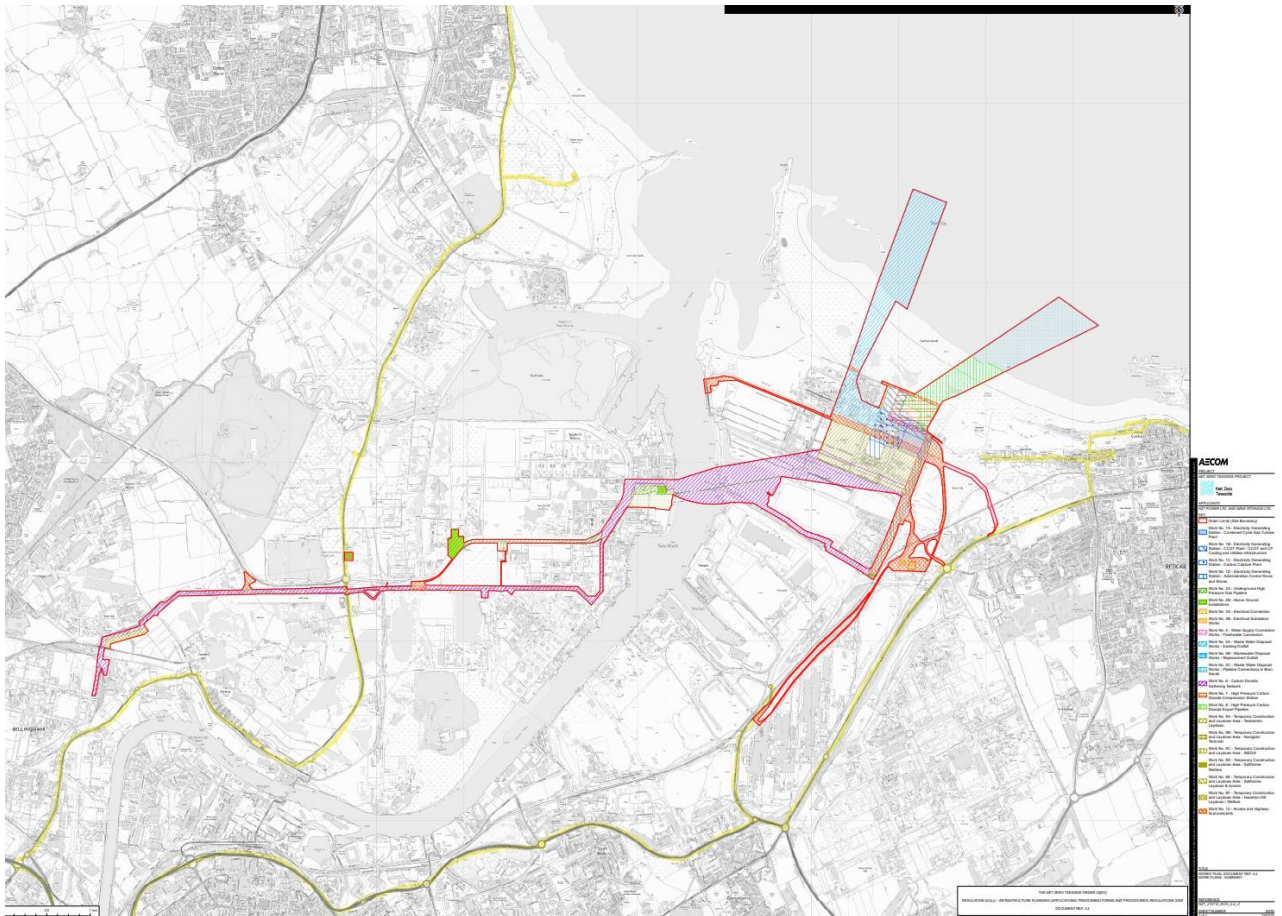
The ExA then drove to **Seaton Carew** and walked along the seafront promenade, where clear views were experienced of the PCC site from Viewpoint 2 [APP-184 to APP-186 and APP-217 to APP-219]. The ExA also obtained clear views further north along Coronation Drive towards **Hartlepool** and the area of the Staincliffe Hotel.

The ExA then took the same route on their return drive to central Middlesbrough.



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## Annex B: Overlay of Inspection Route (Works Plan APP-020)



### Wider Area (Google Maps)

