



## **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**

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

A member of the panel of the Examining Authority, Susan Hunt ('the ExA') undertook a second Unaccompanied Site Inspection (USI2) on Tuesday 13 September 2022, in connection with the application for development consent for the proposed Net Zero Teesside Project.

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

The visit was undertaken by car and on foot. Weather conditions were dry and sunny with a temperature circa 20 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 Nos 1, 7 and 8) from a number of designated heritage assets as detailed on Figure 18-1 [REP6-096].

The inspection commenced at 11:00 and finished at approximately 15:30.

An overview of the heritage assets visited is attached at Annex A.

The ExA previously viewed a range of other designated heritage assets as part of their first USI on 1 March 2022 [EV1-001]. These included Marsh House Farm at Warrenby, Coatham Conservation Area, Saltburn-by-the-Sea Conservation Area, Marske-by-the-Sea Conservation Area and Seaton Carew Conservation Area.

The setting of the complex of listed buildings at Marsh House Farm was also viewed from within the PCC site and surrounding road network on the Accompanied Site Inspection on 12 May 2022 [EV1-002].



**Annex A:**

**Heritage Assets Visited on the Second Unaccompanied Site  
Inspection**

**Tuesday 13 September 2022**

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The ExA undertook USI2 at the following locations:

**Kirkleatham:** The ExA travelled by foot and car within and around the Conservation Area. They observed the concentration of listed buildings and their settings from public viewpoints.

**Yearby:** The ExA travelled by car within and around the Conservation Area.

**Wilton:** The ExA travelled by car within and around the Conservation Area, including the village lining Wilton Lane. They noted views up to and from the listed Wilton Castle and the associated parkland via Castle Drive.

**Eston Nab:** The ExA reached Eston Nab (in the vicinity of the hill fort Scheduled Monument) on foot via the public right of way network starting at Southgate in Eston. Clear and extensive long range views were obtained of the wider Teesside area including the PCC site and the route of the CO<sup>2</sup> gathering network.