



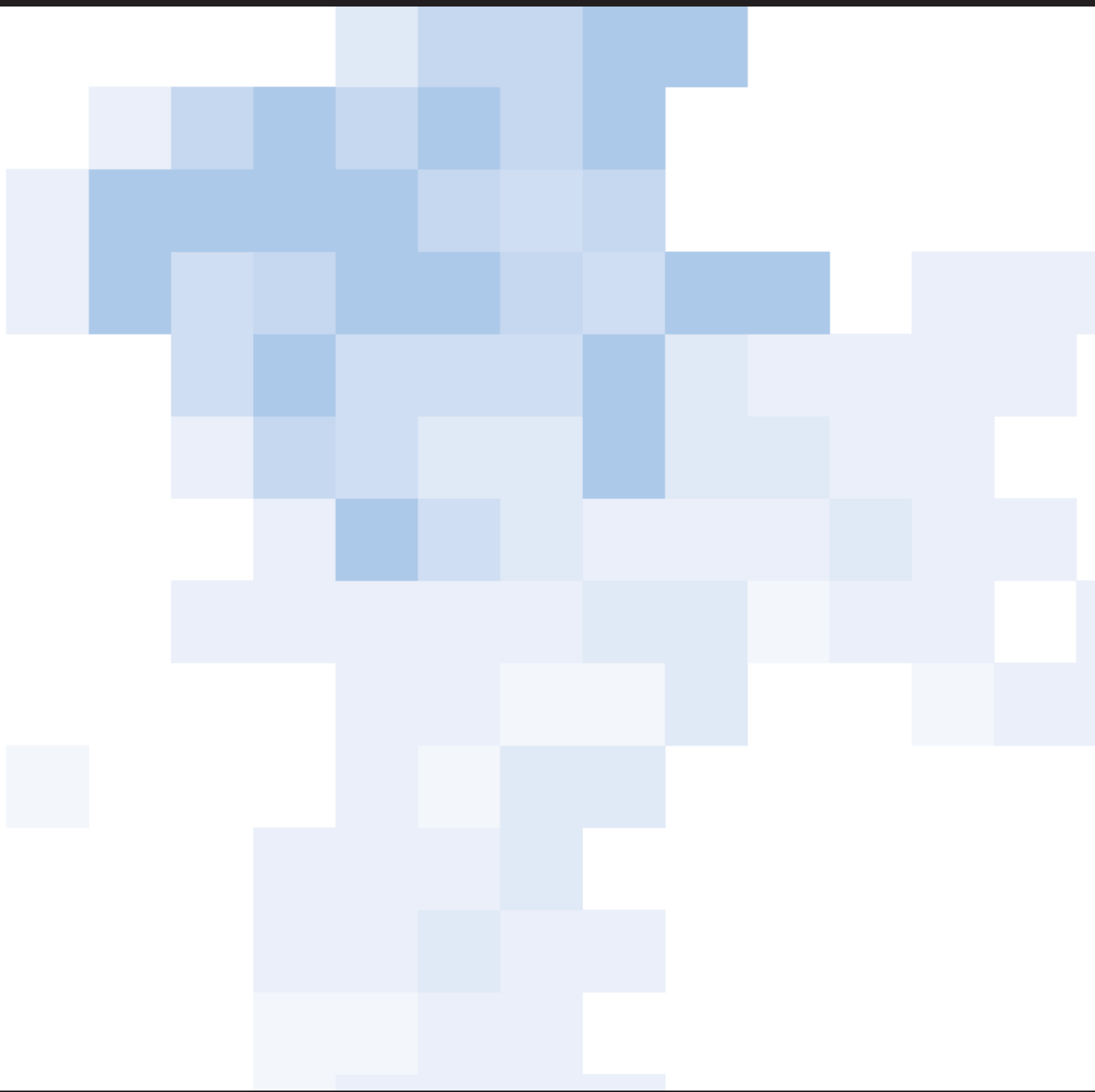
**Redcar & Cleveland**

# **South Tees Area**

**Supplementary Planning Document**

**Statement of Consultation**

**May 2018**



**this is Redcar & Cleveland**



## Contents

1. Introduction .....	1
2. Background.....	1
3. Initial Consultation – October 2017 .....	1
4. Consultation on the SPD – March 2018 .....	2
5. Summary of Consultation – March 2018 .....	3

Appendix A -Schedule of Responses - South Tees Area SPD Consultation

Appendix B - Schedule of Comments made to Joint Consultation on the Master Plan and SPD

## **1. Introduction**

- 1.1. This Statement of Consultation has been prepared in accordance with the Planning and Compulsory Purchase Act 2004 and Regulation 12 of the Town & County Planning (Local Planning) (England) Regulations 2012, which requires that the Local Planning Authority prepare a statement setting out the persons consulted when preparing a Supplementary Planning Document (SPD), a summary of the main issues raised by those persons and how those issues have been addressed in the SPD.
- 1.2. This statement, therefore, sets out details of the consultation that has taken place and how this has informed the South Tees Area SPD.

## **2. Background**

- 2.1. The South Tees Area SPD has been prepared by Redcar & Cleveland Borough Council, as the Local Planning Authority for the South Tees Area. The SPD supports the economic and physical regeneration of the South Tees Area, setting out the vision and core objectives for the area and providing greater detail on how adopted planning policies will be interpreted.
- 2.2. The SPD is supported by the South Tees Regeneration Master Plan, which was prepared by the South Tees Development Corporation (STDC) and is a background study to the SPD. The STDC was established by the Tees Valley Mayor in August 2017 to promote the economic growth and commercial development of Tees Valley through the regeneration of the South Tees Area.

## **3. Initial Consultation – October 2017**

- 3.1. On 18 October 2017, the STDC published its Draft South Tees Regeneration Master Plan for a period of public consultation that closed on the 8 December 2017. The Draft Masterplan was accompanied by the first draft of the South Tees Area SPD (then known as the South Tees Master Plan SPD) which was also subject to an informal consultation.
- 3.2. The Council has developed a comprehensive consultation database which includes residents, resident associations, elected representatives, community and voluntary groups, developers and businesses, infrastructure providers, government agencies and other prescribed bodies (as detailed in Regulation 6 Local Plan Consultation Statement April 2017 of The Town and Country Planning (Local Planning) (England) Regulations 2012). The current

consultee database contains over 2,700 contacts and all contacts on the database were notified, either via post or email, of the start and end of this consultation, the nature of the consultation and how comments on the consultation documents could be submitted.

- 3.3. In addition a number of notices and adverts were placed in the local press and on the websites of the STDC and the Council. A series of stakeholder events were also held with the following public exhibitions occurring during the consultation period:
- Redcar & Cleveland Leisure and Community Heart – 18.10.2017 – 10am to 6pm;
  - Redcar & Cleveland Civic & Learning Centre, Normanby Road, South Bank – 20.10.2017 – 11am to 6pm;
  - Guisborough Library, 90 Westgate, Guisborough – 01.11.2017 – 11am to 6pm;
  - Central Library, Centre Square, Middlesbrough – 08.11.2017 – 10am to 6pm;
  - National Museum of the Royal Navy, Jackson Dock, Hartlepool – 15.11.2017 – 10am to 6pm;
  - Dolphin Centre, Horse Market, Darlington – 22.11.2017 – 10am to 6pm;
  - Stockton Central Library, Church Road, Stockton – 29.11.2017 – 10am to 6pm.
- 3.4. A total of 54 representations were received to the joint consultation. While many of these were received in relation to the STDC Master Plan only, all comments with relevance to the SPD were taken into account in the preparation of the South Tees Area SPD Consultation Draft March 2018 and, where necessary, changes were made to the document. A summary of all of the representations received during the initial consultation on the SPD and Master Plan and the Council's response to them is provided within Appendix B.

#### **4. Consultation on the SPD – March 2018**

- 4.1. A second round of public consultation was undertaken on the SPD, and the associated documents, for a period of 4 weeks between 26 March and 22 April 2018. This was carried out in accordance with the Town and Country Planning (Local Planning Regulations 2012 and the Council's Statement of Community Involvement. Particularly:
- Notification of the consultation was be sent to all persons registered on the Council's consultation database;

- The SPD, and accompanying Strategic Environmental Report and Habitat Regulations Assessment Screening Report, was published on the Council's website;
  - A public notice was placed in the Evening Gazette newspaper;
  - Hard copies of the consultation documents were made available at the Council's main offices and libraries across the borough.
- 4.2. Consultees were invited to submit comments online via the Council website (<http://redcarcleland-consult.limehouse.co.uk/portal>), although comments submitted in writing via post or email were also accepted.

## **5. Summary of Consultation – March 2018**

- 5.1. The Council received 13 responses to the second round of consultation. These were received from 1 individual and 12 organisations.
- 5.2. Following the closure of the consultation period, all of the submitted responses were considered by the Council and, where appropriate, the SPD was revised in response. The consultation responses received and the Council's response to them are detailed within Appendix A.

## Appendix A - Schedule of Responses for South Tees Area SPD Consultation

**Organisation**

**Name** Mr Philip Chisholm

**Reference** COM\_01

**Page/Paragraph/ Principle**

**STDC5**

**Comment:** I feel a new communications route under the Tees would energise far more tourism and commerce than any of the schemes put forward. The tunnel at the mouth of the Tyne for pedestrians and bikes which is about to be reopened after refurbishment used to support 20,000 journeys a day. <https://www.facebook.com/River-Tees-Cycle-Tunnel-1418879898360375/>

**Council Response:** Comments noted. However, the SPD is prepared to provide guidance for the development of the area and does not, itself, propose specific schemes. The comments have been forwarded to the South Tees Development Corporation for consideration alongside the Master Plan for the site.

**Organisation** Canal and River Trust

**Name** Simon Tucker

**Reference** COM\_62

**Page/Paragraph/ Principle**

**All**

**Comment:** Having reviewed the document, the Canal & River Trust do not have any comment to make on the SPD.

**Council Response:** Noted.

**Organisation** Coal Authority

**Name** Mr Christopher Telford

**Reference** COM\_51

**Page/Paragraph/ Principle**

**All**

**Comment:** Thank you for consulting The Coal Authority on the above. Having reviewed your document, I confirm that we have no specific comments to make on it. Should you have any future enquiries please contact a member of Planning and Local Authority Liaison at The Coal Authority using the contact details above.

**Council Response:** Noted.

**Organisation** Coast and Country Housing

**Name** Mr Tom Hainey

**Comment:** On behalf of Coast & Country Housing, thank you for the opportunity to comment on this draft of the South Tees Area SPD. Having reviewed the documents provided I am happy to confirm that we have no additional comments to make and offer our support of the document. As a key provider of affordable housing across the Tees Valley we support all efforts to grow our economy and support the communities and households that we serve. We also support all efforts to ensure that our local infrastructure is capable of effectively linking those who live in the homes we provide with the local job opportunities that will help them sustain and improve their quality of life and life opportunities. Finally, as a responsible business and substantial landlord, property developer and land owner, we support all efforts to ensure that our local and global environment and habitats are protected for the benefit of future generations. In adopting a balanced approach to the regeneration of our economy and protection of our environment the Supplementary Planning Document has our support.

**Council Response:** Comments noted and support welcomed.

**Organisation Environment Agency**

**Name Louise Tait**

**Comment:** We support the aim set out in Development Principle STDC7: Environmental Protection and Enhancement to deliver a strategy for the regeneration area which promotes the provision of green infrastructure including a series of connected open, private and public spaces, using open space as connectors not barriers to development.

**Council Response:** Support welcomed



**Reference** COM\_28      **Page/Paragraph/ Principle**      **STDC9**

**Comment:** We welcome the general approach to remediation of land as detailed in Development Principle STDC9: Site Remediation (formerly STDC14) and we support the inclusion of environmental betterment as a consideration. We look forward to more detailed proposals in relation to how landfill areas/zones are to be managed, utilised and remediated within the preparation of a Ground Remediation Strategy and Materials and Waste Management Strategy.

**Council Response:** Comments noted and support welcomed.

**Reference** COM\_29      **Page/Paragraph/ Principle**      **SDTC15**

**Comment:** Section 4.30 of Development Principle STDC15: Coastal Community Zone, details that existing sandstone caverns may be utilised to store compressed air produced from residual electricity generation in periods of low demand and which can then be released and converted back into electricity in times of high demand and that potential for energy generating proposals to be located within this zone are being explored. We request that there is further consideration of this proposed activity with regard to any potential impacts upon groundwater once detailed proposals are developed.

**Council Response:** Comments noted. The environmental impacts of the scheme will be considered further as proposals develop.

**Reference** COM\_30      **Page/Paragraph/ Principle**      **All**

**Comment:** We welcome the acknowledgement with the SPD that there will be further consideration of stormwater drainage and management within the Water and Flood Risk Management Strategy for the South Tees Area. We note that reference has been made with the SPD to proposals for collection and conveyance, detention and retention and disposal of stormwater.

**Council Response:** Support welcomed.

**Reference** COM\_31      **Page/Paragraph/ Principle**      **All**

**Comment:** Certain proposed development and activities within the various zones may require an Environmental Permitting (England and Wales) Regulations (2016) permit from the Environment Agency. The applicant is advised to make early contact once specific proposals have been identified discuss the issues likely to be raised.

**Council Response:** Comments noted.

Reference COM\_32 Page/Paragraph/ Principle All

**Comment:** We support the commission of detailed studies/strategies in 2018 which will form technical supporting documents to the adopted SPD, specifically the development of a Ground Remediation Strategy, Materials and Waste Management Strategy and, Water and Flood Risk Management Strategy. We welcome the inclusion of a title description for each SPD Development Principle which provides ease of reference and clarity on the primary development consideration for the South Tees Area. We wish to re-iterate the following comments with regard to the South Tees Area boundary.

**Council Response:** Comments noted and support welcomed.

Reference COM\_33 Page/Paragraph/ Principle 3.1

**Comment:** We consider that the boundary will need further refining with respect to tidal states, for example, mean high water. We acknowledge that the proposals do include the potential refurbishment of structures that extend into the Tees estuary. However, we acknowledge that section 3.10 of the SPD states 'The layout provided in Figure 2 demonstrates that a comprehensive development, with clustering of compatible businesses around principal infrastructure and existing industries, can be achieved but is purely indicative to allow sufficient flexibility to respond to opportunities presented by potential investors. The evolving layout will also be informed by the Technical Supporting Documents, when completed'.

**Council Response:** Comments noted. The South Tees Area boundary provided within the SPD reflects the boundary of the STDC's area, as established by the South Tees Development Corporation Establishment Order 2017.

Organisation Forestry Commission

Name

**Comment:** The Forestry Commission is not in a position to input into the consultation process for Local Plans. However, the information below is provided to assist you in assessing the appropriateness of sites for future development, and to highlight opportunities for achieving your renewable energy obligations. A summary of Government policy on ancient woodland Natural Environment and Rural Communities Act 2006 (published October 2006). Section 40 - "Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity" National Planning Policy Framework (published March 2012). Paragraph 118 - "planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss" National Planning Practice Guidance - Natural Environment Guidance. (Published March 2014) This Guidance supports the implementation and interpretation of the National Planning Policy Framework. This section outlines the Forestry Commission's role as a non-statutory consultee "development proposals that contain or are likely to affect Ancient Semi-Natural woodlands or Plantations on Ancient Woodlands Sites (PAWS) (as defined and recorded in Natural England's Ancient Woodland inventory), including proposals where any part of the development site is within 500 metres of an ancient semi-natural woodland or ancient replanted woodland, and where the development would involve erecting new buildings, or extending the footprint of existing buildings". It notes that ancient woodland is an irreplaceable habitat, and that, in planning decisions, Plantations on Ancient Woodland Sites (PAWS) should be treated equally in terms of the protection afforded to ancient woodland in the National Planning Policy Framework. It highlights the Ancient Woodland Inventory as a way to find out if a woodland is ancient. Standing Advice for Ancient Woodland and Veteran Trees. (Published April 2014) The Forestry Commission has prepared joint standing advice with Natural England on ancient woodland and veteran trees which we refer you to in the first instance. This advice is a material consideration for planning decisions across England. It explains the definition of ancient woodland, its importance, ways to identify it and the policies that are relevant to it. It also provides advice on how to protect ancient woodland when dealing with planning applications that may affect ancient woodland. It also considers ancient wood-pasture and veteran trees. The Standing Advice website will provide you with links to Natural England's Ancient Woodland Inventory, assessment guides and other tools

**Council Response:** Comments noted.

to assist you in assessing potential impacts. The assessment guides sets out a series of questions to help planners assess the impact of the proposed development on the ancient woodland. Case Decisions demonstrates how certain previous planning decisions have taken planning policy into account when considering the impact of proposed developments on ancient woodland. These documents can be found on our website. The UK Forestry Standard (3rd edition published November 2011). Page 24 "Areas of woodland are material considerations in the planning process and may be protected in local authority Area Plans. These plans pay particular attention to woods listed on the Ancient Woodland Inventory and areas identified as Sites of Local Nature Conservation Importance SLNCIs). Keepers of Time - A Statement of Policy for England's Ancient and Native Woodland (published June 2005). Page 10 "The existing area of ancient woodland should be maintained and there should be a net increase in the area of native woodland" Natural Environment White paper "The Natural Choice" (published June 2011) Paragraph 2.53 - This has a "renewed commitment to conserving and restoring ancient woodlands" Paragraph 2.5 - "The Government is committed to providing appropriate protection to ancient woodlands and to more restoration of plantations on ancient woodland sites" Biodiversity 2020: a strategy for England's wildlife and ecosystem services (published August 2011). Paragraph 2.16 - Further commitments to protect ancient woodland and to continue restoration of Plantations on Ancient Woodland Sites (PAWS). Renewable & low carbon energy - The resilience of existing and new woodland is a key theme of the Forestry Commission's work to Protect, Improve and Expand woodland in England we will continue to work with Forestry / Woodland owners, agents, contractors and other Stakeholders to highlight and identify, pests and diseases and to work in partnership to enable Woodlands and Forests are resilient to the impacts of Climate Change. Woodfuel and timber supplies continues to be an opportunity for local market growth whilst also enabling woodlands to be brought back into active management. Flood risk - The planting of new riparian and floodplain woodland, can help to reduce diffuse pollution, protect river morphology, moderate stream temperature and aid flood risk management, as well as meet Biodiversity Action Plan targets for the restoration and expansion of wet woodland. The Forestry Commission is keen to work in partnership with Woodland / Forest Stakeholders to develop opportunities for woodland creation to deliver these objectives highlighted above.

**Organisation** Hanson UK

**Name** Mr Tom Brown

**Comment:** As you will be aware Hanson (formally Civil and Marine) operate a grinding plant for the processing of granulated blast furnace (GBS) slag into a cement replacement product (GGBS, known as Regen) within the proposed South Industrial Zone. The plant has a capacity of 450,000 tonnes per annum and employs approximately 30 people. I attach a plan showing the location of the site, where we also have a concrete batching plant serving the local market. Regen is a cement replacement for use in the manufacture of concrete and concrete products. One tonne of Regen in concrete reduces the embodied CO2 by around 900kg compared to using one tonne of Portland Cement, and also increases its durability. It is more sustainable than other cement substitutes such as fly-ash and can replace 70% or more of the Portland cement in concrete. The grinding plant is an established and highly specialized operation that reflects years of investment. Following the closure of the iron works it now imports GBS for processing from abroad via PD Ports, which is blended with the remaining stocks of GBS from the iron works and blended on a 50/50 basis to establish the correct quality/reactivity. However on exhaustion of the current stockpiles the plant is likely to become entirely dependent on marine imports of GBS. The processed product (GGBS) is then being transported by road for use as a cement replacement, thereby reducing the carbon footprint of concrete and concrete products across the whole of the UK construction sector. Hanson welcomes and supports the regeneration of the South Tees Area and believe that our business as described above sits comfortably with the visions and objectives for the area. As regards Development Principle STDC14:South Industrial Zone in particular:- 1) We welcome the inclusion of 'materials processing and manufacturing' as a sector to be encouraged within the SIZ and as shown on Figure 2, if this extends to the retention of our existing business in its current location. 2) On this basis, we would also welcome the proposals to improve the nearby river frontage which could facilitate direct importation of GBS for storage and subsequent processing thereby reducing local haulage associated with our operation, and might also offer the possibility for export of GGBS/GBS by sea to UK or other markets. 3) We would also support the proposals to improve rail infrastructure as this could extend to our being able to utilize rail for the delivery of GGBS to market. Whilst we have little doubt there would be scope to re-establish a grinding operation elsewhere within the STA, it would have to be on a replacement plant basis (to ensure continuity of supply) incurring substantial (multi million pound) cost, for in our opinion, a negligible benefit. We would therefore urge the authority to consider the retention of the existing plant and would welcome the opportunity to discuss in

**Council Response:** Comments noted and support welcomed.

more detail how the existing site and surrounding land might be developed to accommodate and benefit from the proposed changes to the river frontage and rail linking.

**Organisation** Historic England

**Name** Barbara Hooper

**Reference** COM\_55      **Page/Paragraph/ Principle**      **Page 11 Vision and Objectives**

**Comment:** We welcome the vision for the area, in particular the desire to be aspirational, combining industrial, environmental and community assets, and making best use of existing infrastructure and aiming for a low carbon economy. The historic environment is a critical element within this. The industrial legacy of the area provides a real opportunity to influence the future development of the site, and is mentioned several times within the document. However, the historic environment is not mentioned at all within the objectives. In addition, as noted above under the SEA, there are a number of designated heritage assets either within, or extremely close to the boundary, of the STDC area. As the SEA Environmental Report notes, the SPD must support the protection and enhancement of all nationally designated heritage assets, including their setting. This reflects national legislation and advice, including the National Planning Policy Framework (NPPF) which states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance (including any contribution made by their setting). The objectives (potentially Objective 8), would therefore be improved by including a reference to the historic environment, both the industrial heritage of the site, and the surrounding designated assets.

**Council Response:** Comments noted. Reference to the historic environment and heritage assets has been included within the vision and objectives.

**Comment:** We welcome and support the regeneration priorities, in particular the intention to achieve long term sustainability. In particular, we are pleased to note the inclusion of the protection of industrial heritage assets. However, as noted above, the heritage assets affected may not just be limited to the industrial heritage on site, but may also include the designated (non-industrial) assets either just within, or directly adjacent to, the site. The final bullet in STDC1 should therefore be amended to reflect the scope of the historic environment, and ensure that the requirements of the NPPF are embedded within this principle.

**Council Response:** Comments noted. The final bullet point in STDC1 has been amended to include reference to the wider historic environment.

**Comment:** While we fully welcome and support this principle, it would be helpful to clarify whether this is referring only to the natural environment, or whether it is also encompassing the historic environment. There are references within the principle of open space and green infrastructure (which may contribute to the significance of designated assets), and paragraph 3.62 refers to the promotion of the integration of heritage and nature within the Open Space Strategy. If this principle is intending to accommodate both natural and historic environmental elements, it will need enhancing to better reflect heritage assets. However, we are also aware that Principle STDC8 is specifically referring to Industrial Heritage, so it may be that Principle STDC7 just needs to be renamed to refer to Natural Environmental Protection and Enhancement to make the distinction clear.

**Council Response:** Comments noted. Natural has been added to the title of Development Principle STDC7 to clarify the scope of the principle.

**Comment:** We strongly welcome and support this principle. However, as noted above, the heritage assets which may be affected by this SPD include non-industrial designated assets, and this principle should reflect this. We would suggest re-naming the principle, and incorporating an additional section to reflect the advice of the SEA Report (and the requirements of the NPPF), ie: 'The SPD must support the protection and enhancement of all nationally designated heritage assets, including their setting'. We strongly welcome the proposal to identify the industrial assets which should be retained. A thorough understanding of the historic significance of the site will provide the necessary baseline evidence upon which to make decisions, and will be essential to inform the future development proposals. Historic England's Research Group would be extremely interested in working with the local authority and South Tees Development Corporation as one of the 'key stakeholders' mentioned within this principle, in particular in assisting with the recording of the most significant elements of the industrial complexes. The Research Group is currently carrying out research work on the steel industry, in recognition of the potential for significant industrial structures to contribute to regeneration. Similar work was recently carried out at Sheerness, which included aerial and ground photography, and filming and recording the sites and structures, supplementing other community initiatives such as arts projects and oral testimony collections. We are aware that, currently, access to the site is extremely limited due to contamination and health and safety issues, but if there are key contacts who would be interested in working with Historic England to explore the potential for this type of work in the future (and before there are any significant changes or demolition to structures on site), then please do let us know. We have also produced guidance on recording redundant power stations, which will have advice relevant to the steel works. This is available on our website at <https://www.historicengland.org.uk/images-books/publications/englands-redundant-post-war-coal-and-oil-fired-power-stations/> . We welcome the reference to 'significance' in relation to heritage assets within both the Principle STDC8, and in paragraph 3.66. This is an important concept within the historic environment, and we have produced guidance which both defines significance, and sets out a method for thinking systematically and consistently about the heritage values that can be ascribed to a place. We refer to four categories: evidential (the physical evidence of past human activity); historical (the connections with people and events from the past); aesthetic (how a place provides sensory and intellectual stimulation); and communal value (what a place means for people, or how it relates to collective

**Council Response:** Comments noted. The title of STDC 8 has been amended and additional text relating to heritage assets and Local Plan Policy HE2 has been included.



experience or memory). There is more explanation within our 'Conservation Principles' on our website, at <https://historicengland.org.uk/advice/constructive-conservation/conservation-principles/>, and it might be helpful to reference this within the SPD.

**Reference** COM\_59      **Page/Paragraph/ Principle**      **STDC11**

**Comment:** We welcome the intention outlined within the Principle and paragraph 4.10 to develop an open space recreation and heritage area, incorporating the Redcar Blast Furnace. As noted above, our Research Group would be very interested in working with the Council to help record and explore the potential for retention and interpretation of the industrial heritage.

**Council Response:** Support welcomed

**Reference** COM\_60      **Page/Paragraph/ Principle**      **STDC14**

**Comment:** We welcome the intention outlined within the Principle and paragraph 4.25 to develop an open space recreation and heritage area, incorporating the Dorman Long Tower. As noted above, our Research Group would be very interested in working with the Council to help record and explore the potential for retention and interpretation of the industrial heritage.

**Council Response:** Support welcomed

**Reference** COM\_61      **Page/Paragraph/ Principle**      **STDC15**

**Comment:** This area may contain the designated heritage asset of the Grade II South Gare Lighthouse. The need to protect and enhance the significance of this asset, including any contribution made by its setting, should be recognised within this section.

**Council Response:** Comments noted. Reference to the listed building and heritage assets has been included in STDC8 and the supporting text.

**Reference** COM\_63      **Page/Paragraph/ Principle**      **Environmental Report, Page 8, Table 3.1**

**Comment:** We welcome the inclusion of the need to protect and enhance cultural heritage assets and their setting within key environmental issues.

**Council Response:** Support welcomed

**Reference** COM\_64      **Page/Paragraph/ Principle**      **Environmental Report, Page 52, Table 6.1**

**Comment:** We welcome the recommendations (and subsequent changes) for Development Principle STDC8 - Preserving Industrial Heritage, in particular the need to explain the significance of heritage assets.

**Council Response:** Support welcomed.

**Reference** COM\_65      **Page/Paragraph/ Principle**      **Environmental Report, Page 58, Appendix A.**

**Comment:** We welcome the references within Table A.1 Designated Sites of relevance to the SPD, of the designated assets within the vicinity of the Masterplan area. However, while the SEA states that there are no designated assets within the STDC area, we are unclear from the map whether the Grade II South Gare Lighthouse is within, or right on the boundary of the Masterplan area? As noted within the SEA, there also appear to be a number of designated assets immediately surrounding the site. These include the Grade II\* Baptist Church amongst a cluster of listed buildings at South Bank, and also extremely close to the boundary are Coatham Sands Conservation Area and Grade II listed collection of assets at Marsh Farmhouse, Warrenby. We welcome the recognition given within the document that 'The SPD must support the protection and enhancement of all nationally designated heritage assets, including their setting'. However, given the proximity of these assets, it would be helpful for the Environmental Report to identify these assets somewhere, either on a map or as a list.

**Council Response:** Comments noted and support welcomed. A technical note to update the SEA report has been provided and this includes recognition of the South Gare Lighthouse, which is within the SPD area, and the adjacent heritage assets.

**Reference** COM\_66      **Page/Paragraph/ Principle**      **Environmental Report, Page 76**

**Comment:** The SEA Table A.2 Review of Relevant Environmental Aspects, Issues and Problems references a number of designated assets. As noted above, it is possible that the South Gare Lighthouse may be within the boundary?

**Council Response:** Comments noted. A technical note to update the SEA report has been provided and this includes recognition of the South Gare Lighthouse, which is within the SPD area.

**Organisation** INCA (Industry and Nature Conservation Association)      **Name** Mr Mike Leakey

**Reference** COM\_03      **Page/Paragraph/ Principle**      **1.4**

**Comment:** We particularly support the subsidiary purpose contained in the fourth bullet point, namely to 'identify those key opportunities to protect, enhance and manage assets of ecological and heritage importance that will further enhance the South Tees Area'. However, the document is insufficiently developed to furnish any meaningful detail on these opportunities.

**Council Response:** Support welcomed and comments noted. The SPD refers to a forthcoming Environment and Biodiversity Strategy. This strategy will consider ecological enhancement opportunities in the South Tees Area and will inform a future review of the SPD.

**Reference** COM\_04      **Page/Paragraph/ Principle**      **1.8**

**Comment:** INCA welcomes the commissioning of these Strategy documents, especially the 'Environment and Biodiversity Strategy', the 'Open Space Strategy' and the 'Water and Flood Risk Management Strategy', and notes that these strategies should provide much of the detail lacking in the SPD itself.

**Council Response:** Support welcomed.

**Reference** COM\_05      **Page/Paragraph/ Principle**      **2.1**

**Comment:** Objective 8 neatly captures the potential social, economic and environmental benefits of the approach adopted in the SPD; "Deliver redevelopment in a way that provides long term sustainability, reduces pollution, manages the water environment, contributes to habitat protection, safeguards biodiversity and enhances green infrastructure, open space and landscape character: Creating a destination that is an exemplar of how major industry and environmental assets can co-exist in a mutually-beneficial way, realised through genuine collaboration between new businesses and national and local environmental bodies".

**Council Response:** Support welcomed.

Reference	COM_06	Page/Paragraph/ Principle	STDC1	
<b>Comment:</b>	The eighth bullet point of Development Principle STDC1 currently reads "To reduce pollution, contribute to sustainable flood risk management and habitat protection and encourage biodiversity and long term sustainability" We suggest it be amended t read "To reduce pollution, contribute to sustainable flood risk management and habitat protection, and to yield a net gain in biodiversity"			<b>Council Response:</b> While it is acknowledged that the Government is consulting on proposed changes to the NPPF in relation to net gain, the R&C Local Plan policies were examined and found sound against the current NPPF. The SPD provides guidance on these policies and reflects the Local Plan wording, which requires net gain only where possible.
Reference	COM_07	Page/Paragraph/ Principle	3.47	
<b>Comment:</b>	The correct term used in the Habitats Regulations is "likely significant effect" rather than "likely significant adverse effect" Competent authorities other than Redcar & Cleveland Borough Council may need to be involved in Appropriate Assessments.			<b>Council Response:</b> Comments noted. The suggested change to paragraph 3.47 has been made.
Reference	COM_08	Page/Paragraph/ Principle	STDC7	
<b>Comment:</b>	We acknowledge and support the assertion that "Net environmental gains should be provided where appropriate and viable" a policy that is repeated in paragraph 3.58 on Page 38.			<b>Council Response:</b> Support welcomed.
Reference	COM_09	Page/Paragraph/ Principle	3.52 and 3.53	
<b>Comment:</b>	INCA welcomes these two paragraphs regarding the preparation of an Environment and Biodiversity Strategy. We note and applaud the emphasis given to habitat management, and to collaborative working by key partners.			<b>Council Response:</b> Support welcomed.

**Reference COM\_10      Page/Paragraph/ Principle      3.57**

**Comment:** INCA can supply further information on areas of importance for biodiversity for consideration in drafting the Environment and Biodiversity Strategy, perhaps contributing to an improved level of detail within Figure 5 on Page 40.

**Council Response:** The offer of support for the production of the Environment and Biodiversity Strategy is noted and welcomed. It is intended that the SPD will be reviewed within 12-18 months of adoption in order to reflect the forthcoming strategies and the additional detail they will provide.

**Reference COM\_11      Page/Paragraph/ Principle      3.6**

**Comment:** We welcome positive references made in this paragraph to the 'Tees Estuary Strategic Framework' and the development of habitat banking, as well as "opportunities to achieve net environmental gain from development proposals"

**Council Response:** Support welcomed.

**Reference COM\_12      Page/Paragraph/ Principle      3.62**

**Comment:** This is a helpful paragraph in that it promotes habitat connectivity and green infrastructure in the broadest sense, along with the "integration of heritage and nature within the Open Space Strategy". However, in certain circumstances and for some species and habitats open space can also serve as a buffer against hostile environmental conditions; this is stated in several Site Specific Development Principles and should also be asserted here.

**Council Response:** Comments noted and para 3.62 amended to reference the value of open space as a buffer.

**Reference COM\_13      Page/Paragraph/ Principle      Figure 5**

**Comment:** This map could usefully depict habitats and species of interest in addition to existing wildlife designations (statutory and local).

**Council Response:** Comments noted. The SPD will be updated to include additional detail following completion of the Environment and Biodiversity Strategy.

**Reference** COM\_14      **Page/Paragraph/ Principle**      **3.71**

**Comment:** While it is wholly legitimate that 'wherever possible and following an appraisal of remedial options, remediation of the site will provide a degree of environmental betterment of site conditions' the amenity and biodiversity value of calcareous semi-natural grasslands on slag substrates should be recognised.

**Council Response:** Comments noted. The biodiversity value of individual areas will be considered further within the forthcoming Environment and Biodiversity Strategy and the SPD will be amended to reflect the completed strategy, where appropriate.

**Reference** COM\_15      **Page/Paragraph/ Principle**      **3.85**

**Comment:** We strongly support 'the development of a drainage system and flood management infrastructure across the site' which will bring 'opportunities to provide biodiversity enhancement and increased amenity value. Measures such as diverting or de-culverting existing water courses and providing sustainable drainage systems can also create potential for biodiversity and landscape enhancements and future developments should make the most of these opportunities'. Perhaps the greatest scope for these measures is to be found in the North East Ecological Industrial Zone, around the course of the Fleet, though there will doubtless be possibilities throughout the South Tees Area.

**Council Response:** Support welcomed.

**Reference** COM\_16      **Page/Paragraph/ Principle**      **STDC11**

**Comment:** We are pleased to note the reference to 'the need for and definition of a buffer zone to protect existing environmental assets within and adjacent to the North Industrial Zone'

**Council Response:** Support welcomed.

**Reference** COM\_17      **Page/Paragraph/ Principle**      **4.9**

**Comment:** The meaning of this paragraph is not clear; 'The ability to significantly expand river berth capacity upstream of RBT presents a major opportunity for the South Tees Area and it is important that the typology and scale of uses in the North Industrial Zone support the case for doing this' Does the paragraph refer to consented projects such as the Sirius Minerals export facility and/or the Northern Gateway?

**Council Response:** Comments noted. The paragraph has been amended to improve clarity.

<b>Reference</b>	<b>COM_18</b>	<b>Page/Paragraph/ Principle</b>	<b>4.11</b>	
<b>Comment:</b>	This paragraph rightly recognises the significant biodiversity resources already present within and adjacent to the Northern Industrial Zone.			<b>Council Response:</b> Support welcomed.
<b>Reference</b>	<b>COM_19</b>	<b>Page/Paragraph/ Principle</b>	<b>4.12</b>	
<b>Comment:</b>	We welcome the fact that 'The Council, in partnership with the STDC, will explore opportunities for environmental enhancement and protection for this [the Northern Industrial] zone within a wider Environment and Biodiversity Strategy' <sup>2</sup>			<b>Council Response:</b> Support welcomed.
<b>Reference</b>	<b>COM_20</b>	<b>Page/Paragraph/ Principle</b>	<b>STDC12</b>	
<b>Comment:</b>	We recognize and support 'the need for and definition of a buffer zone to protect existing environmental assets within and adjacent to the North East Ecological Industrial Zone'. <sup>2</sup>			<b>Council Response:</b> Support welcomed.
<b>Reference</b>	<b>COM_21</b>	<b>Page/Paragraph/ Principle</b>	<b>4.15</b>	
<b>Comment:</b>	Notwithstanding geotechnical and chemical constraints on retention and re-use, the "extensive slag content" <sup>2</sup> of much of the Teardrop Site might actually prove to be an asset for the South Tees Area, as it can provide the substrate for grasslands of high biodiversity value.			<b>Council Response:</b> Comments noted. The biodiversity value of individual areas will be considered further within the forthcoming Environment and Biodiversity Strategy, which will be reflected in future reviews of the SPD.
<b>Reference</b>	<b>COM_22</b>	<b>Page/Paragraph/ Principle</b>	<b>4.18</b>	
<b>Comment:</b>	This paragraph rightly suggests that sensitive biodiversity interests will have to be dealt with by developments in the North East Ecological Industrial Zone, and that buffering may be required by the adjacent Coastal Community Zone.			<b>Council Response:</b> Support welcomed.

**Reference** COM\_23      **Page/Paragraph/ Principle**      4.23

**Comment:** Perhaps "Estuary Edge" type measures could be incorporated by way of mitigation into the redevelopment of the South Bank wharves?

**Council Response:** Comments noted. Environmental protection and mitigation measures will be considered in the forthcoming Environment and Biodiversity Strategy, which will be reflected in future reviews of the SPD.

**Reference** COM\_24      **Page/Paragraph/ Principle**      4.28

**Comment:** INCA supports the aspiration 'that the greater utilization of these assets by nature and the public will be in a controlled and regulated manner. The plan is that these assets be transferred into a suitable environmental management body for long-term stewardship'

**Council Response:** Support welcomed.

**Reference** COM\_25      **Page/Paragraph/ Principle**      4.29 4.30

**Comment:** The Coastal Community Zone is the most sensitive of all the Zones identified in the South Tees Area by virtue of its international and national wildlife designations, hence all development here will require the closest scrutiny.

**Council Response:** Comments noted.

**Organisation** Natural England

**Name** Andrew Whitehead



**Comment:** We welcome the inclusion in the vision of the value of the environment as an asset within the South Tees area. In the final paragraph we suggest the inclusion of 'and enhancing' after safeguarding to better reflect the proposed changes to the NPPF as described above.

**Council Response:** Comments noted and support welcomed. While the Government's intention to amend the NPPF is noted, the R&C Local Plan policies were examined and found sound against the current NPPF. The SPD provides guidance on these policies and should reflect this wording. It is intended that the SPD will be reviewed within 12-18 months of adoption in order to include additional detail from the forthcoming suite of strategies and studies and this review will provide opportunity to reconsider the SPD principles in the light of any planning policy changes.

Reference COM\_35 Page/Paragraph/ Principle Page 12 - SPD objectives

**Comment:** We welcome the inclusion of Objective 8 as a specific objective recognising the environmental value of the area, and advise that it aims to enhance biodiversity as well as safeguarding what is already there.

**Council Response:** Support welcomed.

Reference COM\_36 Page/Paragraph/ Principle STDC 1

**Comment:** In relation to the 8th bullet within this Principle we advise amending the wording to read 'To reduce pollution, contribute to sustainable flood risk management and habitat protection and ensure a net gain in biodiversity and long term sustainability' which would better reflect the proposed updates to the NPPF.

**Council Response:** While the Government's intention to amend the NPPF is noted, the R&C Local Plan policies were examined and found sound against the current NPPF. The SPD provides guidance on these policies and should reflect this wording. It is intended that the SPD will be reviewed within 12-18 months of adoption in order to include additional detail from the forthcoming suite of strategies and studies and this review will provide opportunity to reconsider the SPD principles in the light of any planning policy changes.

**Reference** COM\_37      **Page/Paragraph/ Principle**      **Para 3.47**

**Comment:** The first test of the Habitats Regulations is a screening for Likely Significant Effect (LSE) - there is no reference to adverse at this point. The assessment for adverse effects is only triggered if the LSE screening concludes that significant effects cannot be ruled out. Adverse impacts from existing development and relevant approved developments should have already been assessed under the Habitats Regulations, and suitable mitigation to remove these impacts identified prior to permission being granted. Any adverse impacts on the SPA, either alone or in-combination, from infrastructure proposals should be avoided, and permission should only be granted if it can be shown that suitable compensation will be provided, where there are no suitable alternatives, and there is an over-riding public interest for the proposal to proceed. We advise this paragraph is re-written to better reflect the various stages of the Habitats Regulations Assessment process.

**Council Response:** Comments noted. The final SPD has been amended to reflect the correct wording from the HRA.

**Reference** COM\_38      **Page/Paragraph/ Principle**      **STDC 7**

**Comment:** We welcome the inclusion of this as an explicit principle within the SPD. We advise that the words 'where appropriate' and 'where possible' are removed from the first paragraph of this principle as these changes would better reflect the proposed amendments to the NPPF

**Council Response:** While the Government's intention to amend the NPPF is noted, the R&C Local Plan policies were examined and found sound against the current NPPF. The SPD provides guidance on these policies and should reflect this wording. It is intended that the SPD will be reviewed within 12-18 months of adoption in order to include additional detail from the forthcoming suite of strategies and studies and this review will provide opportunity to reconsider the SPD principles in the light of any planning policy changes.

**Reference** COM\_39      **Page/Paragraph/ Principle**      **Para 3.52**

**Comment:** We welcome the commitment to producing an Environment and Biodiversity Strategy, and would very much welcome the opportunity to be involved in its development.

**Council Response:** Support welcomed.

**Reference** COM\_40      **Page/Paragraph/ Principle**      **Para 3.54 - 3.57**

**Comment:** Natural England has submitted the paperwork relating to the proposed extension to the Teesmouth and Cleveland Coast SPA to Defra, and we are awaiting confirmation of the consultation dates. We also plan to run the consultation for the proposed changes to the SSSIs across the Tees to run alongside the SPA consultation. It is proposed that Coatham Marsh will be included in the revised SSSI and SPA boundaries.

**Council Response:** Comments noted. The consultation on the proposed expansion of the SPA and the changes to the SSSIs has not yet been confirmed and the references to designated sites within the SPD reflect the status of the sites at the time of writing. The expected 12 month review of the SPD will provide opportunity to up date these references following the confirmation of the consultation.

**Reference** COM\_41      **Page/Paragraph/ Principle**      **STDC 9**

**Comment:** The wording in this principle should be revised to reflect the stages of the Habitats Regulations Assessment - we advise the removal of 'significant' from the paragraph referring to the Teesmouth and Cleveland Coast SPA.

**Council Response:** Comments noted and reference to 'significant' has been removed.

**Reference** COM\_42      **Page/Paragraph/ Principle**      **Para 4.4**

**Comment:** We welcome the statement within this paragraph that hard boundaries to development limits of each zone may not be appropriate - this is particularly pertinent for the North Industrial Zone and North East Ecological Industrial Zone.

**Council Response:** Support welcomed.

**Reference** COM\_43      **Page/Paragraph/ Principle**      **STDC11**

**Comment:** We welcome the recognition within this principle that a buffer zone may be required to protect the environmental assets within and adjacent to this zone.

**Council Response:** Support welcomed.

**Comment:** As per previous comments it should be noted that a consultation on an updated NPPF is currently ongoing.

**Council Response:** Comment noted. While the Government's intention to amend the NPPF is noted, the R&C Local Plan policies were examined and found sound against the current NPPF. The SPD provides guidance on these policies and should reflect this wording. It is intended that the SPD will be reviewed within 12-18 months of adoption in order to include additional detail from the forthcoming suite of strategies and studies and this review will provide opportunity to reconsider the SPD principles in the light of any planning policy changes.

**Comment:** We consider the name of this zone to be misleading - the inclusion of 'ecological' suggests a strong likelihood of the zone being prioritised for ecological purposes, but the underlying text associated with this principle does not reflect this. The supporting text in paragraphs 4.14 to 4.19 makes very limited reference to the ecological value of some of the habitats found within this zone including some UK BAP habitats. We advise the text is revised to more explicitly recognise this.

**Council Response:** Comments noted. The name of the zone has been amended to remove reference to ecological. It is intended that the SPD will be reviewed in 12-18 months, following completion of an Environmental and Biodiversity Strategy for the area. This strategy will provide additional detail on the existing biodiversity with the area and future enhancements or mitigation requirements and will be reflected in the SPD review.

**Comment:** We welcome the recognition within this principle that any developments will need to be in accordance with the Recreation Management Plan.

**Council Response:** Support welcomed.

**Comment:** We welcome the commitment to ensuring the long-term retention of the environmental assets of this area through the statement for their transfer to a suitable environmental management body.

**Council Response:** Support welcomed.

**Reference** COM\_48      **Page/Paragraph/ Principle**      **Para 5.2**

**Comment:** If possible it would be beneficial to include mention here that dialogue with statutory environmental conservation bodies at an early stage would also be advisable.

**Council Response:** Comments noted and reference included.

**Reference** COM\_67      **Page/Paragraph/ Principle**      **All**

**Comment:** Natural England welcomes the production of an SPD to provide guidance on the development of this area of land, and welcomes the opportunity to provide comments on the updated Consultation Draft. We are pleased to see that a number of the comments and suggestions from our response to the previous iteration of the SPD have been incorporated into the latest version. It should be noted that since our previous comments were provided a consultation has commenced on revisions to the NPPF, which includes strengthened wording in relation to biodiversity net gain, which will remove the 'where possible' caveat from the previous wording to now read 'should include measurable net gains for biodiversity'. We recognise that the consultation is ongoing, and the changes to the text have not been formally made, but we are of the view that this aspiration should be incorporated into the SPD objectives.

**Council Response:** Comments noted and support welcomed. The SPD reflects the wording of the Redcar & Cleveland Local Plan and the current NPPF. The SPD will be reviewed within 12-18 months and this will provide opportunity to reconsider the SPD in the light of any local and national policy changes.

**Reference** COM\_68      **Page/Paragraph/ Principle**      **Environmental Report**

**Comment:** We have no specific comments to make in relation to this document; although it should be noted in relation to SEA Recommendations for STDC7 that an HRA screening report will assess likely significant effects on the SPA not likely significant adverse effects - this is a merging of the HRA terminology. 'Adverse' effects are considered at the Appropriate Assessment stage.

**Council Response:** Comments noted.

**Reference** COM\_69      **Page/Paragraph/ Principle**      **HRA Report**

**Comment:** We agree with the conclusions of this assessment, and welcome the proposed changes to the wording of STDC7 to strengthen the protection this Objective will provide to the environmental assets of the area.

**Council Response:** Support welcomed.

**Organisation** North Yorkshire County Council

**Name** Mark Rushworth

**Reference** COM\_54      **Page/Paragraph/ Principle**      **All**

**Comment:** Thank you for consulting North Yorkshire County Council (NYCC) on the draft South Tees Area SPD. NYCC officers from the Strategic Policy and Economic Growth Team have reviewed the documentation. We welcome the use of the SPD to help deliver the Local Plan's provisions for the area and achieve sustainable development, regeneration and growth. We note that the SPD is also aligned with the aspirations of the South Tees Development Corporations Regeneration Master Plan, and that the overall implementation timeframes are likely to extend beyond the current Local Plan period. Whilst we do not consider that the SPD is likely to give rise to a significant strategic cross boundary issues, we would refer you to our previous comments on the Redcar & Cleveland Publication Local Plan dated 30 January 2017.

**Council Response:** Comments noted and support welcomed.

**Organisation** Northumbrian Water Ltd

**Name** Northumbrian Water

**Reference** COM\_52      **Page/Paragraph/ Principle**      **Objective 8**

**Comment:** We support Objective 8 - To deliver redevelopment in a way that provides long term sustainability, reduces pollution, manages the water environment, contributes to habitat protection, safeguards biodiversity and enhances green infrastructure, open space and landscape character. We particularly welcome reference made to managing the water environment and enhancing green infrastructure.

**Council Response:** Support welcomed.

**Comment:** We welcome Development Principle STDC10 - Utilities which supports strategies to ensure the management of flood risk and drainage. We support the reference made within paragraph 3.85 to Sustainable Drainage Systems (SuDS). Such systems can provide multiple benefits in addition to their primary role in flood risk management. Additional benefits include the potential for improvements to water quality, amenity and biodiversity in the local area. We are pleased that the SPD encourages the use of SuDS and we consider that highlighting the benefits will promote sustainable water management in the South Tees area. Furthermore, we are pleased to note in STDC10 a link between SuDS and Green Infrastructure has been identified. The document states 'wherever possible, proposals involving flood and water management infrastructure or alterations to existing water courses, should include biodiversity and/or landscape enhancement, in line with Policy N4 of the local plan' We believe Sustainable Drainage Systems have significant potential to be an integrated part of green infrastructure and in return will fulfil the above strategy. This approach would enable green infrastructure to provide further benefits in the form of improved water quality and reduced flood risk, whilst continuing to deliver more prominently identified benefits such as amenity value and biodiversity enhancement.

**Council Response:** Comments noted and support welcomed.

**Organisation** RSPB

**Name** Ms Christina Taylor

**Comment:** Thank you for consulting the RSPB on the South Tees Area Supplementary Planning Document (SPD) and associated Habitat Regulations Assessment (HRA) and Environmental Report. The RSPB previously provided a response to the Joint Consultation on the South Tees Regeneration Master Plan and South Tees Area SPD. We have had the opportunity to review the Schedule of Responses are pleased to note that the comments and recommendations submitted by ourselves and other stakeholders, in particular relating to Ecology and the Environment, have been taken into consideration within the SPD. We note and support that the recommendations detailed within Section 4.4 of the HRA have been implemented within the SPD. These include: Reference to Development Principle STDC7: Environmental Protection and Enhancement as a cross-cutting principle throughout the SPD, where applicable to other principles - but particularly Site Specific Development Principles. Reference within STDC7 that all proposals should comply with the requirements of Local Plan Policies N2: Green Infrastructure and N4: Biodiversity and Geological Conservation and that any proposals which could lead to increased recreational use of the SPA should also be informed by the Redcar and Cleveland: Teesmouth and Cleveland Coast SPA Recreation Management Plan (RMP). We consider that the above Plan policies and RMP should provide an appropriate framework to consider the potential impacts of new development within the SPD area upon designated sites and to ensure that adverse effects on the integrity of European sites within the Zone of Influence, in particular the Teesmouth and Cleveland Coast SPA, are avoided. The RSPB previously advised that, although the protection of designated sites should be a key priority, the Master Plan could go further to ensure that consideration of biodiversity is embedded throughout the Plan documents and positive measures undertaken across the STDC site. We are pleased to see that the SPD has been amended to reflect that there will be wider opportunities beyond designated sites for protection, enhancement and mitigation. We note the commitment to developing Environment and Biodiversity and Open Space Strategies. Alongside the RMP these supporting/technical documents will be important in providing the finer level of detail/guidance required to ensure the integrated delivery of environmental measures alongside new development.

**Council Response:** Comments noted and support welcomed.



# Appendix B - Schedule of Comments Made to Joint Consultation on the Master Plan and SPD

## 01 Ecology and Environment

STM\_05.01

Mr Jeremy Garside

Tees Valley Wildlife Trust

### Comment

Question 1: The Tees Valley Wildlife Trust welcomes the vision set out in the Master Plan. We agree that the South Tees Area is of national significance and needs to present a world class offer. We particularly, support Core Principle 8 “Creating a destination that is an exemplar of how major industry and vitally important environmental assets can co-exist in a mutually-beneficial way,” This is because long term sustainability and biodiversity are essential components of a world class industrial business park, as well as being key to central government policy on the environment.

As a local environmental body, with national support through the Wildlife Trusts Partnership, we want to commit our expertise, energy and resources to help the South Tees Development Corporation to realise this core principle.

We were pleased to see environmental principles reflected in many other parts of the Master Plan and we would like to see the environmental principles set out in the plan, implemented throughout the regeneration of the South Tees Area.

### Response to comments

Support welcomed

### Change Made to SPD

## 01 Ecology and Environment

## 01 Ecology and Environment

STM_05.05	Comment	Response to comments
<b>Mr Jeremy Garside</b> <b>Tees Valley Wildlife Trust</b>	<p>Question 8: The Wildlife Trust was very pleased to see the protection afforded to the designated conservation sites within the South Tees Area. Current government policy (in the National Planning Policy Framework and the Natural Environment and Rural Communities Act, 2006) goes beyond ensuring no net loss of biodiversity to requiring public authorities to seek opportunities for restoring and connecting nature on a significant scale.</p> <p>We would like to assist the STDC to devise and deliver actions which will improve nationally important wildlife habitats and species in the Coastal Communities Zone, examples might include the restoration and extension of the islands and old training walls off South Gare and Bran Sands which support large numbers of roosting seabirds or the restoration and repair of the sand dune system along the seaward coast. The latter feature is important ecologically, but also provides a vital defence against coastal flooding.</p>	<p>Support welcomed. A biodiversity led strategy for the area will be developed and support from TVWT in the preparation of this strategy will be welcomed.</p> <p><b>Change Made to SPD</b></p> <p>SPD has been revised to reflect the preparation of the Biodiversity Strategy.</p>

## 01 Ecology and Environment

## 01 Ecology and Environment

STM_05.07	Comment	Response to comments
<b>Mr Jeremy Garside</b> <b>Tees Valley Wildlife Trust</b>	<p>Question 10: In addition to the designated conservation habitats, the South Tees Area contains a significant quantity of other UK Priority Biodiversity Habitats including grasslands, small plantations and ponds. It would be a wonderful and significant achievement, of national interest and accord with government policy if the character of these “post-industrial wildlife habitats” could be used as the basis for all the landscaping along roadways and around buildings in the regeneration of the area.</p> <p>The Wildlife Trust has been working closely with the South Tees Site Company, Tata Steel and Redcar and Cleveland Borough Council on the management of the Fleet – the watercourse which flows between Redcar and Dabholme through the South Tees Area and which is critical to managing surface water and preventing flooding of homes and critical infrastructure.</p> <p>Government guidance is that public bodies and statutory undertakers planning the management of water resources should: (i) make space for water and wildlife along rivers and around wetlands; (ii) restore natural processes in river catchments, including in ways that support climate change adaptation and mitigation; and (iii) accelerate the programme to reduce nutrient overload, particularly from diffuse pollution.</p> <p>It is vital that the Fleet is not simply seen as an opportunity rather than an inconvenience in regeneration plan. Regeneration in surrounding development zones should make use of sustainable drainage opportunities from the outset.</p>	<p>Comments noted and to be explored in detail through the Biodiversity Strategy.</p> <p><b>Change Made to SPD</b></p> <p>SPD has been amended to reflect the preparation of a Biodiversity Strategy.</p>

## 01 Ecology and Environment

## 01 Ecology and Environment

STM\_20.02

### Comment

### Response to comments

Rachel Murtagh  
Tees Valley Nature Partnership

Key Point 1: Internationally important habitats. We welcome the recognition by Ben Houchen, Tees Valley Mayor that 'The inclusion of important environmental and community assets at South Gare and Coatham Marshes also brings the potential for major enhancement of these areas of great natural beauty'. As areas of international wildlife importance, it is crucial the wildlife assets are protected above the desire to open up the area and create facilities that lead to greater disturbance by humans. This rationale is adopted in the draft Redcar and Cleveland Recreation Management Plan. In our highly managed and populated country we feel we have a duty to preserve the character and qualities of our wilder areas.

Comment noted.

### Change Made to SPD

## 01 Ecology and Environment

STM\_20.03

### Comment

### Response to comments

Rachel Murtagh  
Tees Valley Nature Partnership

Key Point 2: Community involvement in our natural environment is critical for the appreciation and preservation of the environment and our health and wellbeing. We are confident that working with the STDC we can plan for and develop sustainable access to these areas as well as create exciting new opportunities in other appropriate areas of the site.

The support of the TVNP in the preparation of a Biodiversity Strategy will be welcomed.

### Change Made to SPD

## 01 Ecology and Environment

## 01 Ecology and Environment

STM_20.04	Comment	Response to comments
<b>Rachel Murtagh</b> <b>Tees Valley Nature Partnership</b>	<p>Key Point 3: Whole Site – the nature conservation value and interest doesn't stop at the Coastal Community Zone.</p> <p>a. A Blue-Green Infrastructure Strategy would incorporate the proposed open space strategy, sustainable transport and access, flood water management and SUDs4 , and biodiversity strategy. This would have regard to the proposed environment strategy (energy, waste, air, water, land, pollution etc.).</p> <p>b. Nature Improvement Areas are nationally recognised landscape-scale initiatives which aim to ensure that land is used sustainably to achieve multiple benefits for people, wildlife and the local economy. 'Local nature partnerships and local planning authorities can identify and agree where locally determined NIAs can be set up'4. We are keen to explore this with you as an option to be the first in the country which is an industrial landscape.</p> <p>C. A Biodiversity strategy applying the Lawton principles with corresponding management plan is vital to ensure a comprehensive and coherent approach is taken now and into the medium and long-term future of the site. We recommend this is undertaken soon.</p> <p>D. Apply the mitigation hierarchy to achieve no net loss of biodiversity and net positive impact across the whole site. This is now widely accepted as the approach for biodiversity conservation for sustainable development.</p>	<p>Support in the preparation of a Biodiversity Strategy will be welcomed.</p> <p><b>Change Made to SPD</b></p> <p>Amendments made to reflect Policy N4 of the Local Plan and to include reference to the mitigation hierarchy and no net loss.</p>

## 01 Ecology and Environment

## 01 Ecology and Environment

STM_20.05	Comment	Response to comments
<b>Rachel Murtagh</b> <b>Tees Valley Nature Partnership</b>	<p>Key Point 4: Beyond the boundary</p> <p>a. Credit system. There are significant opportunities to include relevant parts of the STDC land-holding, within the boundary of the former steelworks site, in a Tees Habitat Banking system which is currently being developed by the Tees Estuary Partnership. Such a system will provide more clarity and certainty to commercial development, will simplify the planning process in relation to new development activity, and will provide an enhanced strategic network of habitat creation.</p> <p>b. The Tees Estuary. As a nature partnership we have great ambitions for the whole estuary area as a heritage asset to be enhanced and celebrated. This builds on existing successful programmes such as the Landscape Partnership River Tees Rediscovered. This STDC site has a key part to play and we hope you can be an active part of these wider ambitions. Our estuary and the river are the defining natural assets in the Tees Valley. We would like this east west corridor given equal status to the north south (CCZ) corridor.</p> <p>c. Recreation and access. Balance public access with site sensitivity.</p> <p>d. Wider connectivity. The proposed extension to the SSSI that links the CCZ south to Redcar rocks and beach, Coatham Marsh and Coatham Green and north beyond Hartlepool Headland to Hart Warren in a continuous stretch of protected coast.</p> <p>E. Placemaking and public perception. The Green Spaces Strategy can (should?) be built upon the existing built and natural heritage of the site. There are already national and international examples of business zones and parks that have embraced the natural environment and see it as an asset and integral part of the offering to business who wish to locate there. We can be an exemplar and grow our community pride in both the industrial</p>	<p>Comment noted and support in the preparation of a Biodiversity Strategy is welcomed.</p> <p><b>Change Made to SPD</b></p>

**01 Ecology and Environment**

and natural heritage of the Tees Valley as encapsulated in this site.

**01 Ecology and Environment**

## 01 Ecology and Environment

STM_20.06	Comment	Response to comments
<b>Rachel Murtagh</b> <b>Tees Valley Nature Partnership</b>	<p>Key Point 5: Design and layout, build the spatial plan up from the natural assets and public access opportunities in and adjacent to the site. The natural assets can inform and help determine the 'layout geared to encouraging integration over separation or segregation'. By taking this approach less sensitive areas can be prioritised, nature can be incorporated into site development plans and developed to enhance the setting of businesses and costly mitigation measures can be avoided or limited. Particular regard needs to be paid to:</p> <p>a. Coastal Community Zone. We are keen to see the boundary with the adjacent Northern Zone soften to reflect the habitats on the ground rather than the hard feature of the road. This could extend the area and allow a suitable 'buffer zone'. We believe the area of the Northern Zone is large enough to accommodate such as proposal. There is an opportunity here too to create a better more welcoming access point to the area. (we have already mentioned issues with disturbance earlier). Considerable habitat improvement can be made too for example; restoring the ponds (now drying up important for birds); better more vigilant protection of the potential little tern nesting site on the beach.</p> <p>B. Northern Zone. In addition to the CCZ, this area abuts Bran Sands, we would like to see a buffering zone behind the beach including the northern tip (identified on p57). The intertidal and subtidal areas including priority mudflats could be further enhanced here. The natural assets have the potential to make the setting to the proposed heritage site. The southern end of this large site has significant biodiversity interest.</p> <p>C. North East Zone. Perhaps the zone (other than CCZ) with the greatest amount of existing and potential biodiversity. The careful zoning of this site is critical for several reasons. Firstly, it can strengthen the link of Coatham Marsh to South Gare, secondly it</p>	<p>Comments noted. Layouts within the Master Plan area are conceptual and should not be regarded as fixed in terms of the delivery of hard built up edges.</p> <p><b>Change Made to SPD</b></p> <p>A Development Zone plan has been included within the SPD, which reflects the potential for a softer boundary between zones.</p>



## 01 Ecology and Environment

has the best slag grassland site of the whole STDC site, thirdly it has the course of the Fleet including the historic medieval decoy pond transecting the site. These assets can help to enhance the setting of the proposed high-tech industries for this zone including opening up, redirecting and reprofiling the course of the Fleet. We would like to see any new construction concentrating around the area of the Steel House (the existing woodland is of far lower biodiversity interest than the grassland) and the south of the zone.

## 01 Ecology and Environment

## 01 Ecology and Environment

STM_20.07	Comment	Response to comments
<b>Rachel Murtagh</b> <b>Tees Valley Nature Partnership</b>	<p>Key Point 6: Improving nature can help achieve other objectives too including the public perception of the site, the potential local and national tourism offer and benefits to people's health and wellbeing.</p> <p>1. Tear-drop site. This site within the NEZ has high biodiversity value with its slag grassland bisected by the course of the fleet. Careful attention needs to be given to the layout of any future developments.</p> <p>2. The Fleet water course. Retain the historic decoy pond, reprofile and open the culverts. Make this an outstanding landscape and biodiversity feature.</p> <p>3. Estuary edges. These are an increasingly rare, at risk and rapidly declining priority habitat. Enhancement opportunities are possible which will improve habitat connectivity.</p> <p>4. Ponds to north of blast furnace/behind dunes are now drying up since operations have ceased. Work to these important habitats to prevent then drying up.</p> <p>5. Fully integrated SUDs4 across the whole of the STDC site.</p> <p>6. Retain undesignated sites which are of highest biodiversity value. Designated sites are already noted within the plan as occurring within the CCZ. There are, however, areas of species-rich grassland and reedbed which are outside of the CCZ which merit retention due to their importance for wildlife in a regional context. These are currently not identified within the plan. Such land-holding could also be incorporated into the habitat banking process which is alluded to in section 4 earlier.</p> <p>7. Sea bird roost islands off South Gare, roost sites for wading</p>	<p>Comments welcomed and support in the preparation of the Biodiversity Strategy will be welcomed.</p> <p>The concept plans provided within the Master Plan are indicative only and are not intended to be prescriptive. The STDC is committed to the preparation of a Biodiversity Strategy to better inform the scale and layout of development across the site and the SPD.</p> <p><b>Change Made to SPD</b></p> <p>Changes have been made to the SPD to reference the Biodiversity Strategy and it's influence on development proposals.</p>

01 Ecology and Environment

birds. These small island roost sites are currently eroding away there is an exciting relatively low-cost opportunity to create new ones.

8. South Tees Investment Fund. We are keen to see a proportion of this set aside for green infrastructure too. Such as setting up demonstration projects for developers to model, leverage or financial incentive to ensure developers contribute to the biodiversity strategy and management plan or direct investment in the environmental assets of the site that developers would not be able to or wish to contribute to. It is classically the ‘softer’ green infrastructure that often gets left to last or compromised in developments. We want to see this at the forefront of all developments across the STDC site.

9. Design workshop. We are keen to offer our expertise to help inform the layout of the zones, the whole site, blue-green infrastructure and green aspects of the buildings themselves.

01 Ecology and Environment

STM_21.01		Comment	Response to comments
Robert	Woods	The Plan would benefit from a strategic appraisal of the most biodiverse locations within the consultation boundary so that economic, public and wildlife needs are met.	Comments noted. A Biodiversity Strategy will be produced to inform the re-development of the site and the SPD is to be supported by a Strategic Environmental Assessment and a Habitat Regulations Assessment.
INCA			
			Change Made to SPD

## 01 Ecology and Environment

STM_21.02		Comment	Response to comments
Robert	Woods	In particular, the plan should explicitly embody the key principle of no net loss of biodiversity, and seek to integrate biodiversity retention and enhancement measures across the entire area, rather than confine them purely to the Coastal Community Zone (CCZ).	Comments noted.
INCA			<b>Change Made to SPD</b> Changes have been made to the draft SPD to reference the principle of no net loss in biodiversity and the requirements of Local Plan Policy N4.

## 01 Ecology and Environment

STM_21.03		Comment	Response to comments
Robert	Woods	Plans for the CCZ, while creatively including various aspects of public access, need to recognise that most parts of this zone have statutory protection for wildlife and any initiatives would need to be legally compliant	Comments noted.
INCA			<b>Change Made to SPD</b> Changes have been made to the SPD to reference the statutory protection given to wildlife in the CCZ and the need for development proposals to be legally compliant.

## 01 Ecology and Environment

## 01 Ecology and Environment

STM_21.04		Comment	Response to comments
Robert Woods	INCA	<p>There is significant opportunity for providing land which could be part of a wider Tees estuary habitat banking system within the consultation boundary, but outside of the CCZ. This would involve the use of land to include habitat enhancement or creation in mitigation for economic development. Such a system would give certainty to commercial organisations in terms of availability of mitigation land and would simplify the planning process, two highly significant benefits for attracting new business to the sub-region. The most significant land areas suitable for habitat banking are those areas adjacent to Bran Sands and any areas where richly biodiverse grassland habitat can be retained or created. The latter could potentially be in several locations across the site, including within the 'North' and 'North East Industrial Zones'.</p>	<p>Comments noted. A Biodiversity Strategy will be prepared to look in detail at mitigation options and requirements.</p> <p><b>Change Made to SPD</b></p> <p>Reference to the habitat banking system included with additional text and confirmation has been included that any approach to mitigation to be undertaken will be consistent with the mitigation hierarchy set out in the NPPF.</p>

## 01 Ecology and Environment

STM_21.05		Comment	Response to comments
Robert Woods	INCA	<p>A strategic view of the planning of the site would ideally include a management plan to maximise the value of habitats on site including incidental greenspace. This management plan could be a Biodiversity Action Plan for the whole site, which occupying businesses were encouraged to support. Such a plan would be good for the commercial operations of the site, as it would generate positive PR and could fit neatly with the environmental aspirations of organisations under their ISO14001 accreditation, and would be highly beneficial to the wildlife of the site in providing a continuous and inter-connected network of habitats across the whole area, which would otherwise be lacking.</p>	<p>Comments noted. A Biodiversity Strategy is part of the package of wider strategies that will inform the future design and layout of the area and in the implementation of planning applications.</p> <p><b>Change Made to SPD</b></p> <p>Reference to the Biodiversity Strategy is to be included in the SPD.</p>

## 01 Ecology and Environment

STM\_21.06

**Comment**

**Response to comments**

Robert Woods

Page 16, Section 1.05: We applaud the fact that the vision includes “promoting and encouraging environmental improvement and bio-diversity”.

Support welcomed.

INCA

**Change Made to SPD**

## 01 Ecology and Environment

STM\_21.07

**Comment**

**Response to comments**

Robert Woods

Page 17, Section 1.05.2: We particularly welcome Principle 8 of the “10 Core Principles”, namely:  
“Deliver redevelopment in a way that reduces pollution, contributes to habitat protection and long term sustainability and that encourages bio-diversity  
Creating a destination that is an exemplar of how major industry and vitally important environmental assets can co-exist in a mutually-beneficial way, realised through genuine collaboration between new businesses and national and local environmental bodies”

Support welcomed.

INCA

**Change Made to SPD**

## 01 Ecology and Environment

## 01 Ecology and Environment

STM\_21.08

Robert Woods

INCA

### Comment

Page 24, Section 2.02.2: The first bullet point listed under “Constraints” states “This includes areas designated SNIC” ..... “and a protected landscape tree area”. Neither designation actually exists on Teesside, and South Gare / Coatham Sands area has an overwhelmingly industrial context virtually devoid of trees. The majority of the terrestrial habitat here is in fact Site of Special Scientific Interest (SSSI), a large proportion also being Special Protection Area (SPA) and Ramsar Site.

### Response to comments

Comment noted.

### Change Made to SPD

## 01 Ecology and Environment

01 Ecology and Environment

STM_21.09		Comment	Response to comments
Robert	Woods	<p>Page 24, Section 2.02: Availability of an appropriate area of land on the former steelworks site, adjacent to Bran Sands for Habitat Banking would help to provide certainty to existing and potential developers and would speed up the planning process. This would have to be in an appropriate location and of an appropriate habitat type. Intertidal areas and adjacent short grassland would be favoured for foraging and roosting/loafing waterbirds respectively. We should also consider habitats for the banking process which are not necessarily linked to SPA bird interest, e.g. high quality dune and slag grassland and reedswamp. Particularly important would be areas of existing grassland on the northern part of RBT land adjacent to Bran Sands (not the operational berths), former tern islands in Bran Sands Lagoon, and the Teardrop site. Externally to the former steelworks site, the ‘ex-ICI landfill’ may be of some value for habitat enhancement in respect of SPA birds. Allocation of land for habitat banking would be consistent with, and demonstrate commitment to, Core Principle 8 referred to above. Most importantly it would ‘seed’ the habitat banking process, which may be otherwise difficult to initiate through landowners providing suitable opportunities to catalyse the bank.</p>	<p>Comments noted. The Master Plan provided a concept plan for the layout of potential uses. A Biodiversity Strategy will provide further detail regarding the siting and area of new development 'pods' and the options for enhancement, protection and mitigation.</p> <p><b>Change Made to SPD</b></p>
INCA			

01 Ecology and Environment



## 01 Ecology and Environment

STM_21.10		Comment	Response to comments
Robert	Woods	<p>Page 25, Section 2.03: The annotated aerial image shows the 'vacant employment land' prior to the 2015 steelworks closure. The 'TATA Teardrop Site' is included as part of this category. Could this be allocated as land for habitat banking? It is one of the areas of higher biodiversity interest on the former steelworks site and could be of some significance to birds of the SPA. The Teardrop Site is bisected by the Fleet which complements its biodiversity. Retaining parts of the low-lying and potentially flood-prone Teardrop Site for nature conservation would help to buffer South Gare / Coatham Sands from the new industries on the remainder of the former steelworks site, to the obvious advantage of wildlife.</p>	<p>Comments noted. The Master Plan provided a concept plan for the layout of potential uses. A Biodiversity Strategy will provide further detail regarding the siting and area of new development 'pods' and the options for enhancement, protection and mitigation.</p> <p><b>Change Made to SPD</b></p>
INCA			

## 01 Ecology and Environment

STM_21.12		Comment	Response to comments
Robert	Woods	<p>Page 33, Section 2.05.2.11: Much of South Gare and Coatham Sands is designated SPA and Ramsar site as well as Site of Special Scientific Interest.</p>	<p>Comment noted.</p> <p><b>Change Made to SPD</b></p>
INCA			

## 01 Ecology and Environment

## 01 Ecology and Environment

STM_21.17		Comment	Response to comments
Robert	Woods	<p>Page 56, Section 2.12.2: The STDC boundary appears to include some SPA intertidal habitats around South Gare, which support waterbird populations of international importance. The sand dune habitats at South Gare and Coatham Sands are a notified SSSI interest feature, hence are of national importance. An area of ‘semi-natural broad-leaved woodland’ is referred to, yet this plantation around Steel House is of low sub-regional significance in terms of habitats. It will have some ecological value for nesting birds and invertebrates but is of minor importance compared to the high quality grassland habitat on the former steelworks site, which comprises some of the best in the Tees estuary.</p> <p>Furthermore, reedbed is a nationally-important yet regionally-scarce habitat, the Tees estuary having much of the remaining resource in the North-east. Reedbeds are important for nesting bird species such as Reed Warbler, Sedge Warbler and Reed Bunting and specialised invertebrates. The “Guidelines for the selection of Local Wildlife Sites in the Tees Valley” states that all reedbeds in the Tees Valley over 0.1ha in extent should be selected as Local Wildlife Sites. There is also a small amount of relict saltmarsh in the northern part of RBT land.</p>	Comments noted. This will be considered in further detail through the preparation of a Biodiversity Strategy.
INCA			<b>Change Made to SPD</b>

## 01 Ecology and Environment

## 01 Ecology and Environment

STM_21.18		Comment	Response to comments
Robert	Woods	Page 56, Section 2.12.9: Grayling and Dingy Skipper are the most important butterfly indicator species of specialised grassland (open mosaic) habitats. The dune grasslands and reedbeds support populations of uncommon moth species such as Lyme Grass, Shore Wainscot (both dune grassland) and Fen Wainscot, Southern Wainscot, Obscure Wainscot (reedbeds).	Comments noted. This will be considered in further detail through the preparation of the Biodiversity Strategy.
INCA			<b>Change Made to SPD</b>

## 01 Ecology and Environment

STM_21.19		Comment	Response to comments
Robert	Woods	Page 56, Section 2.12.11: In section 2.12 little or no reference is made to existing habitats of national importance such as intertidal flats and sand dunes. Some of the open mosaic habitat, particularly the best of the 'slag grassland' should ideally be retained (e.g. 'Teardrop site'); this is floristically and entomologically diverse and is important for ground-nesting bird species such as Skylark. Its importance for Brown Hare is noted within the document. The extensive reedbed near the 'Shrike Bushes' at National Grid Reference NZ560263 should be retained undamaged, since it supports a range of important species, is one of the largest reedbeds in the sub-region and is not within the SPA/SSSI.	Comments noted. This will be considered in further detail through the preparation of the Biodiversity Strategy.
INCA			<b>Change Made to SPD</b>

## 01 Ecology and Environment

## 01 Ecology and Environment

STM_21.20		Comment	Response to comments
Robert	Woods	Page 57, Section 2.12: The main areas of 'Biodiversity Interest' have been highlighted in orange in the 'Environmental Constraints Map'. These areas could be important for seeding of the Habitat Banking process. The Blast Furnace Pools area to seaward of the Northern Industrial Zone Boundary are of biodiversity interest (for birds, open mosaic habitat) but does not feature on the map.	Comments noted. This will be considered in further detail through the preparation of the Biodiversity Strategy.
INCA			<b>Change Made to SPD</b>

## 01 Ecology and Environment

STM_21.22		Comment	Response to comments
Robert	Woods	Page 68, Section 3.02: In relation to the short section entitled "Environmental Enhancements", more attention should be devoted to areas inside the boundary of the former steelworks site and elsewhere in the STDC area (i.e. not just focusing nature conservation on the existing 'protected' areas at South Gare and Coatham Marsh).	Comments noted. This will be considered in further detail through the preparation of the Biodiversity Strategy.
INCA			<b>Change Made to SPD</b>

## 01 Ecology and Environment

## 01 Ecology and Environment

STM_21.23		Comment	Response to comments
Robert Woods	INCA	Page 78, Section 4.03: While we broadly support the themes and concepts outlined for the Coastal Communities Zone, the final paragraph states that “The geology in this area and beneath the sea bed provides optimal conditions for the implementation of energy storage produced from residual energy generation in periods of low demand, that can be released and converted back into electricity in periods of high demand, augmenting the self-sufficient energy strategy for the STDC area”. This could be problematic due to the statutory nature conservation designation of the CCZ and would need very careful investigation to ensure that sub-surface modification did not adversely affect the surface ecology.	<p>Comments noted. This will be considered in further detail through the preparation of the Biodiversity Strategy.</p> <p><b>Change Made to SPD</b></p>

## 01 Ecology and Environment

STM_21.24		Comment	Response to comments
Robert Woods	INCA	Page 81, Section 4.05: We welcome the statement that “The Master Plan proposals therefore respect the ongoing uses of these environmentally important areas”. It is unlikely, however, that a credits system for environmental enhancements described in the penultimate paragraph could be delivered entirely within the 215ha currently within various environmental designations.	<p>Support welcomed.</p> <p><b>Change Made to SPD</b></p> <p>Reference to Habitat Banking has been included with additional text to confirm that any approach to mitigation to be undertaken will be consistent with the mitigation hierarchy set out in the NPPF.</p>

## 01 Ecology and Environment

## 01 Ecology and Environment

STM_21.26  Robert Woods  INCA	<b>Comment</b>  Page 88: The 'Potential Development Illustrative Plan' indicates 'green spaces' between each of the development areas. Ideally these would be retained semi-natural habitat (e.g. 'slag' grassland). Where they need to be 'amenity areas' then seeking the right advice would allow biodiversity gains to be built in even for more heavily managed areas. The whole land-holding would benefit from a management plan (a Biodiversity Action Plan) which would manage the remaining 'green space' as effectively as possible for wildlife and could be an exemplar of sustainable development.	<b>Response to comments</b>  Comments noted. This will be addressed through the Biodiversity Strategy.  <b>Change Made to SPD</b>  To be reflected in the SPD that opportunities for networks/stepping stones for biodiversity will be explored in finer detail through the Biodiversity Strategy, which will extend beyond those designated sites.
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## 01 Ecology and Environment

STM_21.27  Robert Woods  INCA	<b>Comment</b>  Page 92, Section 5.01: Of 214ha of land within the North Industrial Zone there is an opportunity to set aside for habitat enhancement. Site layouts envisage development right up to the current SSSI / SPA boundary at Bran Sands and also appear to destroy existing high-value reedbed habitat around the 'Shrike Bushes' (see comment on 2.2.11 above). Flexibility here would allow space for intertidal roll-back or other habitat enhancements, along with retention of existing key biodiversity resource.	<b>Response to comments</b>  Comments noted. This is to be considered in detail through the Biodiversity Strategy.  <b>Change Made to SPD</b>  The SPD has been revised to include a Development Zone map that reflects an indicative buffer zone. This will be further revised on the completion of the Biodiversity Strategy.
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## 01 Ecology and Environment

## 01 Ecology and Environment

STM_21.28		Comment	Response to comments
Robert Woods	INCA	Page 92, Section 5.02: The statement “There may also be additional opportunity for tidal based generation adjacent to the North Industrial Zone” requires clarification. This would potentially impact on the designated sites, both intertidally and subtidally.	<p>Comments noted. This is to be considered in further detail through the Biodiversity Strategy.</p> <p><b>Change Made to SPD</b></p> <p>SPD has been revised to reflect that opportunities for energy generation are only be explored and that the Biodiversity Strategy is to consider the protection of designated sites.</p>

## 01 Ecology and Environment

STM_21.29		Comment	Response to comments
Robert Woods	INCA	Page 100, Section 6.01: Although “existing ecological diversity” is cited here as an asset and opportunity for the North East Industrial Zone, only 11ha out of 93ha appears to have been allocated as “Open Spaces & Heritage Sites”	<p>Comments noted. The Master Plan provided a concept plan for the layout of potential uses. A Biodiversity Strategy will provide further detail regarding the siting and area of development and the options for enhancement, protection and mitigation.</p> <p><b>Change Made to SPD</b></p>

## 01 Ecology and Environment

## 01 Ecology and Environment

STM_21.30		Comment	Response to comments
Robert	Woods	Page 103, Section 6.04: In this potential plot layout sub-parcels 7, 14 and 17 could easily host environmental enhancements alongside relatively low-impact uses such as testing and training. As noted earlier, potential flood risk should preclude extensive built development here.	Comments noted. The Master Plan provided a concept plan for the layout of potential uses. A Biodiversity Strategy will provide further detail regarding the siting and area of development and the options for enhancement, protection and mitigation.  <b>Change Made to SPD</b>  To be reflected in the SPD that opportunities for networks/stepping stones for biodiversity will be explored in finer detail through the Biodiversity Strategy, which will extend beyond those designated sites.
INCA			

## 01 Ecology and Environment

STM_21.31		Comment	Response to comments
Robert	Woods	Page 108, Section 7.02: Of the 356ha of land in the South Industrial Zone there is opportunity for setting more aside for habitat enhancement. The 28ha “public park” (along the northern edge of the primary infrastructure corridor) and a 34ha “landfill reserve” may also have some potential in this regard.	Comments noted. The Master Plan provided a concept plan for the layout of potential uses. A Biodiversity Strategy will provide further detail regarding the siting and area of development and the options for enhancement, protection and mitigation.  <b>Change Made to SPD</b>  To be reflected in the SPD that opportunities for networks/stepping stones for biodiversity will be explored in finer detail through the Biodiversity Strategy, which will extend beyond those designated sites.
INCA			

## 01 Ecology and Environment



## 01 Ecology and Environment

STM\_21.32

**Comment**

**Response to comments**

Robert Woods  
INCA

Page 122, Section 9.01: We welcome the statement that “The plan is that the CCZ preserves for continued use and enhancement the protected existing environmental habitats”

Support welcomed.

**Change Made to SPD**

## 01 Ecology and Environment

STM\_21.33

**Comment**

**Response to comments**

Robert Woods  
INCA

Page 123, Section 9.02: The policy context outlined here has an overwhelming focus on Redcar & Cleveland Borough Council Policy CS22 (Protecting Landscape) at the expense of CS23 and CS24 (Biodiversity). The area needs positive management, both of designated wildlife features and public access. The aerial image on Page 24 clearly shows a sand dune landscape damaged by illegal motorcycle scrambling, which along with fly-tipping has damaged the SSSI.

Comments noted. The Master Plan provided a concept plan for the layout of potential uses. A Biodiversity Strategy will provide further detail regarding the siting and area of development and the options for enhancement, protection and mitigation. Policy text references will be updated to reflect adoption of the new Local Plan.

**Change Made to SPD**

## 01 Ecology and Environment

## 01 Ecology and Environment

STM_21.34	<b>Comment</b>	<b>Response to comments</b>
Robert Woods INCA	Page 123, Section 9.03: It is stated that “a balance will be struck between optimised, beneficial use of the area and the need to avoid adverse impact on environmental assets”. Owing to the requirements of national legislation (in particular the Habitats Regulations), the imperative is to avoid “adverse effect on integrity” on European sites.	<p>Comments noted. The Master Plan provided a concept plan for the layout of potential uses. A Biodiversity Strategy will provide further detail regarding the siting and area of development and the options for enhancement, protection and mitigation.</p> <p><b>Change Made to SPD</b></p> <p>The SPD has been revised to reflect the requirements of Local Plan Policy N4 and the need to avoid an adverse effect on the integrity of the SPA.</p>

## 01 Ecology and Environment

STM_21.36	<b>Comment</b>	<b>Response to comments</b>
Robert Woods INCA	Page 123, Section 9.03: We fully support the statement that “Appropriate and sympathetic segregation measures will be utilised to prevent unauthorised access and protect important species and habitats.”	<p>Support welcomed.</p> <p><b>Change Made to SPD</b></p>

## 01 Ecology and Environment

## 01 Ecology and Environment

STM_21.39		Comment	Response to comments
Robert Woods	INCA	Page 157, Section 12.02: The “South Tees Key Public Realm Nodes - Illustrative Plan” shows routes over South Gare and Coatham Sands linking the Blast Furnace area with the Breakwater. New paths within the SSSI should be carefully planned, installed and managed in order to be compliant with relevant legislation.	Comments noted. This is an illustrative plan and any such proposals will be carefully considered and informed by the emerging Open Space and Bioiversity Strategies.  <b>Change Made to SPD</b>

## 01 Ecology and Environment

STM_22.2		Comment	Response to comments
Brian Clasper	Teemouth Bird Club	1. Coastal Development Zone (CDZ )and Northern Development Zone (NDZ ). On the eastern side of the works perimeter fence interface, and to the west of the road, is a slim triangle of land belonging to the site’s present owner. As demarcated on the plan, this parcel of land is earmarked for car parking. This locally is known as ‘The Shrike bushes’, in terms of habitat and biodiversity it is an integral part of the CDZ and is of particular importance to migrant birds in the seasons. Its loss would be catastrophic and environmental vandalism.	Comments noted. Layouts within the Master Plan are conceptual and should not be regarded as fixed. The emerging Biodiversity Strategy will further inform layouts in terms of development opportunities and areas for environmental enhancement and mitigation.  <b>Change Made to SPD</b>

## 01 Ecology and Environment

## 01 Ecology and Environment

STM\_22.3

Brian Clasper  
Teemouth Bird Club

### Comment

2. Enhancement of CDZ. It is highly encouraging to read of plans for this zone which will provide protection and management for nature and members of the public wishing to enjoy the same. However there are various proposals which are totally inappropriate for this sensitive area. Indeed the endangered Little terns are trying to breed on the high tide gravel area and this would be a coup for the region if successful. Certainly again to lose this delicate habitat would be a disaster and I am surprised that to build on these areas without a proper environmental impact would be lawless.

This SSSI is one of the few areas of habitat which can be described as near natural in the Teesside area – the remainder having been hugely manipulated by man. Careful planning, on-going management and wardening of this hitherto grossly abused natural site, would be magnificent and a great advert for Teesside with massive educational potential.

At the moment there is serious supervised neglect of the Gare, with fly tipping and plastic mountains on the beach amongst the worst in the UK. Certainly with recent highlights on BBC tv `Blue Planet` series it is a potential PR time bomb.

### Response to comments

Comments noted. Layouts within the Master Plan are conceptual and should not be regarded as fixed. The emerging Biodiversity Strategy will further inform layouts in terms of development opportunities and areas for environmental enhancement and mitigation.

### Change Made to SPD

## 01 Ecology and Environment

## 01 Ecology and Environment

STM\_22.4

Brian Clasper  
Teesmouth Bird Club

### Comment

3. General Remarks. •The installation of an environmental credits system is to be applauded.  
•We hope that it will be underway in time to provide a synergy with the plans of the Tees Estuary Partnership as the SPA extension plans evolve.  
•The bottom line is to retain `the Shrike bushes`,  
•Keep the associated reedbed (which has Great crested newt),  
•Keep and utilise the freshwater `Blast pools`,  
•Provide right and proper management team who are active and not a talk shop .There are too many as it is.

### Response to comments

Support welcomed and comments noted. Layouts within the Master Plan are conceptual and should not be regarded as fixed. The emerging Biodiversity Strategy will further inform layouts in terms of development opportunities and areas for environmental enhancement and mitigation.

### Change Made to SPD

The SPD is to include reference to habitat banking and supporting text to require that any approach to mitigation is consistent with the mitigation hierarchy within the NPPF.

## 01 Ecology and Environment

STM\_23.01

Dr Alistair McLee  
Teesmouth Bird Club

### Comment

CDZ and NDZ Interface: On the eastern side of the works perimeter fence line, and to the west of the road, is a slim triangle of land belonging to the site's present owner. As notionally shown, this parcel of land is earmarked for car parking. In reality this land, in terms of habitat and biodiversity is an integral part of the CDZ and is of particular importance to migrant birds in the seasons. Its loss would be out of all proportion compared to its significance to the NDZ as a whole. The club sincerely hopes that this area remains undeveloped and is regarded as congruous with the rest of the CDZ.

### Response to comments

Comments noted. Layouts within the Master Plan are conceptual and should not be regarded as fixed. The emerging Biodiversity Strategy will further inform layouts in terms of development opportunities and areas for environmental enhancement and mitigation.

### Change Made to SPD

## 01 Ecology and Environment

## 01 Ecology and Environment

<b>STM_23.02</b>  <b>Dr Alistair McLee</b>  <b>Teesmouth Bird Club</b>	<b>Comment</b>  Enhancement of CDZ: It is highly encouraging to read of plans for this zone which will provide protection and management for nature and members of the public wishing to enjoy the same. However there are various proposals which are totally inappropriate for this sensitive area and indeed better suited for a beach front at a seaside resort - like that of Redcar for example.  This SSSI is one of the few areas of habitat which can be described as near natural in the Teesside area – the remainder having been hugely manipulated by man. Careful planning, on-going management and wardening of this hitherto grossly abused natural site, would make it a gem in juxtaposition to the rest of the STDC project.	<b>Response to comments</b>  Support welcomed and comments noted. Layouts within the Master Plan are conceptual and should not be regarded as fixed. The emerging Biodiversity Strategy will further inform layouts in terms of development opportunities and areas for environmental enhancement and mitigation.  <b>Change Made to SPD</b>
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## 01 Ecology and Environment

<b>STM_23.03</b>  <b>Dr Alistair McLee</b>  <b>Teesmouth Bird Club</b>	<b>Comment</b>  The installation of an environmental credits system is to be applauded. We hope that it will be underway in time to provide a synergy with the plans of the Tees Estuary Partnership as the SPA extension plans evolve.	<b>Response to comments</b>  Support welcomed.  <b>Change Made to SPD</b>  Reference to Habitat Banking is included in the SPD and supporting text to require that any approach to mitigation is consistent with the mitigation hierarchy in the NPPF.
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## 01 Ecology and Environment

## 01 Ecology and Environment

STM_23.04	Comment	Response to comments
Dr Alistair McLee Teemouth Bird Club	<p>An examination of the other sectors and their notional schematics and associated soft landscaping, prompts some general suggestions. My early days on Teesside working for the then General Steels Division ( Environment R &amp; D) introduced me to the Slems settlement lagoons. As a consequence, I am well familiar with the environmental and safety issues across the various zones, which the Development Corporation faces. However, the general, soft landscaping practice of reclamation with fertile top soil and conventional ornamental tree and shrub planting, should not be regarded a panacea . The site has water courses, and waste areas where the history of steel working has enabled the colonisation of plant and invertebrate species, typical of limestone soils. In their own way, these are as significant and historically relevant as the proposed retention of structures from the steel making past. Efforts should be made to retain examples of these unique habitats and to incorporate them as features. As a whole, much of Teesside is comprised of a landscape of industry and housing. Modern landscape planning now regards this as a habitat itself in the same sense as farmland, which today, is often less biodiverse. Countrywide, Local Nature Partnerships are championing this policy in developments.</p>	<p>Comments noted. The Master Plan provided a concept plan for the layout of potential uses. A Biodiversity Strategy will provide further detail regarding the siting and area of new development and the options for enhancement, protection and mitigation.</p> <p><b>Change Made to SPD</b></p>

## 01 Ecology and Environment

01 Ecology and Environment

STM_23.05	Comment	Response to comments
Dr Alistair McLee Teemouth Bird Club	The schematic of the whole development site, shows two water bodies sited within the built environment. We are encouraged by this, as fresh water bodies on the south side of the Tees are scarce. The areas are sufficiently large to facilitate innovative biodiversity enhancing measures. We would be particularly pleased to see islands created therein since safe and undisturbed nesting and roosting areas for birds are absent on our local beaches.	Comments noted. The Master Plan provided a concept plan for the layout of potential uses. A Biodiversity Strategy will provide further detail regarding the siting and area of new development and the options for enhancement, protection and mitigation.  Change Made to SPD

01 Ecology and Environment



## 01 Ecology and Environment

STM\_24.1

Christina Taylor

RSPB

### Comment

We note that the STDC vision is “underpinned by the aspiration for new development to deliver a high value, low carbon, diverse and inclusive circular economy for the Tees Valley. It extends to realising a telling, positive change in the external perceptions of the South Tees area and wider Tees Valley to potential inward investors, and to promoting and encouraging environmental improvement and bio-diversity.”

We are pleased to see that environmental enhancement is embedded within the core principles.

Core Principle 8: “Deliver redevelopment in a way that reduces pollution, contributes to habitat protection and long term sustainability, and that encourages bio-diversity. Creating a destination that is an exemplar of how major industry and vitally important environmental assets can co-exist in a mutually-beneficial way, realised through genuine collaboration between new businesses and national and local environmental bodies.”

The RSPB is supportive of a wider, strategic vision for the Tees Estuary that delivers multiple outcomes. We consider that the protection of designated sites should be a key priority, however, the Plan could go further to ensure that consideration of biodiversity is embedded throughout the Plan document and positive measures undertaken across the STDC site.

### Response to comments

Support welcomed.

### Change Made to SPD

## 01 Ecology and Environment

## 01 Ecology and Environment

STM_24.12	Comment	Response to comments
Christina Taylor RSPB	<p>Page 156, 12.01 OPEN SPACE STRATEGY OVERVIEW [: The creation of carefully designed areas of landscape and public open space will be an important aspect of realising a high quality, world class industrial business park, and key to delivering an impressive visitor experience.</p> <p>Such areas will be used to reinforce the character and identity of the area as an exemplar, modern location for leading edge advanced manufacturing, high technology and innovation, while preserving sufficient aspects of the existing fabric to ensure the area's industrial heritage is not lost. Critical to the strategy is the creation of a single, consistent identity for the development. Areas of landscape and public open space will be designed in such a way as to deliver integrated land zones (or areas) across the business park, characterised by consistent themes. Careful thought will be given to the overall connectivity strategy and how landscape and public open spaces can be utilised to reinforce ease of movement and integration around the business park, as connectors not barriers.]</p> <p>RSPB comments: Amenity landscape can comprise a range of habitats, from the formal through informal to the naturalistic which, if managed sensitively, are areas of potential importance for wildlife. Research has shown amenity sites to be of value to our own wellbeing; relieving stress, improving mental health and speeding recovery from physical illness. We consider that these benefits should be given consideration within the use/design of open spaces within the STDC site.</p> <p>Sympathetic site design would allow retention (and enhancement) of existing habitats (for example, grassland, trees and hedges, wet features), in addition to new habitat creation. Particular consideration should be given to retaining sites of high conservation value such as species rich grassland and reedbed.</p>	<p>Comment noted. The Master Plan provided a concept plan for the layout of potential uses. A Biodiversity Strategy will provide further detail regarding the siting and area of development and the options for enhancement, protection and mitigation.</p> <p><b>Change Made to SPD</b></p> <p>To be reflected in the SPD that opportunities for continuous networks/stepping stones for biodiversity will be explored further through the Biodiversity Strategy which will extend beyond designated sites.</p>

01 Ecology and Environment

Consideration should also be given to building ecological network principles into the design of the site, for example, provision of wildlife corridors and stepping stones between sites.

Old buildings can be particularly important to a variety of wildlife including nesting birds and bats. This should be accounted (and mitigated) for in any renovation projects to old industrial buildings on site. We would also like to see beneficial features incorporated into the design of new buildings.

The above would be consistent with NPPF requirements for Local Authorities to move from a net loss of biodiversity to achieving net gains for nature.

01 Ecology and Environment

STM_24.2	Comment	Response to comments
Christina Taylor	Page 22, 2.01.1 Document Text: LOCATION[: To the immediate north, on the coastal fringe, and within the STDC boundary, is the area known as Coatham Sands and South Gare, which includes an area with SSSI designation.]	Comments noted and these factual changes will be addressed.
RSPB	RSPB Comment: Part of STDC site is within the boundary of the Teesmouth and Cleveland Coast Special Protection Area (SPA).	Change Made to SPD

01 Ecology and Environment

## 01 Ecology and Environment

STM_24.3	Comment	Response to comments
Christina Taylor RSPB	<p>Page 24, 2.02.2 Document Text: CONSTRAINTS [: South Gare and Coatham Sands coastal area: Most of this area is within protected environmental zones and/or is adjacent to sensitive allocations. This includes areas designated SNIC, adjacent to offshore SSSI and a protected landscape tree area. We understand that there are wildlife sites outside of the above-described designated areas but which are, nevertheless, of high conservation value. Consideration should be given to retaining such sites, where possible. Please see our comments relating to 12.01 OPEN SPACE STRATEGY OVERVIEW.</p> <p>Designations will usually prevent development from occurring in this location.]</p> <p>RSPB Comment: This paragraph should accurately reflect the STDC site's relative conservation importance using the designated sites hierarchy. These are accurately described within the Environment and Ecology Section (page 56, paragraph 2.12.1 – Designated Sites)</p> <p>Parts of South Gare and Coatham Sands support internationally and nationally important flora and fauna. The STDC boundary is within (and adjacent to) the following designated sites:</p> <ul style="list-style-type: none"><li>• Teesmouth and Cleveland Coast SPA and potential extension to the SPA (pSPA).</li><li>• South Gare and Coatham Sands Site of Special Scientific Interest (SSSI).</li></ul> <p>The SSSI is notified for aggregates of breeding birds and fixed and mobile dune grassland but also contains extensive tracts of intertidal mud and sand, saltwater and freshwater marsh and rocky foreshore. Therefore, it would be inaccurate to use the term 'offshore' in relation to the SSSI.</p> <p>It is unclear what the acronym SNIC refers to but we consider it likely that it relates to the Coatham Marsh or Eston Pumping</p>	<p>Comments noted and these factual changes will be addressed.</p> <p><b>Change Made to SPD</b></p>

01 Ecology and Environment

Station non-statutory Local Wildlife Sites (LWS). We would also welcome further information about the landscape tree area.

01 Ecology and Environment

STM_24.4	Comment	Response to comments
Christina Taylor RSPB	<p>Page 24, 2.02.2 OPPORTUNITIES[: South Gare and Coatham Sands coastal area: In line with the area designations, it is apparent that development in this location is restricted. It therefore presents an opportunity to create an area that is suitable for leisure and outdoor activities, with the potential to create tourist attractions, i.e., a nature reserve, community uses or designated trails. This area can potentially act as a buffer between employment zones and the SSSI.]</p> <p>RSPB comments: The RSPB welcomes opportunities to provide facilities for the observation and interpretation of wildlife, habitats and the environment. However, it is essential that any proposal which seeks to attract visitors to a particular location should consider the potential impacts of an increase in the number of visitors and/or an increase in the scale and number of activities. This is particularly important in areas such as South Gare and Coatham Sands, which are already subject to recreational disturbance of sensitive features. Therefore, any plans should be subject to robust assessment and continued monitoring. Redcar and Cleveland Borough Council’s Recreation Management Plan would provide a suitable framework to consider impacts and measures.</p>	<p>Comment noted. The Master Plan provided a concept plan for the layout of potential uses. A Biodiversity Strategy will provide further detail regarding the siting and area of development and the options for enhancement, protection and mitigation.</p> <p>Change Made to SPD</p>

01 Ecology and Environment

## 01 Ecology and Environment

STM_24.5	Comment	Response to comments
Christina Taylor RSPB	<p>Page 33, 2.05.2.11 SOUTH GARE AND COATHAM SANDS [: The area is designated a Site of Special Scientific Interest (SSSI) and includes the large expanse of Coatham Sands.]</p> <p>RSPB comments: Please see previous comments regarding international designation of Coatham Sands and South Gare.</p>	<p>Comments noted, factual changes will be addressed.</p> <p><b>Change Made to SPD</b></p>

## 01 Ecology and Environment

STM_24.7	Comment	Response to comments
Christina Taylor RSPB	<p>Page 56, 2.12.11 ENVIRONMENT AND ECOLOGY - CONCLUSIONS[: Due to the presence of the SPA, it is anticipated that a Habitat Regulations Assessment (HRA) will be required. Where impacts cannot be avoided, robust mitigation needs to be put in place as part of the Ecological Impact Assessment (EclA).]</p> <p>RSPB recommends the use/and application of the wording within Policy N4 of Redcar and Cleveland's emerging Local Plan which describes how development proposals will be considered in accordance with the status of biodiversity and geodiversity sites within the hierarchy.</p> <p>The RSPB understands that formal consultation of the Plan and Supplementary Planning Document with associated HRA/Sustainability Appraisal will be launched early in 2018.</p>	<p>Comments noted.</p> <p><b>Change Made to SPD</b></p> <p>The SPD has been revised to ensure there is consistency with the mitigation hierarchy set out in the NPPF.</p>

## 01 Ecology and Environment

## 01 Ecology and Environment

STM_24.8	Comment	Response to comments
Christina Taylor RSPB	<p>Page 38, 3.02 GUIDING PRINCIPLES – ENVIRONMENTAL ENHANCEMENT [: The redevelopment proposition will ensure there is opportunity afforded for developed land and environmental habitats to co-exist in a beneficial, more integrated way than has, to date, been the case, while ensuring enhancement and protection of existing habitats, and, where viable, the creation of new habitats.]</p> <p>RSPB comments: The RSPB particularly welcomes that the Plan includes consideration of creation of new habitats, in addition to ensuring protection of, and enhancement to, existing habitats.</p>	<p>Support welcomed.</p> <p><b>Change Made to SPD</b></p>

## 01 Ecology and Environment

## 01 Ecology and Environment

STM\_24.9

Christina Taylor

RSPB

### Comment

Page 78, 4.03 THEMES AND CONCEPTS – COASTAL COMMUNITY ZONE [: The plan is that the CCZ preserves for continued use and enhancement the protected existing environmental habitats, given the current environmental designations that are in place. The regeneration programme will see the CCZ further improved by the introduction of discrete leisure-oriented projects that offer the potential for improved community use and visitor experience, so that the assets are of greater value to Redcar and provide a revenue stream to help support future management and operation of the CCZ. Measures will be put in place to ensure that future use of the CCZ by the public is realised in a controlled, regulated manner, to ensure long term protection of environmental habitats.]

RSPB comments: Measures to enhance/increase public use of designated sites should not be confused with measures designed to enhance the site's environmental assets. Furthermore, enhancement measures should not be confused with site restoration measures (ie. those required to achieve favourable condition).

Any restoration/enhancement measures should be consistent with the site's stated conservation objectives. Relating to the SPA, conservation objectives should be used to inform any measures necessary to conserve or restore the European Site and/or to prevent the deterioration or significant disturbance of its qualifying features as required under the provisions of Articles 4(1) and 4(2) of the Wild Birds Directive and Article 6(2) of the Habitats Directive respectively. The stated objectives relate to:

- The extent and distribution of the habitats of the qualifying features
- The structure and function of the habitats of the qualifying features
- The supporting processes on which the habitats of the qualifying

### Response to comments

Comment noted. The Master Plan provided a concept plan for the layout of potential uses. A Biodiversity Strategy will provide further detail regarding the siting and area of development and the options for enhancement, protection and mitigation.

### Change Made to SPD



## 01 Ecology and Environment

features rely

- The population of each of the qualifying features, and,
- The distribution of the qualifying features within the site.

Furthermore, it should be established whether a restored site has the capacity for enhancement before proposing any additional measures, particularly in cases where measures are proposed in mitigation for impacts elsewhere.

Please see previous comment regarding the need to consider the potential impacts arising from increased recreational use of sensitive sites.

## 01 Ecology and Environment

01 Ecology and Environment

STM_25.01	Comment	Response to comments
<div>Andrew Whitehead</div> <div>Natural England</div>	<p>Natural England welcomes the production of an SPD to provide guidance on the development of this area of land, and welcome the opportunity to provide early comments on the draft version. On the whole we welcome the recognition given within the document to the important role the natural environment can play in creating a sense of place, and increasing the attraction of an area to developers. We do feel that this could be expanded, as while the document acknowledges that important habitats may be found in areas outside of the Coastal Community Zone, and these areas should be preserved, there is a focus on the designated sites within this zone being the main area for environmental enhancement. Utilising green and blue infrastructure when considering the layout of the site would help to achieve a more coherent environmental protection and enhancement programme, and would enable an integrated storm water storage system to be incorporated through a comprehensive SuDS (sustainable drainage system) plan for the area. We also advise that environmental habitats are linked wherever possible, irrespective of any designation, to maximise the potential for enhancements and protection of these habitats and features.</p>	<p>Comments noted and support welcomed.</p> <p><b>Change Made to SPD</b></p> <p>The SPD has been reviewed to reflect that wider opportunities exist for enhancement, protection and management. A Biodiversity Strategy will provide detail on those specific opportunities.</p>

01 Ecology and Environment

## 01 Ecology and Environment

STM\_25.02

Andrew Whitehead  
Natural England

### Comment

As this SPD would be considered as a plan under the Habitats Regulations, which has the potential to impact upon a European designated site (the Teesmouth and Cleveland Coast Special Protection Area and Ramsar site) we would expect to see a Habitats Regulations Assessment of the SPD completed before adoption. We advise including the features proposed to be added to the extended SPA as part of this assessment to avoid the need for further assessment once consultation on the extended designation commences.

### Response to comments

Comments noted. A HRA will be prepared for the next iteration of the SPD.

### Change Made to SPD

## 01 Ecology and Environment

STM\_25.03

Andrew Whitehead  
Natural England

### Comment

Environmental Enhancements Page 9: We welcome the aspirations stated in this section to ensure the protection, enhancement and improvement of existing and new habitats within the STDC area, and that environmental sustainability and biodiversity will be key objectives of the Master Plan. As well as the sites named within section 2.9 there are a number of other ecological assets located throughout the STDC area, and these should be given the same degree of consideration as the designated sites when considering the development of the site.

### Response to comments

Support welcomed and comments noted.

### Change Made to SPD

The SPD has been amended to reflect that there will be wider opportunities beyond designated sites for protection, enhancement and mitigation. Further details will be set out in the Biodiversity Strategy.

## 01 Ecology and Environment

## 01 Ecology and Environment

<b>STM_25.04</b> <b>Andrew Whitehead</b> <b>Natural England</b>	<b>Comment</b>  Environmental Enhancements Page 9: We welcome the recognition given to the importance of the coastal designated sites, and their inclusion within the Coastal Community Zone. We acknowledge the aspirations for these areas to be enhanced as beneficial community assets, but advise that any development within these areas takes account of the reasons for their designation and ensures that there are no likely significant effects resulting from the developments. We also advise the inclusion of areas with limited public access within this zone to ensure the birds associated with the designated sites will not be subject to disturbance.	<b>Response to comments</b>  Support welcomed and comments noted.  <b>Change Made to SPD</b>  Amendments have been made to provide clear linkages for Policy N4 of the Local Plan and the issues to be considered for development that would potentially affect the SPA.
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## 01 Ecology and Environment

<b>STM_25.05</b> <b>Andrew Whitehead</b> <b>Natural England</b>	<b>Comment</b>  Environmental Enhancements Page 9: The proposal for the establishment of a credits system for investment in environmental enhancement is a concept which the Tees Estuary partnership are currently developing. Any proposal for a credits system within the STDC area should be done in conjunction with the wider Estuary Partnership initiative.	<b>Response to comments</b>  Comments noted.  <b>Change Made to SPD</b>  Reference to Habitat Banking has been included and text will confirm that any approach to mitigation should be consistent with the mitigation hierarchy within the NPPF.
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## 01 Ecology and Environment

## 01 Ecology and Environment

STM_25.06	Comment	Response to comments
Andrew Whitehead Natural England	Development Principle STDC Page 10: Natural England welcomes the details within this principle, but suggests that the wording of the second paragraph be amended to read 'Proposals which are considered to adversely affect the ecological interest of the STDC area will not be supported' rather than the current wording which only restricts potentially harmful impacts within designated sites.	<p>Comments noted.</p> <p><b>Change Made to SPD</b></p> <p>Amendments have been made to provide closer linkages for Policy N4 of the Local Plan and the issues to be considered for development that would potentially affect the SPA.</p>

## 01 Ecology and Environment

STM_25.07	Comment	Response to comments
Andrew Whitehead Natural England	<p>Open Space Strategy Page 16: The aspirations of this strategy provide a good opportunity to create environmental links, as well as open spaces acting as connectors between different zones, and so we advise that environmental features are considered when designing site layout.</p> <p>We also note and welcome the proposal to use the Teesdale Way/ Black Path as a spine through the site, but advise that reference is also made here to the England Coastal Path, which links the STDC with the wider coastal zone within the borough and beyond.</p>	<p>Support welcomed.</p> <p><b>Change Made to SPD</b></p>

## 01 Ecology and Environment

## 01 Ecology and Environment

STM_34.05	Comment	Response to comments
<p data-bbox="118 244 286 272">Louise Tait</p> <p data-bbox="62 300 318 328">Environment Agency</p>	<p data-bbox="488 236 1288 627">Question 10: • How to make the most of the river The Master Plan should seek to enhance our rare intertidal estuary habitats wherever possible. Opportunities should be explored at Bran Sands to reclaim such habitat from the area formerly infilled for industrial use. Further consideration of an ‘Estuary Edges’ type approach to providing strips of inter tidal habitats along the Tees estuary channel, whether these are retro-fitted into existing infrastructure or designed into future proposals. Opportunities should be taken to reconnect the River Tees estuary to the site tributaries. Tidal barriers impact the ability of migratory species to access upstream habitats.</p> <p data-bbox="488 635 1288 842">Tributaries of the estuary within the site have been culverted, canalised and impounded, leading to ecological disconnection from the estuary. Opportunities to improve this connectivity, particularly to Coatham Marsh, should be explored. Sustainable drainage and deculverting of watercourses should be incorporated into the development, wherever possible.</p> <p data-bbox="488 850 1288 986">The master plan presents the opportunity to make the Tees estuary the greenest port in the UK. Realising this opportunity would build the reputation of the STDC as a beacon of excellence in regeneration at a national and international level.</p> <p data-bbox="488 994 1288 1345">It would also support Core Principle 8 of the Delivery Strategy detailed on page 17 of the master plan which seeks to deliver ‘redevelopment in a way that reduces pollution, contributes to habitat protection and long term sustainability, and that encourages bio-diversity. Creating a destination that is an exemplar of how major industry and vitally important environmental assets can co-exist in a mutually-beneficial way, realised through genuine collaboration between new businesses and national and local environmental bodies.’ • Ideas on how new landscaping along roadways should look</p> <p data-bbox="488 1353 1288 1455">Much of the ground within the site contains slag from the iron and steel making industries. This substrate can support rare fauna. Landscaping should take account of the opportunity to create rare</p>	<p data-bbox="1294 236 2170 371">Comments noted. The Master Plan provided a concept plan for the layout of potential uses. A Biodiversity Strategy will provide further detail regarding the siting and area of development and the options for enhancement, protection and mitigation.</p> <p data-bbox="1294 395 1556 424"><b>Change Made to SPD</b></p> <p data-bbox="1294 448 2170 587">To be reflected in the SPD that opportunities for continuous networks/stepping stones for biodiversity will be explored in finer detail through the Biodiversity Strategy which will extend beyond those designated sites.</p>

## 01 Ecology and Environment

grassland communities using such material.

Open waterways and ponds would make significant impact from both an aesthetic and ecological perspective.

- How the Master Plan could make the most of heritage and the natural environment

The master plan has the potential to impact on biodiversity in a range of natural, semi natural and man-made habitats, some designated and some with no formal designation. The planning hierarchy should be applied to avoid impacts, minimise (mitigate) on site impacts, and compensate off site for losses that cannot be mitigated.

In addition, there appears to be a sufficient area of land to allow for significant enhancement and enlargement of priority habitats. Such habitat enhancement, above and beyond that required for the development itself, could be 'banked' as biodiversity credits to proactively offset impacts of future developments elsewhere in the Tees estuary area, facilitating further development.

A Biodiversity Strategy for the site should clearly differentiate between biodiversity enhancement to mitigate or compensate for the proposed development at the South Tees master plan site, and any enhancement to offset potential impacts from other developments.

## 01 Ecology and Environment

## 01 Ecology and Environment

STM_34.06	Comment	Response to comments
<p data-bbox="118 244 286 272">Louise Tait</p> <p data-bbox="62 300 318 328">Environment Agency</p>	<p data-bbox="488 236 629 264">1. Summary</p> <p data-bbox="488 272 1288 663">As the Environment Agency we work to create better places for people and wildlife, and support sustainable development. We are happy to see that the environment and communities is a top strategic priority and we welcome the opportunity to work as a partner to assist in realising the many opportunities associated with the development of the masterplan site. This response from the Environment Agency is made in the context of the Memorandum of Understanding agreed in October 2017 between the Environment Agency, Natural England and the Marine Management Organisation that describes how we will work better together in the Tees Estuary Area<sup>1</sup>.</p> <p data-bbox="488 671 1288 1023">We also highlight a number of opportunities to develop the masterplan vision through more detailed assessment of the masterplan site including the preparation of a Biodiversity and Environment Strategy which explores matters such as habitat mitigation and enhancement, layout and design, and a Flood Risk and Water Management Strategy which would include consideration of deculverting and river restoration, Sustainable Drainage Systems (SuDS) and flood resilience. In order to fully assess the impacts, with advise early engagement with ourselves and other partners to assist you in managing any future risks.</p> <p data-bbox="488 1031 1288 1383">We highlight a number of environmental issues to consider including the impact of any new development upon flood risk from all sources and the interaction of these sources, biodiversity/ecological value, particularly, within current open spaces and the intertidal and subtidal environment. There are also issues of land remediation, proposed development work in relation to the three active landfill sites, potential impacts of treating additional waste water and industrial effluent. We also signpost permitting requirements which we regulate and licencing requirements regulated by the Marine Management Organisation.</p>	<p data-bbox="1294 236 2027 339">Comments noted. Welcome support in the preparation of a Biodiversity Strategy to provide finer grain detail for habitats mitigation, protection and enhancement.</p> <p data-bbox="1294 355 1556 384"><b>Change Made to SPD</b></p> <p data-bbox="1294 408 2132 480">The SPD to provide greater clarity of the preparation of a Biodiversity Strategy and its use to inform the layout and design of development.</p>



## 01 Ecology and Environment

STM_34.08	Comment	Response to comments
<p data-bbox="118 244 286 272">Louise Tait</p> <p data-bbox="62 300 320 328">Environment Agency</p>	<p data-bbox="488 236 1272 627">3. Environment and Biodiversity Opportunities The STDC masterplan covers an incredibly large area of current and former industry alongside existing and potential habitats. We welcome the ambition set out in number 8 of the 10 Core principles to Deliver redevelopment in a way that reduces pollution, contributes to habitat protection and long term sustainability, and that encourages Biodiversity. There are huge opportunities in and around the masterplan areas to realise the improvements in the quality. We make the comments in this section in the context of the following national government guidance:</p> <p data-bbox="488 635 1272 954">☐ The Natural Environment White Paper (NEWP) The Natural Choice: securing the value of nature (2011). This recognises that a healthy natural environment is the foundation of sustained economic growth, prospering communities and personal wellbeing. It sets out how the value of nature can be mainstreamed across our society by facilitating local action; strengthening the connections between people and nature; creating a green economy and showing leadership in the EU and internationally.</p> <p data-bbox="488 962 1272 1169">☐ Biodiversity 2020 This new, ambitious biodiversity strategy for England builds on the Natural Environment White Paper and provides a comprehensive picture of how we are implementing our international and EU commitments. It builds on the successful work that has gone before, but also seeks to deliver a real step change.</p> <p data-bbox="488 1177 1272 1241">☐ The Government's forthcoming 25 year Environment Plan, a sister document to the recently published Clean Growth Strategy.</p> <p data-bbox="488 1249 1272 1455">☐ Water Framework Directive (200/60/EC) This Directive sets a challenge in meeting the objectives of the improvement and the protection of the water environment and is the major driver for the sustainable management of water in the UK. The water environment includes all rivers, canals, lakes, estuaries, wetlands and coastal waters as well as water under the ground. Additional</p>	<p data-bbox="1294 236 2121 308">Comments noted. These documents will provide a strong reference point to inform the Biodiversity Strategy.</p> <p data-bbox="1294 347 1556 376"><b>Change Made to SPD</b></p>

## 01 Ecology and Environment

information is available here: <https://www.wfduk.org/>

We wish to highlight other local strategies and initiatives which may assist in the future consideration of master plan proposals.

☐ The Tees Valley Green Infrastructure Strategy. This document is available at: <http://teesvalleynaturepartnership.org.uk/wp-content/uploads/2013/11/Tees-Valley-Green-Infrastructure-Strategy.pdf>

☐ Aims and vision of the Tees Estuary Partnership and the Tees Valley Nature Partnership

## 01 Ecology and Environment

## 01 Ecology and Environment

STM_34.09	Comment	Response to comments
<p data-bbox="118 244 286 272">Louise Tait</p> <p data-bbox="62 300 320 328">Environment Agency</p>	<p data-bbox="488 236 1265 592">Biodiversity and Environment Strategy The redevelopment of the South Tees site through the Master Plan offers a one-off opportunity to provide strategic biodiversity enhancements to this area of former inter tidal estuary as part of the wider aspirations of the Tees Estuary Partnership (TEP). As such, it is recommended that a Biodiversity and Environment Plan is produced in consultation with relevant stakeholders that sets out the conservation and enhancement of green infrastructure. A Biodiversity and Environment Plan should set out how the Mitigation hierarchy will be applied through:</p> <ul data-bbox="488 600 1265 735" style="list-style-type: none"><li data-bbox="488 600 633 628">☐ Avoidance</li><li data-bbox="488 636 667 665">☐ Minimisation</li><li data-bbox="488 673 822 702">☐ Rehabilitation/restoration</li><li data-bbox="488 710 1265 879">☐ Offset Collectively avoidance, minimisation and rehabilitation/restoration aim to reduce, as far as possible, the biodiversity impact of a project. Additional measures will typically be required to achieve no overall negative impact or a net gain for biodiversity.</li></ul> <p data-bbox="488 887 1265 1056">We advise that the Biodiversity and Environment Plan should demonstrate how the Lawton principles to landscape scale conservation of biodiversity will be applied, and in particular the concepts of Enlarging, Improving, Buffering and Connecting habitats which are detailed below.</p> <p data-bbox="488 1064 1265 1278">Enlarging – the area includes part of the Teesmouth and Cleveland Coast Special Protection Area/Site of Special Scientific Interest (SPA/SSSI) and potentially land functional to that SPA/SSSI. We recommend that the proposals incorporate an enlarging of the area designated for habitat adjacent to the Coatham Dunes and South Gare at the boundary and within the North Industrial Zone.</p> <p data-bbox="488 1286 1265 1422">Improving – We strongly recommend that the proposals should lead to a net gain in biodiversity. A key priority should be to enhance the Tees estuary edge and incorporate best practice design into any redevelopment of berths and wharfs.</p> <p data-bbox="488 1430 1245 1455">Buffering – A Landscaping and Open Space Strategy should take</p>	<p data-bbox="1294 236 2166 339">Comments noted. These will inform the Biodiversity Strategy regarding opportunities for protection, enhancement and mitigation and help to inform the design and layout of development.</p> <p data-bbox="1294 360 1554 389"><b>Change Made to SPD</b></p> <p data-bbox="1294 413 2166 627">The SPD has been amended to confirm that any approaches to mitigation should be consistent with the mitigation hierarchy within the NPPF. Also, the SPD will clarify that net gain will be a key objective and that opportunities will be sought to consider providing environmental networks/stepping stones and appropriate buffers to designated sites.</p>

## 01 Ecology and Environment

regard of the need to buffer designated sites from development proposals. Connecting – The Tees estuary is a conduit between marine and riverine habitats that is vital to a number of migratory species and species that are particularly adapted to estuary habitats.

We recommend the Biodiversity and Environment Plan is informed by:

☐ A full ecosystem services assessment<sup>2</sup> due to the overall size of the site and the potential opportunities. The Environment Agency has experience in using this technique and would welcome the opportunity to work with STDC to ensure all potential benefits and values of Ecosystem services are realised.

☐ A full survey of the site will be required to quantify the value of these features as part of the natural capital approach to ensure their values are understood and suitably mitigated

☐ An alignment to other daughter documents of the master plan, for example, the Flood Risk and Water Management Strategy.

## 01 Ecology and Environment

## 01 Ecology and Environment

STM_34.10	<b>Comment</b>	<b>Response to comments</b>
Louise Tait Environment Agency	<p>Master Plan Layout</p> <p>The layout presented in the masterplan is very compact and grid like in nature, with little space within and between the various proposed zones. Although we recognise that partners and prospective developers will require access and layouts that are practical, orientating the developments in a differing ways may allow for more open space which could be utilised for recreational and ecological services and result in a mosaic of interconnected habitat.</p> <p>There are various areas denoted as public open space. By integrating ecological diversity into these areas, such as watercourses, wildflower meadows, ponds and other features, these open spaces would provide a dual use as both a public asset and biodiversity asset. Integrating ecological feature may also reduce management costs and require a less intense maintenance schedule. We recommend that further advice is sought from potential partners such as the Tees Rivers Trust, Tees Valley Wildlife Trust, Natural England and the Environment Agency as well as other organisations and nearby resident groups in developing future proposals for the areas of public open space.</p>	<p>Comment noted. The Master Plan provided a concept plan for the layout of potential uses. A Biodiversity Strategy will provide further detail regarding siting and area of new development and the options for enhancement, protection and mitigation.</p> <p><b>Change Made to SPD</b></p> <p>To be reflected in the SPD that opportunities for continuous networks/stepping stones for biodiversity will be explored in finer detail through the Biodiversity Strategy which will extend beyond those designated sites.</p>

## 01 Ecology and Environment

## 01 Ecology and Environment

<b>STM_34.11</b>  Louise Tait Environment Agency	<b>Comment</b>  Expansion of the SPA/SSSI The extent of the Teesmouth and Cleveland Coast SPA/SSSI is currently under review and appears likely to be extended in early 2018 to include the entire Tees estuary up to Mean High Water, subject to consultation and approval by the Secretary of State. Should this extension be confirmed, this would place the entire river frontage of the master plan site immediately adjacent to, and potentially within, a SPA/SSSI. In developing out the master plan area, consideration should be had to this designated site to ensure that any proposed activities do not have a significant detrimental impact upon the SPA/SSSI. Details on the proposed SPA/SSSI extension can be sourced through the Natural England website at: <a href="http://publications.naturalengland.org.uk/publication/5987326182293504">http://publications.naturalengland.org.uk/publication/5987326182293504</a> For further information regarding this extension, we advise that you contact Natural England using the details provided on the above webpage.	<b>Response to comments</b>  Comment noted.  <b>Change Made to SPD</b>  Greater consistency is to be made between the SPD and Policy N4 of the Local Plan regarding development affecting designated sites.
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## 01 Ecology and Environment

<b>STM_34.12</b>  Louise Tait Environment Agency	<b>Comment</b>  Invasive species A range of invasive species are likely to be present on site. These can cause issues to the biodiversity of the site and the health and quality of watercourses/waterbodies, but can also cause long term management costs. A Biosecurity Plan should be developed to ensure the presence of such species are known and managed or eradicated.	<b>Response to comments</b>  Comments noted. This will be addressed within the Biodiversity Strategy.  <b>Change Made to SPD</b>
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## 01 Ecology and Environment

STM_34.14		Comment	Response to comments
Louise	Tait	We welcome the following statement in 2.15 Summary of Existing Conditions and would seek for this to be taken forward through the development of a Tees Estuary wide Strategic habitat enhancement framework with the Tees Estuary Partnership. 'The STDC area encompasses, and indeed benefits from some large-scale, important environmental assets. However, while future development will need to take due cognisance of and mitigate potential environmental impacts, these assets are not seen as a major constraint. In fact, through the application of good management and a programme of appropriate, viable enhancements, they offer a clear opportunity for improving the character, image and profile of the STDC area.'	Support welcomed.
Environment Agency			Change Made to SPD

## 01 Ecology and Environment

STM_34.15		Comment	Response to comments
Louise	Tait	In Section 2.01.1 Location, we advise that the words ‘and SPA designation’ are included at the end of the sentence ‘To the immediate north, on the coastal fringe, and within the STDC boundary, is the area known as Coatham Sand and South Gare, which includes an area with SSSI designation.’	Comment noted.
Environment Agency			<b>Change Made to SPD</b>

## 01 Ecology and Environment

## 01 Ecology and Environment

STM\_34.16

### Comment

### Response to comments

Louise Tait  
Environment Agency

We recommend that the text on page 29 of the document under the title, Tata Steel Landholding, should be amended as follows 'South Gare and Coatham Sands (SSSI/SPA/nature conservation interest)'.

Comments noted.

### Change Made to SPD

## 01 Ecology and Environment

STM\_34.17

### Comment

### Response to comments

Louise Tait  
Environment Agency

We wish to note that the teardrop site and landfill CLE31 cited in 2.05.2.9 could present an important opportunity to improve habitat connectivity between Coatham Marsh, Coatham Sands and Dabholme Gut.

Comment noted. The Master Plan provided a concept plan for the layout of potential uses. A Biodiversity Strategy will provide further detail regarding the siting and area of new development and the options for enhancement, protection and mitigation.

### Change Made to SPD

## 01 Ecology and Environment



## 01 Ecology and Environment

STM\_34.18

### Comment

### Response to comments

Louise Tait  
Environment Agency

In 2.05.2.11 South Gare and Coatham Sands we recommend the words 'and SPA' are included at the end of the sentence 'The area is designated a Site of Special Scientific Interest (SSSI) and includes the large expanse of Coatham Sands.'

Comment noted.

### Change Made to SPD

## 01 Ecology and Environment

STM\_34.19

### Comment

### Response to comments

Louise Tait  
Environment Agency

In respect of 2.08.3.2 Redcar Bulk Terminal we recognise that there is significant opportunity to provide buffering for the South Gare & Coatham Sands SSSI which also forms part of the Teesmouth and Cleveland Coast SPA by drawing back operations from the edge of the site. More significant gain for biodiversity could be achieved by restoring habitats formerly infilled, and reinstating intertidal habitats to extend Bran Sands.

Comments noted. Layouts within the Master Plan are conceptual and should not be regarded as fixed in terms of delivering the extent of hard built up edges.

### Change Made to SPD

The SPD has been revised to include a plan of the Development Zones which is indicative and provides opportunity for potential buffer zones and this is also reflected within the text.

## 01 Ecology and Environment

## 01 Ecology and Environment

STM\_34.20

Louise Tait  
Environment Agency

**Comment**

We welcome the statements on Environmental Enhancement in Section 3.02 and recommend that this is developed further in a Biodiversity Strategy for the site.

**Response to comments**

Support welcomed.

**Change Made to SPD**

## 01 Ecology and Environment

STM\_34.21

Louise Tait  
Environment Agency

**Comment**

We support the statement in 4.03 North East Industrial Zone which outlines the intention to incorporate habitat improvement in a potential restoration of a realigned Fleet.

**Response to comments**

Support welcomed.

**Change Made to SPD**

## 01 Ecology and Environment

01 Ecology and Environment

<b>STM_34.22</b>  <b>Louise Tait</b>  <b>Environment Agency</b>	<b>Comment</b>  Section 9.03 of the masterplan details the intent to produce a carefully designed strategy for the Coastal Community Zone. We recommend this is expanded and incorporated into a Biodiversity Strategy and Environmental Action Plan relevant to the entire site produced in consultation with relevant stakeholders that sets out the conservation and enhancement of green infrastructure. We advise that any area-wide stormwater drainage strategy should be aligned with a Biodiversity Strategy, given that wetland corridors will be an important aspect of habitat connectivity through and beyond the site.  It is recommended that water and wetland features should be a key component of a landscape and open space strategy, linked to foot and cycle transport corridors and drainage strategies.  The current open spaces are likely to hold the highest ecological value and their biodiversity/ecological value should be fully assessed prior to any potential future construction with a preference for built development upon less biodiversity rich areas, wherever possible.	<b>Response to comments</b>  Comment noted. The Master Plan provided a concept plan for the layout of potential uses. A Biodiversity Strategy will provide further detail regarding the siting and area of new development and the options for enhancement, protection and mitigation.  <b>Change Made to SPD</b>
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01 Ecology and Environment

## 01 Ecology and Environment

STM_34.24	Comment	Response to comments
<p data-bbox="118 244 286 272">Louise Tait</p> <p data-bbox="62 300 318 328">Environment Agency</p>	<p data-bbox="488 237 763 266">4. Marine Environment</p> <p data-bbox="488 276 1265 986">The masterplan area is situated on reclaimed land, which was historically saltmarsh. We suggest that further opportunity could be explored for creating habitat within the masterplan area, in particular, saltmarsh creation within the lagoon area which borders the North Industrial Zone. A breach of the flood bank could have great potential for saltmarsh creation and associated benefits for wildlife. We strongly recommend that the proposed development areas and their associated infrastructure such as roads and drains do not encroach into the intertidal environment and should not result in a net loss of habitat. The Environment Agency is committed to no net loss of intertidal and subtidal habitat. If any encroachment is to take place, we would expect that considerable justification is provided in future proposals coming forward at the site, together with details of mitigation and compensation. Section 2.12.2 Habitats of the master plan mentions that there are four habitats within the site boundary that are UK habitats of principal importance. This section should also recognise the importance and value of the intertidal and estuarine habitats that are immediately adjacent to, if not within, the development area.</p> <p data-bbox="488 995 1265 1134">For individual proposals, we would encourage monitoring to be a part of the plans from an early stage to be able to provide evidence of any potential negative impacts upon the estuary, for example, silt monitoring during dredging activities.</p> <p data-bbox="488 1144 1265 1240">We would encourage a biosecurity plan to be part of individual planning applications, to ensure best practice is used throughout the development.</p>	<p data-bbox="1294 237 2121 376">Comment noted. The Master Plan provided a concept plan for the layout of potential uses. A Biodiversity Strategy will provide further detail regarding the siting and area of new development and the options for enhancement, protection and mitigation.</p> <p data-bbox="1294 395 1554 424"><b>Change Made to SPD</b></p>

## 01 Ecology and Environment

## 01 Ecology and Environment

<b>STM_34.26</b>  <b>Louise Tait</b>  <b>Environment Agency</b>	<b>Comment</b>  South Industrial Zone The northern edge of this zone bounds the River Tees estuary. The habitat associated with the edge of a hard fronting estuary is often thought to be lost space in terms of habitats for fauna and flora. However, the inclusion of Estuary Edge techniques into the early design stage of a development bordering an estuary can provide a positive contribution. In utilising these techniques, other developments have successfully incorporated habitats in an otherwise urban or industrial development. Additional information on Estuary Edge techniques can be found at the following link: <a href="http://www.ecrr.org/Portals/27/Publications/Estuary%20Edges%20-%20design%20advice.pdf">http://www.ecrr.org/Portals/27/Publications/Estuary%20Edges%20-%20design%20advice.pdf</a>	<b>Response to comments</b>  Comments noted. Layouts within the Master Plan are conceptual and should not be regarded as fixed in terms of the delivering the extent of hard built up edges.  <b>Change Made to SPD</b>  The SPD has been revised to include a blurred edges for development zones to indicate potential for buffer zone and reference to a buffer zone is also included within text for the Development Principle.
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## 01 Ecology and Environment

<b>STM_37.04</b>  <b>Andrew Whitehead</b>  <b>Natural England</b>	<b>Comment</b>  Question 10: Given the commitment made within Core Principle 8, we advise that ecological and biological assets found outside of the Coastal Community Zone sites should also be conserved and enhanced. For example, we are aware that the 'Teardrop Site' contains important brownfield habitats, and so sites such as these should also be included in any plans for protection and enhancement of habitats. Consideration should also be given to other green and blue infrastructure opportunities – reference should be made to the Tees Valley Green Infrastructure Strategy, and its principles incorporated wherever possible. Other possible opportunities could be features such as green roofs.	<b>Response to comments</b>  Comment noted. The Master Plan provided a concept plan for the layout of potential uses. A Biodiversity Strategy will provide further detail regarding siting and area of new development and the options for enhancement, protection and mitigation.  <b>Change Made to SPD</b>
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## 01 Ecology and Environment

STM\_37.05

Andrew Whitehead

Natural England

### Comment

Natural England is a member of the Tees Valley Nature Partnership, and in that role we have actively contributed to, and fully support the comments made in their response. We are providing these separate comments in our role as a statutory consultee, and they should be read alongside the comments made by the Nature Partnership

### Response to comments

Comments noted.

### Change Made to SPD

## 01 Ecology and Environment

STM\_37.06

Andrew Whitehead

Natural England

### Comment

Natural England welcomes the production of a Master Plan to provide guidance on the development of this area of land, and welcome the opportunity to provide early comments on the draft version.  
On the whole we welcome the recognition given within the document to the important role the natural environment can play in creating a sense of place, and increasing the attraction of an area to developers.

### Response to comments

Support welcomed.

### Change Made to SPD

## 01 Ecology and Environment

01 Ecology and Environment

STM_37.07	Comment	Response to comments
Andrew Whitehead Natural England	We also welcome the commitment made in Core Principle 8 to ensuring the redevelopment is delivered in a way that reduces pollution, contributes to habitat protection and long-term sustainability, and that encourages biodiversity. We do feel that this could be expanded, as while the document acknowledges that important habitats may be found in areas outside of the Coastal Community Zone, and these areas should be preserved, there is a focus on the designated sites within the Coastal Zone being the main area for environmental enhancement. Utilising green and blue infrastructure when considering the layout of the site would help to achieve a more coherent environmental protection and enhancement programme, and would enable an integrated storm water storage system to be incorporated through a comprehensive SuDS (sustainable drainage system) plan for the area. We also advise that environmental habitats are linked wherever possible, irrespective of any designation, to maximise the potential for enhancements and protection of these habitats and features.	Comments noted. These will be addressed through the Biodiversity Strategy.  Change Made to SPD It will be reflected in SPD that opportunities for continuous networks/ stepping stones for biodiversity will be explored in finer detail through the Biodiversity Strategy which will extend beyond the designated sites.

01 Ecology and Environment

## 01 Ecology and Environment

STM_37.08	Comment	Response to comments
Andrew Whitehead Natural England	As this Master Plan would be considered as a plan under the Habitats Regulations, which has the potential to impact upon a European designated site (the Teesmouth and Cleveland Coast Special Protection Area and Ramsar site) we would expect to see a Habitats Regulations Assessment of the SPD completed before adoption. We advise including the features proposed to be added to the extended SPA as part of this assessment to avoid the need for further assessment once consultation on the extended designation commences.	Comments noted. A HRA report will be published alongside the next draft of the SPD.  <b>Change Made to SPD</b>

## 01 Ecology and Environment

STM_37.09	Comment	Response to comments
Andrew Whitehead Natural England	<p>Policy Context-Constraints and Opportunities 2.02.2 (Page 24): We note that South Gare and Coatham Sands is included as both a constraint and opportunity. The language here should be revisited – having internationally and nationally important habitats and wildlife within the STDC Area should not be viewed as a constraint but an asset.</p> <p>It should also be noted within this section that as well as being a (primarily terrestrial rather than offshore) SSSI this area is also part of the Teesmouth and Cleveland Coast Special Protection Area (SPA) and Ramsar site, and while there may be restrictions to the type of development that can occur protecting the assets here should not be considered a constraint. The presence of these designations within the STDC Area could be utilised as a marketing tool to increase the attraction of the site, and opportunities could be offered for developers to invest in these sites to enhance their environmental credentials.</p>	Comments noted.  <b>Change Made to SPD</b>



## 01 Ecology and Environment

STM\_37.10

### Comment

### Response to comments

Andrew Whitehead  
Natural England

Environmental and Ecology 2.12.11 (page 56):As mentioned in the section above, environmental and ecological designations should not be referred to as constraints but assets. To refer to these sites as constraints does not match well with the aspirations and commitments made in Core Policy 8.

Comments noted.

### Change Made to SPD

## 01 Ecology and Environment

STM\_37.11

### Comment

### Response to comments

Andrew Whitehead  
Natural England

Themes and Concepts - North Industrial Zone (Page 78): As well as the river frontage opportunities provided in this zone consideration should be given to the potential for buffering to the Coastal Community Zone to allow for the likely retreat of the dune system on South Gare, and to maintain some of the habitats found within this zone that which support species and habitats associated with the designated sites.

Comments noted. Layout within the Master Plan are conceptual and should not be regarded as fixed in terms of delivering the extent of hard built edges.

### Change Made to SPD

Maps provided within the SPD will indicate the potential for buffers between zones and these will be explored further through the Biodiversity Strategy.

## 01 Ecology and Environment

## 01 Ecology and Environment

STM_37.12	Comment	Response to comments
<b>Andrew Whitehead</b> <b>Natural England</b>	<p>Themes and Concepts - Coastal Community Zone (Page 78): We welcome the inclusion of the Coastal Zone as an area of high environmental value, and the proposal to link the 2 areas of this zone. We support this proposal and suggest the zone boundaries are revised to ensure the Coastal Zone is identified as one continuous stretch.</p> <p>We also note the proposal to improve 'controlled accessibility to the public and to introduce discrete leisure uses. We welcome the commitment to ensuring this access occurs in a controlled manner, but advise that any developments/ proposals considered in this area should take careful consideration of the reasons for designation.</p> <p>We also note the proposal for the underlying geology of this area to potentially be used for energy storage, and advise that any such proposals should give detailed consideration to the potential impacts on the internationally and nationally important interest features of the designated sites to ensure that any development does not cause damage or disturbance, or have a significant effect upon these features.</p>	<p>Comments noted. The Master Plan provided a concept plan for the layout of potential uses. A Biodiversity Strategy will provide further detail regarding the siting and area of new development and the options for enhancement, protection and mitigation.</p> <p><b>Change Made to SPD</b></p> <p>The SPD will reflect the need for development proposals to be in line with Policy N4 of the Local Plan.</p>

## 01 Ecology and Environment

## 01 Ecology and Environment

STM_37.13	Comment	Response to comments
Andrew Whitehead Natural England	Enhancement of Environmentally Important Habitats 4.05 (Page 81): We note the statement within this section that ‘the Development Corporation will be supportive of long-term, sustained habitat improvements within South Tees within the ...designated sites’. The long-term enhancement and protection of habitats should not be restricted to the designated sites, but should be considered as a core principle across the entire STDC area, as committed to in Core Principle 8. We advise that this section is revisited and revised to reflect this commitment. We also note the proposal to establish a credits system for investment in environmental enhancement. This is a concept which the Tees Estuary Partnership are currently developing. Any proposal for a credits system within the STDC area should be done in conjunction with the wider Estuary Partnership initiative.	Comments noted.  <b>Change Made to SPD</b>

## 01 Ecology and Environment

STM_37.15	Comment	Response to comments
Andrew Whitehead Natural England	Open Space Strategy (Page 156 - 159): The aspirations of this strategy provide a good opportunity to create environmental links, as well as open spaces acting as connectors between different zones, and so we advise that environmental features are considered when designing site layout. We also note and welcome the proposal to use the Teesdale Way/ Black Path as a spine through the site, but advise that reference is also made here to the England Coastal Path, which links the STDC with the wider coastal zone within the borough and beyond.	Comments noted and support welcomed.  <b>Change Made to SPD</b>  To be amended to acknowledge the opportunities to create a network of environmental links and stepping stones that can influence the design and layout of new development. This will be consistent with the Biodiversity Strategy.

## 01 Ecology and Environment

## 01 Ecology and Environment

STM_40.04		Comment	Response to comments
Cllr Barry Hunt	RCBC	South Gare and Coatham Sands are designated as Sites of Special Scientific Interest. The development needs to be sensitive to this and ensure that wildlife is protected.	Comments noted. The Master Plan provided a concept plan for the layout of potential uses. A Biodiversity Strategy will provide further detail regarding the siting and area of new development and the options for enhancement, protection and mitigation.  <b>Change Made to SPD</b>

## 01 Ecology and Environment

STM_41.01		Comment	Response to comments
Graham Megson	Hartlepool Borough Council	I have read and support the response submitted by the Tees Valley Local Nature Partnership. Hartlepool Borough Council (HBC) is a member of the TVLNP.	Support welcomed.  <b>Change Made to SPD</b>

## 01 Ecology and Environment

## 01 Ecology and Environment

STM_41.02	Comment	Response to comments
<b>Graham Megson</b> <b>Hartlepool Borough Council</b>	The South Tees regeneration project seeks to create a world-class industrial park. This should incorporate world-class nature conservation through the implementation of bold habitat creation projects. The link between nature conservation, attractive landscape, recreational opportunities and economic regeneration, are well established and have been published elsewhere.	Comments noted. The Master Plan will be informed by a Biodiversity Strategy that will include opportunities for enhancement, protection and mitigation.  <b>Change Made to SPD</b>

## 01 Ecology and Environment

## 01 Ecology and Environment

STM\_41.03

Graham Megson  
Hartlepool Borough Council

### Comment

I advise that a Habitat Regulations Assessment (HRA) is required, as referred to in section 2.12.11 of the Master Plan. There are areas of the site which are designated under the EU Conservation of Habitats and Species Regulations 2017:

- Teesmouth and Cleveland Coast Special Protection Area (T&CC SPA)
- Teesmouth and Cleveland Coast Ramsar
- The proposed extension to the T&CC SPA

Adverse impacts on ecology should be dealt with using the 'mitigation hierarchy':

- Avoidance
- Mitigation
- Compensation
- Biodiversity enhancement as per paragraph 118 of the National Planning Policy Framework (NPPF).

Some areas of the site lacking a nature conservation designation are functionally linked to the SPA, i.e. SPA birds utilise and depend upon them. They therefore require consideration in the HRA process.

### Response to comments

Comments noted. A HRA is being prepared to inform the SPD and the HRA report will be published alongside the next draft of the SPD.

### Change Made to SPD

The SPD will confirm that any approach to mitigation to be undertaken will be consistent with the mitigation hierarchy set out within the NPPF.

## 01 Ecology and Environment

## 01 Ecology and Environment

<b>STM_41.04</b>	<b>Comment</b>	<b>Response to comments</b>
<b>Graham Megson</b> <b>Hartlepool Borough Council</b>	<p>Given the scale of the proposed development there is a massive opportunity to deliver biodiversity enhancement. Biodiversity should be delivered as a national example of best practice, hand in hand with the delivery of economic regeneration.</p> <p>There are biodiversity opportunities across the whole site and the Master Plan should not pigeonhole biodiversity to the Coastal Community Zone. It is recommended that the Master Plan is delivered with a parallel Biodiversity Strategy or Biodiversity Action Plan. This should cover opportunities across the entire site.</p>	<p>Comments noted. The Master Plan provided a concept plan for the layout of potential uses. A Biodiversity Strategy will provide further detail regarding the siting an area of new development and the opportunities for enhancement, protection and mitigation.</p> <p><b>Change Made to SPD</b></p> <p>It will be reflected in the SPD that opportunities for continuous networks and stepping stones for biodiversity will be explored in finer detail through a Biodiversity Strategy which will extend beyond those designated sites.</p>

## 01 Ecology and Environment

<b>STM_41.06</b>	<b>Comment</b>	<b>Response to comments</b>
<b>Graham Megson</b> <b>Hartlepool Borough Council</b>	<p>Historic and current pressures on the Tees estuary are well known and have been documented by the Tees Valley Nature Partnership and the Tees Estuary Partnership amongst others. The Tees estuary is of international importance for birds of the North West Atlantic Flyway and along with their habitats, they have European level protection. All plans and projects affecting the interest features of the Tees estuary require a HRA. The findings of the HRA should inform development of the Master Plan, as there is an opportunity for mitigation, compensation and biodiversity enhancement which is difficult to retro-fit.</p>	<p>Comments noted. A HRA is being prepared to accompany the SPD.</p> <p><b>Change Made to SPD</b></p> <p>The SPD will reflect that any approach to mitigation will be consistent with the mitigation hierarchy within the NPPF.</p>

## 01 Ecology and Environment

## 01 Ecology and Environment

<b>STM_41.07</b> <b>Graham Megson</b> <b>Hartlepool Borough Council</b>	<b>Comment</b>  It is recommended that the Master Plan embraces bold nature conservation measures. These will benefit the scheme, Redcar and Cleveland borough and the other Tees Valley local planning authorities, all of which are affected by impacts within the Tees estuary, which is a single ecosystem. The South Tees Development Site provides the ideal location, timing and opportunity to do this.	<b>Response to comments</b>  Comments noted. A Biodiversity Strategy will set out opportunities for environmental enhancement, protection and mitigation.  <b>Change Made to SPD</b>
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## 01 Ecology and Environment

<b>STM_45.07</b> <b>Cllr Philip Thomson</b> <b>RCBC</b>	<b>Comment</b>  Question 8: Better use to be made consider an establishment of a cooperative trust.	<b>Response to comments</b>  Comments noted. The opportunities for the management and maintenance of environmental assets will be explored through a Biodiversity Strategy.  <b>Change Made to SPD</b>
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## 01 Ecology and Environment



## 01 Ecology and Environment

STM_47.01		Comment	Response to comments
Mr B	Nicholson	The area sits adjacent to significant sites with environmental status at national and international status. The opportunity is there to create a new industrial area that can complement to this with appropriate green/energy/recycling/landscaping/ecological approach to thinking capable of moving into development worthwhile as good legacy for the area and its image. All part of creating a new image for the area. There are many examples where this joint approach to business and ecology can be done. An important approach if a new image is part of the development programme. It is also accords with government planning policy too. Is not aiming for an overall site of excellence a goal worth aiming for?	<p>Comments noted. The Master Plan provided a concept plan for the layout of potential uses. A Biodiversity Strategy will provide further detail regarding the siting and area of new development and the options for ecological enhancement and protection will be explored through a Biodiversity Strategy.</p> <p><b>Change Made to SPD</b></p>

## 01 Ecology and Environment

STM_47.02		Comment	Response to comments
Mr B	Nicholson	A big issue that has been long running concern is the management of ecological assets in this area (ie Coatham Marsh/ South Gare etc) It is important that appropriate attention is given to these and there safe future. I would suggest that in the development stages of this project wider involvement is sought to plan appropriate action for these areas (ie Tees Valley Wildlife Trust, INCA etc). It is a great opportunity to secure sound planning and management of these ecological assets of the area.	<p>Comments noted. The opportunities for the management and maintenance of environmental assets will be considered through a Biodiversity Strategy.</p> <p><b>Change Made to SPD</b></p>

## 01 Ecology and Environment

## 01 Ecology and Environment

STM_49.07		Comment	Response to comments
Mr David	Stamp	<p>Question 10: Landscaping along roadways - need to plant thousands of trees to 'break up' some of the hard landscapes, like on the Trunk road. Contrast this to the Parkway which has numerous trees along the side of the road.</p> <p>Many more trees to be planted in the Coatham Marsh, to encourage more birds, wild life, etc. Could Coatham Marsh have a mini Eden Project with perhaps one small Biome ?</p> <p>Likewise the Teesdale Way needs to have extensive planting of trees, etc.to make it much more attractive to use.</p>	<p>Comments noted. Landscaping and environmental enhancement opportunities will be explored further in Open Space and Biodiversity Strategies.</p> <p><b>Change Made to SPD</b></p>

## 02 Heritage and Culture

## 02 Heritage and Culture

STM_02.07		Comment	Response to comments
Ms Pat	McCarthy	<p>Question 7: It is important to remember the industries, places and people who shaped Teesside. Too many places have wiped away their industrial history and now regret it. It is good to see the intentions for retaining the Redcar Blast Furnace, South Bank coke ovens and the Dorman Long Tower but there are other iconic structures worthy of consideration. The country lacks an Art Gallery/ Museum dedicated to Industrial Art. The BOS Plant could be an ideal location for such a gallery and museum of industry combined. Needs a huge investment of course but would become a major attraction.</p> <p>The Heritage industry is supported by numerous organisations: e.g. central government, lotteries, local authorities, industry, national and local voluntary groups. It ought to be possible to set up a Trust that includes all of these elements, with the responsibility for the upkeep and maintenance of buildings and artifacts and managing a fund-raising strategy for achieving such objectives.</p> <p>The recently-formed organisation Tees Steel: Bridging the World is already taking a lead in thinking about the development of a heritage programme.</p>	<p>Comments noted and these will be considered as part of a wider strategy for the heritage of the area, that will identify those industrial structures which are of heritage value and are viable to retain. This will be undertaken in 2018 with input from the local community and key stakeholders.</p> <p><b>Change Made to SPD</b></p>

## 02 Heritage and Culture

## 02 Heritage and Culture

STM_04.07		Comment	Response to comments
Mr Kerry	Doig	Question 7: This is a fantastic initiative, and will give the site a sense of pride and purpose. A heritage group should be established for the site consisting of the businesses and supply chain partners associated with the new site as part of their CSR commitment to the region. The group should be responsible for fundraising through local initiatives and volunteers from partner organisations to ensure upkeep of the site.	Support welcomed. The comments will be considered as part of a strategy for the heritage of the area, that will identify those industrial structures which are of heritage value and are viable to retain. This will be undertaken in 2018 with input from the local community and key stakeholders.
Solomons			<b>Change Made to SPD</b>

## 02 Heritage and Culture

STM_04.10		Comment	Response to comments
Mr Kerry	Doig	Question 10: There is a proud heritage in this neglected region. Restoring that pride by securing passionate support in the area is essential. The heritage aspect could galvanise people behind this project. Many local families have links which go back generations, and sharing those experiences by being part of the design and restoration of the heritage trail and structures, along with sharing historical records and photos for onsite exhibitions could be a fantastic initiative to create early engagement and support from locals. Positive press in the early stages will set the tone for local support.	Support welcomed. The comments will be considered as part of a strategy for the heritage of the area, that will identify those industrial structures which are of heritage value and are viable to retain. This will be undertaken in 2018 with input from the local community and key stakeholders.
Solomons			<b>Change Made to SPD</b>

## 02 Heritage and Culture

## 02 Heritage and Culture

STM\_05.04

Mr Jeremy Garside  
Tees Valley Wildlife Trust

### Comment

Question 7: We support the proposals to respect and maintain some of the industrial heritage features, which are an important component of the culture and sense of place of South Tees. These features have increasing value and appeal to people in other parts of the UK / world and represent an exciting opportunity to boost the area's tourism and visitor economy.

### Response to comments

Support welcomed.

### Change Made to SPD

## 02 Heritage and Culture

STM\_06.01

Mr Kitty Grove-Stephensen

### Comment

Question 1: The plan needs to take more account of the heritage element offered by the site. A few isolated edifices will not convey what the iron and steel industries have meant to the area, how these must be remembered and celebrated and become a tourist attraction in their own right. Consider how the area figured in the Industrial Revolution, look at what such monuments have done for the economy in other areas, and build on that. These are assets, not liabilities.

### Response to comments

Comments noted. The comments will be considered as part of a strategy for the heritage of the area, that will identify those industrial structures which are of heritage value and are viable to retain. This will be undertaken in 2018 with input from the local community and key stakeholders.

### Change Made to SPD

## 02 Heritage and Culture

## 02 Heritage and Culture

STM_06.07		Comment	Response to comments
Mr Kitty	Grove-Stephensen	<p>Question 7: Whilst accepting that heritage needs commercial support, this plan does not do anywhere near enough to celebrate the industrial heritage of iron and steel on which the area was built. A mere nod and retention of isolated elements will not convey the majesty and importance of the industry. Consider the success of Beamish and think how this could be a world-beating tourist attraction with tentacles across the whole area of the Authority. Look at the whole of the Ironbridge Gorge and see how that is flourishing as a tourist destination. Tourism is highly marketable and this plan misses a golden opportunity.</p>	<p>Comments noted. The comments will be considered as part of a strategy for the heritage of the area, that will identify those industrial structures which are of heritage value and are viable to retain. This will be undertaken in 2018 with input from the local community and key stakeholders.</p> <p><b>Change Made to SPD</b></p>

## 02 Heritage and Culture

## 02 Heritage and Culture

STM_07.07	Comment	Response to comments
Mr Geoffrey Taylor	<p>Question 7: This is our group's special interest and as such it is important to stress the validity of the site's past to encourage positivity about its future potential . Tees Steel HAS Bridged the world and we should lose no opportunity to express that in architectural features of new design, partnerships with the cities and countries we have helped to progress, retention of historic and emblematic assets and imaginative use of their capabilities. Climbing, diving, zip lining, dining, culture and art displays are all within the compass of these structures. The blast furnace site has the capacity to host a science park featuring industrial archaeology in a landscaped setting which can be a national attraction. We should seek a linkage with the Science museum, national railway museum and our university to create from this space an area which will be recognised across the region initially and aim for a truly international class attraction. The financial aim should be for these features to become revenue neutral within the timeframe of the overall development. Their capacity for adding value lies in their presence and visibility.Sponsorship and support from incoming businesses and from outside partners should be sought as part of the developments process and should be recognised and acknowledged within the site. The heritage opportunity is on the scale of its artefacts and we have as with the site development a one off chance to grasp and develop this.</p>	<p>Support welcomed. The comments will be considered as part of a strategy for the heritage of the area, that will identify those industrial structures which are of heritage value and are viable to retain. This will be undertaken in 2018 with input from the local community and key stakeholders.</p> <p><b>Change Made to SPD</b></p>

## 02 Heritage and Culture

## 02 Heritage and Culture

STM_07.09	<b>Comment</b>	<b>Response to comments</b>
Mr Geoffrey Taylor	Question 9: A cultural feedback loop so that local and regional opinion can be freely expressed and taken on board is an important element as development progresses. There should be a serious effort to develop partnerships between incoming companies and the local population. The economic and cultural development impacts widely across the Tees Valley and this should be recognised and taken account of in the feedback whilst naturally giving specific concern to those most greatly affected. The potential at the blast furnace site for a cultural hub exists and should be explored with local participation as the infrastructure linkages improve.	Comments noted. The comments will be considered as part of a strategy for the heritage of the area, that will identify those industrial structures which are of heritage value and are viable to retain. This will be undertaken in 2018 with input from the local community and key stakeholders.  <b>Change Made to SPD</b>

## 02 Heritage and Culture

STM_08.07	<b>Comment</b>	<b>Response to comments</b>
Mr Richard Watson	Question 7: No reason to see why the former steel site could not become an industrial museum along the lines of e.g. Beamish, Manchester Museum of Science and Technology, lottery funding, even National Trust.	Comments noted. The comments will be considered as part of a strategy for the heritage of the area, that will identify those industrial structures which are of heritage value and are viable to retain. This will be undertaken in 2018 with input from the local community and key stakeholders.  <b>Change Made to SPD</b>

## 02 Heritage and Culture



## 02 Heritage and Culture

STM_11.07		Comment	Response to comments
Mr Colin	Metcalfe	Question 7: Better use of available funds.	Comments noted. The comments will be considered as part of a strategy for the heritage of the area, that will identify those industrial structures which are of heritage value and are viable to retain. This will be undertaken in 2018 with input from the local community and key stakeholders.  <b>Change Made to SPD</b>

## 02 Heritage and Culture

STM_12.07		Comment	Response to comments
Mr Nicola	Forster	Question 7: The investment will pay for itself. Regional events attract much interest regarding our heritage. We are an industrial region and the more we embrace that the better. We need to make our heritage worldwide known.	Comments noted. The comments will be considered as part of a strategy for the heritage of the area, that will identify those industrial structures which are of heritage value and are viable to retain. This will be undertaken in 2018 with input from the local community and key stakeholders.  <b>Change Made to SPD</b>

## 02 Heritage and Culture

## 02 Heritage and Culture

STM_12.10		<b>Comment</b>	<b>Response to comments</b>
Mr Nicola	Forster	Question 10: As mentioned, the design for an iconic structure/bridge in the area to represent the industrial revolution and nature of our region. Be proud of our region and keep it local with a lot of attractive attractions.	Comments noted. The comments will be considered as part of a strategy for the heritage of the area, that will identify those industrial structures which are of heritage value and are viable to retain. This will be undertaken in 2018 with input from the local community and key stakeholders.  <b>Change Made to SPD</b>

## 02 Heritage and Culture

STM_13.07		<b>Comment</b>	<b>Response to comments</b>
Victoria Clements	Solomons Europe	Question 7: Excellent idea, iconic. My grandfather worked at Dorman Long. Large organisations are always looking at ways to increase their CSR presence and image, tapping in to that with the offer of publishing their charitable endeavours may be an option.	Support welcomed. The comments will be considered as part of a strategy for the heritage of the area, that will identify those industrial structures which are of heritage value and are viable to retain. This will be undertaken in 2018 with input from the local community and key stakeholders.  <b>Change Made to SPD</b>

## 02 Heritage and Culture

## 02 Heritage and Culture

STM_14.07	<b>Comment</b>	<b>Response to comments</b>
Mr Paul Johnson Johnson Partners	Question 7: Clearly it is important to ensure that some of the industrial heritage is respected and it would make most sense for the upkeep to come out of the find generated by the leasehold income for the site. However, a sensible approach should be made towards this so that it can be affordable and that the site does not lose money trying to pay for the upkeep of the structures.	Comments noted. The comments will be considered as part of a strategy for the heritage of the area, that will identify those industrial structures which are of heritage value and are viable to retain. This will be undertaken in 2018 with input from the local community and key stakeholders.  <b>Change Made to SPD</b>

## 02 Heritage and Culture

STM_15.05	<b>Comment</b>	<b>Response to comments</b>
Michael Morrissey	Question 7: Tap well to do retired folk for gifts. Crowd funding.	Comments noted. The comments will be considered as part of a strategy for the heritage of the area, that will identify those industrial structures which are of heritage value and are viable to retain. This will be undertaken in 2018 with input from the local community and key stakeholders.  <b>Change Made to SPD</b>

## 02 Heritage and Culture

## 02 Heritage and Culture

STM_16.07		<b>Comment</b>	<b>Response to comments</b>
David	Branson	Question 7: This is a good idea and should be developed. A visitor centre or industrial museum should be set up.	Support welcomed. The comments will be considered as part of a strategy for the heritage of the area, that will identify those industrial structures which are of heritage value and are viable to retain. This will be undertaken in 2018 with input from the local community and key stakeholders.
			<b>Change Made to SPD</b>

## 02 Heritage and Culture

STM_17.06		<b>Comment</b>	<b>Response to comments</b>
Karen	Groves	Question 7: Community assets / community involvement great idea. Needs investment though not just money - people.	Support welcomed. The comments will be considered as part of a strategy for the heritage of the area, that will identify those industrial structures which are of heritage value and are viable to retain. This will be undertaken in 2018 with input from the local community and key stakeholders.
			<b>Change Made to SPD</b>

## 02 Heritage and Culture

## 02 Heritage and Culture

STM_17.08		<b>Comment</b>	<b>Response to comments</b>
Karen	Groves	Question 9: Heritage and local history could be promoted on a River Tees journey - developing land that currently lies derelict - under utilised.	Comments noted. The comments will be considered as part of a strategy for the heritage of the area, that will identify those industrial structures which are of heritage value and are viable to retain. This will be undertaken in 2018 with input from the local community and key stakeholders.
			<b>Change Made to SPD</b>

## 02 Heritage and Culture

STM_18.07		<b>Comment</b>	<b>Response to comments</b>
Chris	Platt	Question 7: A 'Magna' like industrial museum / study centre.	Comments noted. The comments will be considered as part of a strategy for the heritage of the area, that will identify those industrial structures which are of heritage value and are viable to retain. This will be undertaken in 2018 with input from the local community and key stakeholders.
			<b>Change Made to SPD</b>

## 02 Heritage and Culture

## 02 Heritage and Culture

<b>STM_19.07</b>  <b>Richard Brady</b>  <b>WorleyParsons Europe</b>	<b>Comment</b>  Question 7: Charge heritage fee to businesses for upkeep, development of heritage sites. CF. National Trust approach.	<b>Response to comments</b>  Comments noted. The comments will be considered as part of a strategy for the heritage of the area, that will identify those industrial structures which are of heritage value and are viable to retain. This will be undertaken in 2018 with input from the local community and key stakeholders.  <b>Change Made to SPD</b>
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## 02 Heritage and Culture

## 02 Heritage and Culture

STM\_26.1

Peter

Hewitt

### Comment

In terms of the economic development aspirations of the Master Plan, a broader definition of what is meant by industry is required. The heritage of South Teesside is in manufacturing and it is important to build on that, but more consideration should be given to other industries that might be more prominent in the future, such as heritage, culture and the creative industries.

Cultural organisations and practitioners contributed £27bn to the UK economy in 2015 - a 15 per cent increase on the previous year - and exports from UK-based cultural organisations grew by 14 per cent (Economic Estimates, August 2016, Department of Culture, Media and Sport). Also, 5.8 per cent of UK jobs were in the Creative Industries sector. However, only 3.2 per cent of jobs were in the North East (Creative Industries: Focus on Employment, DCMS) and most of the North East jobs are based on Tyneside. Thus, there is clearly scope for further action to realise many more creative and cultural jobs in the Tees Valley area.

Creative industries are those 'which have their origin in individual creativity, skill and talent and which have a potential for wealth and job creation through the generation and exploitation of intellectual property' (Creative Industries Economic Assessment, June 2016, DCMS). They include advertising and marketing; architecture; crafts; design; film, TV, video, radio and photography; IT, software and computer services; museums, galleries and libraries, music, performing and visual arts; and publishing. Investment in the creative economy creates jobs, and also serves to create an environment that attracts further investment. They also make the area more attractive as a place to live for potential inward investors.

It is important to remember the industries, places and people who shaped Teesside. Too many places have wiped away their industrial history and now regret it. It is good to see the intentions

### Response to comments

Comments noted. The comments will be considered as part of a strategy for the heritage of the area, that will identify those industrial structures which are of heritage value and are viable to retain. This will be undertaken in 2018 with input from the local community and key stakeholders.

### Change Made to SPD

## 02 Heritage and Culture

for retaining the Redcar Blast Furnace, South Bank coke ovens and the Dorman Long Tower but there are other iconic structures worthy of consideration. The UK lacks an Art Gallery/ Museum dedicated to industrial art. The BOS Plant could be an ideal location for such a ‘gallery and museum of industry’. This would require considerable investment but would deliver profile of national and international standing.

The Heritage and Cultural industry is supported by numerous organisations: e.g. central government, lotteries, local authorities, industry, national and local voluntary groups. It is proposed that a Trust is established that includes all of these elements, with the responsibility for formulating a development strategy, the upkeep and maintenance of buildings and artefacts and managing a fund-raising strategy for achieving overall objectives. The recently formed organisation Tees Steel: Bridging the World is already taking a lead in thinking about the development of a heritage and cultural programme.

## 02 Heritage and Culture

STM_26.4		Comment	Response to comments
Peter	Hewitt	Recommendation 3: Beware of eradicating the places and people that shaped Teesside and build on the iconic structures that exist such as the Redcar Blast Furnace, South Bank coke ovens, Dorman Long Tower and Bos Plant.	Comments noted. The comments will be considered as part of a strategy for the heritage of the area, that will identify those industrial structures which are of heritage value and are viable to retain. This will be undertaken in 2018 with input from the local community and key stakeholders.  Change Made to SPD



## 02 Heritage and Culture

STM\_26.5

Peter Hewitt

### Comment

Recommendation 4: Investigate the Bos Plant as a 'gallery and museum of industry' of potentially national and international standing.

### Response to comments

Comments noted. The comments will be considered as part of a strategy for the heritage of the area, that will identify those industrial structures which are of heritage value and are viable to retain. This will be undertaken in 2018 with input from the local community and key stakeholders.

### Change Made to SPD

## 02 Heritage and Culture

STM\_26.6

Peter Hewitt

### Comment

Recommendation 5: Establish a Trust to develop a strategy for the heritage and cultural industries, for the maintenance and upkeep of heritage buildings and for fund-raising.

### Response to comments

Comments noted. The comments will be considered as part of a strategy for the heritage of the area, that will identify those industrial structures which are of heritage value and are viable to retain. This will be undertaken in 2018 with input from the local community and key stakeholders.

### Change Made to SPD

## 02 Heritage and Culture

## 02 Heritage and Culture

STM\_28.6

Margare Walters  
Tees Steel: Bridging the World

### Comment

Question 7: This is of critical importance to asserting the identity of the site and its connection to the people of the Tees Valley. Companies could be asked for sponsorship of art works, charged a local tax for maintaining upkeep and local organisations could be connected by local projects associated with the corporation.

### Response to comments

Support welcomed. The comments will be considered as part of a strategy for the heritage of the area, that will identify those industrial structures which are of heritage value and are viable to retain. This will be undertaken in 2018 with input from the local community and key stakeholders.

### Change Made to SPD

## 02 Heritage and Culture

STM\_29.07

Mr David Gardner  
Faithful+Gould

### Comment

Question 7: In 25 years STDC will leave behind a legacy of a thriving industrial community that brings together all aspects of community life, from industrial manufacture, through daily living to leisure. Heritage has a key part to play in holding this all together. Careful study should be made into successful business models that preserve industrial heritage as an education and leisure attraction in order to make the Tees Valley a destination.

### Response to comments

Comments noted. The comments will be considered as part of a strategy for the heritage of the area, that will identify those industrial structures which are of heritage value and are viable to retain. This will be undertaken in 2018 with input from the local community and key stakeholders.

### Change Made to SPD

## 02 Heritage and Culture

## 02 Heritage and Culture

STM_30.07		Comment	Response to comments
Mr Joe	Guerin	Question 7: This is an essential part of the programme as it will give the area a strong identity. Iconic structures such as the blast furnace , parts of the BOS/Concast, Dorman Long tower and the South Bank Coke oven batteries should be retained.	Support welcomed. The comments will be considered as part of a strategy for the heritage of the area, that will identify those industrial structures which are of heritage value and are viable to retain. This will be undertaken in 2018 with input from the local community and key stakeholders.  <b>Change Made to SPD</b>

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## 02 Heritage and Culture

STM_30.09		Comment	Response to comments
Mr Joe	Guerin	Question 9: Ensure a Tees Valley industrial heritage covers all the towns through to Hartlepool.	Comments noted, although this is beyond the direct scope of this Master Plan and SPD.  <b>Change Made to SPD</b>

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## 02 Heritage and Culture

## 02 Heritage and Culture

STM_31.07	Comment	Response to comments
Mr Christine Golding	Question 7: CERTAIN ASPECTS OF INDUSTRIAL HERITAGE SHOULD BE PRESERVED SUCH AS THE DORMAN LONG TOWER WHICH COULD BE MADE IN TO A STEEL MUSEUM FUNDED BY GOVERNMENT GRANTS AND INCOME FROM VISITORS	<p>Comment noted. The comments will be considered as part of a strategy for the heritage of the area, that will identify those industrial structures which are of heritage value and are viable to retain. This will be undertaken in 2018 with input from the local community and key stakeholders.</p> <p><b>Change Made to SPD</b></p> <p>The Dorman Long Tower has been highlighted within the SPD, as an example of important aspects of heritage.</p>

## 02 Heritage and Culture

## 02 Heritage and Culture

<b>STM_33.07</b> <b>Mr Chris Twigg</b> <b>RCBC Environmental Protection</b>	<b>Comment</b> <p>Question 7: 170 years of Iron and Steelmaking on Teesside have fundamentally shaped the surrounding land and communities. Hence retaining a visible connection to this proud history for future generations should be a key goal of the development plans. Structures should be re-purposed and reused, rather than simply left to deteriorate as museum exhibits. Other disused modern steelworks around the world have been successfully redeveloped as observation platforms, museums, theatres, events halls and universities with several having applied for UNESCO World Heritage</p> <p>Site status. The Heritage Lottery Fund may provide some support, such as that recently awarded to the Brymbo Iron and Steel Works. Sirius Minerals Foundation may be interested in supporting social enterprises adjacent to their new processing and port facilities. Certain structures may be able to pay their own way if re-developed for extreme sports, such as zip wires, climbing and high-rope courses.</p>	<b>Response to comments</b> <p>Support welcomed and comment noted. The comments will be considered as part of a strategy for the heritage of the area, that will identify those industrial structures which are of heritage value and are viable to retain. This will be undertaken in 2018 with input from the local community and key stakeholders.</p> <b>Change Made to SPD</b>
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## 02 Heritage and Culture

<b>STM_34.03</b> <b>Louise Tait</b> <b>Environment Agency</b>	<b>Comment</b> <p>Question 7: The Tees Valley Green Infrastructure Strategy <a href="https://www.stockton.gov.uk/media/2466/tees-valley-green-infrastructure-strategy.pdf">https://www.stockton.gov.uk/media/2466/tees-valley-green-infrastructure-strategy.pdf</a> highlights the importance and value of incorporating green infrastructure in developments. This provides an example of the way in which former industrial structures and sites have been incorporated into green infrastructure in the Rhurgebiet area of Germany, through the Emscher Landschaft Park.</p>	<b>Response to comments</b> <p>Comment noted. The comments will be considered as part of a strategy for the heritage of the area, that will identify those industrial structures which are of heritage value and are viable to retain. This will be undertaken in 2018 with input from the local community and key stakeholders.</p> <b>Change Made to SPD</b>
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## 02 Heritage and Culture

STM_35.07		Comment	Response to comments
Mr Philip	Boville	<p>Question 7: As said in the early part of this Master Plan. You recognise the strong “World Class” heritage of this site so it would be right to embrace the sites very strong roots in iron and steel production. I would strongly recommend consultation with the group called</p> <p>Tees Steel: Bridging the World.</p> <p>Among other things, ideas to install art work along the black path are part of the groups discussions.</p> <p>I personally would like to see place and street names after Steel Plants, Processes and prominent people associated with the history of Teesside Steel. Name plates should carry an explanation and illustration to explain why such a name was given. The idea is not new but after time people fail to see any connection with a place name so providing an explanation is one way our treasured steel heritage can remain in a cost-effective way. As for the large structures TS-BtW have a wider plan.</p> <p>Embedded along the black path I would like to see large disc medallions placed at intervals through the South Back and Lackenby site. These medallions would be embossed with the outline of an adjacent site from the past and how it became important to the world of steel, giving walkers a flavour of what was. I would call this part of the “Black Path” the Innovation Way, showing future generations that innovation is a continuous process. I would also leave space to celebrate future innovation, so the path becomes an integral part of the ongoing story of the site.</p> <p>The Black Path should also continue through the site and not divert at the Dormanstown Gate to go along the trunk road. This would be a disappointing anti-climax to what should be a “World Class” Walk.</p>	<p>Support welcomed and comment noted. The comments will be considered as part of a strategy for the heritage of the area, that will identify those industrial structures which are of heritage value and are viable to retain. This will be undertaken in 2018 with input from the local community and key stakeholders.</p> <p><b>Change Made to SPD</b></p>

## 02 Heritage and Culture

## 02 Heritage and Culture

STM_36.07		Comment	Response to comments
Anna	Turley MP	<p>Question 7: It is great to see that preserving the steel heritage of our area - such an intrinsic part of our local identity, history and culture – is a part of the masterplan. The Dorman Long tower and the blast furnace tower are especially iconic features of the local area and should be retained where possible. Thousands of local families have memories and stories to tell about working at the steelworks a heritage trail would be a way to preserve that collective memory too. The Landschaftspark in Duisburg-Meiderich in Germany is a good model for the kind of heritage attraction that could be achieved here. Generating some form of income stream would be required to pay for the long term maintenance of the area – guided tours or paid admission to access viewing platforms are possibilities, although it would be preferable for it to be accessible to as many people as possible. A charitable/community organisation tasked with managing the trail could also secure grant funding.</p>	<p>Comment noted. The comments will be considered as part of a strategy for the heritage of the area, that will identify those industrial structures which are of heritage value and are viable to retain. This will be undertaken in 2018 with input from the local community and key stakeholders.</p> <p><b>Change Made to SPD</b></p>

## 02 Heritage and Culture

## 02 Heritage and Culture

STM_39.02	<b>Comment</b>	<b>Response to comments</b>
Dr G.D. Spenceley Cleveland Institute of Engineers	Question 7: The proposal to preserve the last surviving blast furnace in Cleveland will give the area the recognition it deserves because of its tremendous history and importance in the development of the Iron and Steel Industry. William Gladstone described Cleveland as an 'infant Hercules' with 48 operating furnaces. The iconic Redcar Blast Furnace itself and infant Hercules with one furnace producing iron at a rate exceeding the sum of all 48 furnaces referred to by Gladstone. To assess long term affordable requires a study of the experience of the many European (particularly German) furnaces which have been preserved (see section 10).	Comment noted. The comments will be considered as part of a strategy for the heritage of the area, that will identify those industrial structures which are of heritage value and are viable to retain. This will be undertaken in 2018 with input from the local community and key stakeholders.  <b>Change Made to SPD</b>

## 02 Heritage and Culture

STM_39.04	<b>Comment</b>	<b>Response to comments</b>
Dr G.D. Spenceley Cleveland Institute of Engineers	Question 9: I have suggested previously that the location of the Redcar Blast Furnace will provide extensive breath-taking views from an observation platform with a café and restaurant at a convenient place. Perhaps at the top of the furnace, accessed by lift/stairs. The Teesdale Way/ Black Path could be designated as half marathon track with extension to South Gare. Dorman Long Tower to be designated for youth climbing.	Comment noted. The comments will be considered as part of a strategy for the heritage of the area, that will identify those industrial structures which are of heritage value and are viable to retain. This will be undertaken in 2018 with input from the local community and key stakeholders.  <b>Change Made to SPD</b>

## 02 Heritage and Culture



## 02 Heritage and Culture

STM_39.05		Comment	Response to comments
Dr G.D Spenceley	Cleveland Institute of Engineers	<p>Question 10: See 7. It is vital that a feasibility study is undertaken on preservation options based on European experiences in Germany and elsewhere. A project proposal has been made for such studies by Dr G.D. Spenceley. I suggest that the preserved blast furnace be at the core of a Cleveland Science Park including space for display of a Puddling Furnace for making wrought iron. This process was the basis for growth of the Cleveland Iron &amp; Steel Industry.</p> <p>The Science Park provides an opportunity for the provision of an Iron &amp; Steel Museum in collaboration with industrial related museums in Cleveland.</p>	<p>Comment noted. The comments will be considered as part of a strategy for the heritage of the area, that will identify those industrial structures which are of heritage value and are viable to retain. This will be undertaken in 2018 with input from the local community and key stakeholders.</p> <p><b>Change Made to SPD</b></p>

## 02 Heritage and Culture

STM_42.07		Comment	Response to comments
Dr Jonathan Warren		<p>Question 7: It is very welcome that the plan has taken note of the Steel Heritage groups concerns about the preservation of the Blast Furnace, the Southbank Coke ovens and the Dorman Long Tower. The revamping of the black path as a heritage trail is also a welcome idea. However I also feel that a wider strategy to attract visitors to the area as a heritage site will be needed. Perhaps in the form of a museum or heritage centre that concentrates on Iron and Steel. This is perhaps something that Steel House could be utilized for? Also the Combined authority and other local authorities will need to promote steel heritage within the local community and beyond as part of wider heritage and tourism strategies. Regarding funding perhaps partnerships with agencies such English Heritage may be possible and also sponsorship from local businesses ?</p>	<p>Support welcomed and comment noted. The comments will be considered as part of a strategy for the heritage of the area, that will identify those industrial structures which are of heritage value and are viable to retain. This will be undertaken in 2018 with input from the local community and key stakeholders.</p> <p><b>Change Made to SPD</b></p>

## 02 Heritage and Culture

STM_43.06	<b>Comment</b>	<b>Response to comments</b>
Justin Gartland Lichfields on behalf of Sirius Minerals	Question 7: This is supported in principle and the aspiration to respect the local industrial heritage is considered to be an appropriate aspiration. However, the relative importance of the local heritage assets against the economic development opportunities should be given appropriate weight and should not become an impediment to the implementation of development otherwise compliant with the objectives of the Master Plan.	Support welcomed and comment noted. The comments will be considered as part of a strategy for the heritage of the area, that will identify those industrial structures which are of heritage value and are viable to retain. This will be undertaken in 2018 with input from the local community and key stakeholders.  <b>Change Made to SPD</b>

## 02 Heritage and Culture

STM_45.06	<b>Comment</b>	<b>Response to comments</b>
Cllr Philip Thomson RCBC	Question 7: Heritage property would need maintaining, access would need to be assured public consultation should be carried out before agreeing what is to be retained.	Comment noted. The comments will be considered as part of a strategy for the heritage of the area, that will identify those industrial structures which are of heritage value and are viable to retain. This will be undertaken in 2018 with input from the local community and key stakeholders.  <b>Change Made to SPD</b>

## 02 Heritage and Culture

## 02 Heritage and Culture

STM_49.04		<b>Comment</b>	<b>Response to comments</b>
Mr David	Stamp	<p>Question 7: Very important to remember over 170 years of iron and steelmaking on Teesside. Definitely agree to the RBF and Dormon Long tower been kept and converted into tourist attractions. Having the RBF refitted to be a Tower- lit up night - , with a viewing platform &amp; restaurant at the top would be fantastic; with great views up and down the coast &amp; in land. Could become the Blackpool tower of the East coast. Imagine having fireworks on 5th Nov from the RBF.</p> <p>Perhaps long term affordability could be achieved by having site businesses/ tenants paying a yearly fee; the justification for this could be, if the RBF has a viewing platform and a restaurant, then this could be used by the site businesses to entertain their clients (potential customers and suppliers). Also, an entrance fee to the viewing platform, at the RBF, would provide a significant income.</p>	<p>Comment noted. The comments will be considered as part of a strategy for the heritage of the area, that will identify those industrial structures which are of heritage value and are viable to retain. This will be undertaken in 2018 with input from the local community and key stakeholders.</p> <p><b>Change Made to SPD</b></p>

## 02 Heritage and Culture

STM_52.06		<b>Comment</b>	<b>Response to comments</b>
Paul	White	<p>Question 7: The Corporation is working with the current stakeholders on the site which is a positive.</p>	<p>Support welcomed. The comments will be considered as part of a strategy for the heritage of the area, that will identify those industrial structures which are of heritage value and are viable to retain. This will be undertaken in 2018 with input from the local community and key stakeholders.</p> <p><b>Change Made to SPD</b></p>

## 02 Heritage and Culture

## 02 Heritage and Culture

STM_52.07		Comment	Response to comments
Paul	White	<p>Question 7: The Redcar Blast Furnace and South Bank Coke Ovens and Dorman Long tower are ambitions to keep as iconic structures of our industrial heritage. I would support any move to keep these. South Bank train station is adjacent to the ovens and the tower. There are original offices and buildings remaining that could make a heritage facility.</p> <p>The blast furnace has road links to it and is on the edge of the industrial zone / south gare nature and wildlife areas.</p> <p>The black path originally was routed to Warrenby works, ironically until the blast furnace was built. From a heritage perspective, restoring the original route would mean the black path (Teesdale Way) would pass the south bank coke ovens, link to the blast furnace and could extend to the South Gare.</p>	<p>Comments noted. The comments will be considered as part of a strategy for the heritage of the area, that will identify those industrial structures which are of heritage value and are viable to retain. This will be undertaken in 2018 with input from the local community and key stakeholders.</p> <p><b>Change Made to SPD</b></p>

## 02 Heritage and Culture

STM_53.07		Comment	Response to comments
Mr John	Bullock	<p>Question 7: BS sister plant could be retained, good chimney, also power station, chimney, as landmarks. Maybe some of the heritage in Kirkleatham Museum could be used outdoors at entrances to planned area.</p>	<p>Comments noted. The comments will be considered as part of a strategy for the heritage of the area, that will identify those industrial structures which are of heritage value and are viable to retain. This will be undertaken in 2018 with input from the local community and key stakeholders.</p> <p><b>Change Made to SPD</b></p>

## 02 Heritage and Culture

## 02 Heritage and Culture

STM_54.01	Comment	Response to comments
Margare Hoggarth	<p>I very much support the current comments from Peter Hewitt in terms of both the cultural and community significance in any new development. I also recognise the importance of the historic value of both the steel and chemical industries to the Teesside area in the past and hope that this may be fully incorporated within the STDC Plan.</p> <p>In particular, I suggest that a Teesside Industrial Centre could be established to encourage and inspire future generations in the potential of further industrial and technical development in Teesside. This could be based on the concept of The Science Museum in London and The Life Centre in Newcastle with references to practical skills and a full range of commercial and research practices: references to the history of the area, including paintings and other visual references should also be integrated, together with a full range of historic detail.</p> <p>I consider that such a centre could be of immense interest and educational benefit to both the local and tourist population, and of longer term economic value.</p> <p>I hope that this proposal may be considered and developed within the Cultural and Community Trust envisaged in Peter Hewitt's submission, and may also include many from current Teesside communities.</p>	<p>Comments noted. The comments will be considered as part of a strategy for the heritage of the area, that will identify those industrial structures which are of heritage value and are viable to retain. This will be undertaken in 2018 with input from the local community and key stakeholders.</p> <p><b>Change Made to SPD</b></p>

## 03 Utilities

### 03 Utilities

STM_38.02	<b>Comment</b>	<b>Response to comments</b>
Mr John Shipman Huntsman Polyurethanes	We also note that essential pipeline corridors which are essential to the safe operation of our facility pass through the STDC area. It is essential that the security and function of these corridors be maintained.	Comments noted. The protection and enhancement of such corridors will be examined in a more detail through the preparation of utility strategies in 2018.  <b>Change Made to SPD</b>  Improved clarity on the role and need for utilities will be made in the SPD and will be updated at the completion of the Utility Strategies.

### 03 Utilities

STM_38.04	<b>Comment</b>	<b>Response to comments</b>
Mr John Shipman Huntsman Polyurethanes	Huntsman notes and supports the ambition of the STDC to operate heat networks in the development area and see this as additive to the work currently being undertaken in this area utilising funding from the City Deal to develop potential heat networks. We would point to the recent TVPI study which was completed by NEPIC and the Combined Authority which identified significant sources of low grade heat on the adjacent Wilton site which could be utilised in such a network in addition to any potential heat sources that may be established within the development area. The development of the STDC provides a unique opportunity for industrial scale connections to such a network to be encouraged through planning agreements. Huntsman declares an interest in being a potential future supplier to such a network.	Support welcomed.  <b>Change Made to SPD</b>

### 03 Utilities

### 03 Utilities

STM\_43.03

Justin Gartland

Lichfields on behalf of Sirius Minerals

#### Comment

Question 3: Sirius has an approved Development Consent Order and there is an opportunity for the gateway area to accommodate a utilities corridor for the transportation of materials, energy and product via the conveyor system. This utilities corridor should be identified on the Master Plan and reference to it as part of the Gateway proposal made.

#### Response to comments

Comment noted. The protection and enhancement of such corridors will be examined in more detail through the preparation of utility strategies.

#### Change Made to SPD

Improved clarity on the role and need for utilities will be made in the SPD and will be updated at the completion of the utility strategies.

### 03 Utilities

STM\_44.04

Justin Gartland

Lichfields on behalf of Sirius Minerals

#### Comment

Development Principle STDC9 and Paragraph 2.26: Sirius supports the identification of an Infrastructure Corridor in the location proposed. However, this corridor should be supplemented with the identification of a utilities and conveyor corridor to reflect the potential for energy transfer combined with material transfer between the STMP area and the Wilton International Business Park. This corridor should include the broad location of the approved conveyor corridor within the Development Consent Order issued to Sirius Minerals by the Secretary of State in 2016.

#### Response to comments

Comment noted. The protection and enhancement of such corridors will be examined in more detail through the preparation of utility strategies.

#### Change Made to SPD

Improved clarity on the role and need for utilities will be made in the SPD and will be updated at the completion of utility strategies.

### 04 Economic

## 04 Economic

STM\_01.01

Mr Chris Taylor

### Comment

Question 1: Positive and pro-active approach showing ambition but grounded in delivering a local and community impact. Appropriate land use given the area and heritage and not trying to compete with nearby town centres which are struggling. Developing road and digital infrastructure will be critical. Also vital to ensure links with the likes of Wilton and existing businesses and improved - enhancing connectivity and giving added value to existing businesses.

### Response to comments

Support welcomed.

### Change Made to SPD

## 04 Economic

STM\_01.02

Mr Chris Taylor

### Comment

Question 2: I agree with this strategy.

### Response to comments

Support welcomed.

### Change Made to SPD

## 04 Economic



04 Economic

STM\_01.06

Mr Chris Taylor

Comment

Question 6: This is a question for existing employers (and workforce) to feedback on and it is important they are consulted sufficiently.

Response to comments

Comments noted.

Change Made to SPD

04 Economic

## 04 Economic

STM_02.01		Comment	Response to comments
Ms Pat	McCarthy	<p>Question 1: The approach seems appropriate, but a broader definition of what is meant by industry is required. The heritage of South Teesside is in manufacturing and it is important to build on that, but more consideration could be given to other industries that might be more prominent in the future. Heritage and Culture are not something separate, but industries in their own right. Cultural organisations and practitioners contributed £27bn to the UK economy in 2015 - a 15 per cent increase on the previous year - and exports from UK-based cultural organisations grew by 14 per cent (Economic Estimates, August 2016, Department of Culture, Media and Sport). And, 5.8 per cent of UK jobs were in the Creative Industry sector. It was only 3.2 per cent in the North East, however (Creative Industries: Focus on Employment, DCMS). Moreover, most of the north-east jobs are based on Tyneside. Thus, there is clearly scope for catching up with regard to developing Creative and Cultural jobs in the Tees Valley area.</p> <p>Creative industries are those 'which have their origin in individual creativity, skill and talent and which have a potential for wealth and job creation through the generation and exploitation of intellectual property' (Creative Industries Economic Assessments, June 2016, DCMS). They include advertising and marketing; architecture; crafts; design; film, TV, video, radio and photography; IT, software and computer services; museums, galleries and libraries, music, performing and visual arts; and publishing. Investment in the creative economy creates jobs, and also serves to create an environment that attracts further investment. We want people to invest in our area but we would also like them to want to live here.</p>	<p>Comments noted and these will be considered as part of a wider strategy which will consider the appropriate approach to heritage in the area, including identifying those industrial assets which are of heritage value and viable to retain. This will be undertaken with input from the local community and key stakeholders.</p> <p><b>Change Made to SPD</b></p>

## 04 Economic

## 04 Economic

STM_02.02		Comment	Response to comments
Ms Pat	McCarthy	Question 2: Seems sensible, but there is clearly need of services for visitors to the site and for the thousands of people that will be employed in the development area.	Comments noted and these will be considered as part of a wider strategy which will consider the appropriate approach to heritage in the area, including identifying those industrial assets which are of heritage value and viable to retain. This will be undertaken with input from the local community and key stakeholders.
			<b>Change Made to SPD</b>

## 04 Economic

STM_02.06		Comment	Response to comments
Ms Pat	McCarthy	Question 6: Not sure.	Comment noted.
			<b>Change Made to SPD</b>

## 04 Economic

## 04 Economic

STM\_02.09

Ms Pat McCarthy

### Comment

Question 9: Local people should be first in the queue for any jobs created.  
Representatives of the community should be on the South Tees Development board.  
Trade Unions should be represented on the South Tees Development Board.  
Future consultation needs to be aimed at the residents, and its format needs to work harder at being inclusive.

### Response to comments

Comment noted.

### Change Made to SPD

SPD has been revised to Improve clarity and to make it clear that, where viable, contributions would be sought towards inter alia training and local employment to be consistent with the Local Plan.

## 04 Economic

STM\_03.01

Mr Stephen Galley

### Comment

Question 1: Re-open the steel works. Germany produces 42 million tonnes of steel per year, France 15 million tonnes, Italy 23 million tonnes. Britain produces an embarrassing 7 million tonnes. Even tiny Belgium produces more steel than us. Whatever policies that are in place that are allowing them to do this, put them in place in our country.

### Response to comments

Comments noted.

### Change Made to SPD

The SPD will clarify the range of uses considered appropriate to the site (in accordance with the Local Plan). This includes heavy industry such as steel manufacturing.

## 04 Economic

## 04 Economic

STM\_04.01

### Comment

### Response to comments

Mr Kerry Doig  
Solomons

Question 1: We think this is a fantastic approach which will hopefully stimulate and revive growth, jobs and prosperity in the area.

Support welcomed.

### Change Made to SPD

## 04 Economic

STM\_04.02

### Comment

### Response to comments

Mr Kerry Doig  
Solomons

Question 2: Agree wholeheartedly with this strategy. The region is proud of its industrial history and reusing a once vibrant world class site for industrial development will hopefully put this land to beneficial use for the long term future of the region and the people who live there.

Support welcomed.

### Change Made to SPD

## 04 Economic

## 04 Economic

STM_04.06		Comment	Response to comments
Mr Kerry	Doig	<p>Question 6: The plan is careful not to impact negatively on existing industrial employers in terms of industrial uses for the site. Keeping them informed and consulted will be an important aspect going forward to allay any concerns. Key will be encouraging investment in skills development to ensure new and existing employers aren't competing for the same skilled and unskilled workers.</p>	Comments noted.
Solomons			<p><b>Change Made to SPD</b></p> <p>SPD has been revised to Improve clarity to make clear that, where viable, contributions would be sought towards inter alia training and local employment to be consistent with the Local Plan.</p>

## 04 Economic

STM_04.09		Comment	Response to comments
Mr Kerry	Doig	<p>Question 9: This is most certainly all about jobs and skills, for the local community to feel that once again the region has a stable, secure future for the long term, with jobs and careers of the like our grandparents knew when the site was fully operational. The feeling of stability and improved prosperity is vital for local community support and commitment.</p>	Comments noted.
Solomons			<p><b>Change Made to SPD</b></p> <p>SPD has been revised to Improve clarity and to make clear that, where viable, contributions would be sought towards inter alia training and local employment to be consistent with the Local Plan.</p>

## 04 Economic

## 04 Economic

STM_05.03	Comment	Response to comments
Mr Jeremy Garside Tees Valley Wildlife Trust	Question 6: As lessees and managers of Coatham Marsh, the Wildlife Trust considers itself to be a local employer in the Development Corporation Area. We would like to have the opportunity to talk directly to the Corporation about how we can expand the activities and services we offer and which are applicable to many other parts of the South Tees Area.	Comments noted and support welcomed to become involved in the South Tees Area.  <b>Change Made to SPD</b>

## 04 Economic

STM_06.02	Comment	Response to comments
Mr Kitty Grove-Stephensen	Question 2: The place for shops is in town centres.	Comments noted. The Local Plan provides detailed planning policies to regulate the location of shops and town centres. Proposals would be considered in accordance with these policies.  <b>Change Made to SPD</b>

## 04 Economic

## 04 Economic

STM\_07.01

Mr Geoffrey Taylor

### Comment

Question 1: The size and scope of the site is such that, unique in the UK, it has very significant positive potential, this will be best realised under the proposed strategy. It is important however to recognise the significant and world changing heritage of this and adjacent areas . As such a proper recognition of these aspects should be used to demonstrate the area's potential viability. The site has the capacity to transform the regional base of prosperity and can act as a driver for growth across the sub region following a period of relative decline. Other uses of this site would not deliver the same positive potential

### Response to comments

Support welcomed and comments noted.

### Change Made to SPD

## 04 Economic

STM\_07.02

Mr Geoffrey Taylor

### Comment

Question 2: I agree with the strategy, there are sufficient sites elsewhere for retail and office development. There may well be some requirement for administrative and office back up facilities to the industrial uses proposed which should be accepted

### Response to comments

Support welcomed. The Local Plan provides detailed planning policies to regulate the location of shops and town centres. Proposals would be considered in accordance with those policies.

### Change Made to SPD

## 04 Economic



## 04 Economic

STM_07.06	<b>Comment</b>	<b>Response to comments</b>
Mr Geoffrey Taylor	Question 6: Current tenants are a significant asset, they can be regarded in the present tense rather than potential clients and as such deserve active partnerships for potential growth. They are 'The diner in the window' and can attract new business by their example and profitability. As such they should be incentivised at no less a level than those we wish to attract.	Comments noted. Equal importance in both the Master Plan and SPD is given to the growth for existing occupiers within the South Tees Area.  <b>Change Made to SPD</b>

## 04 Economic

STM_08.01	<b>Comment</b>	<b>Response to comments</b>
Mr Richard Watson	Question 1: Excellent and shows vision for the industrial and commercial future of Teesside / East Cleveland.	Support welcomed.  <b>Change Made to SPD</b>

## 04 Economic

STM_08.02	<b>Comment</b>	<b>Response to comments</b>
Mr Richard Watson	Question 2: Shopping malls are not a priority. Ref Teesside park, Central Middlesbrough, Hill Street etc and shopping is now on line to an increasing extent.	Comments noted. The Local Plan provides detailed planning policies to regulate the location of shops and town centres. Proposals would be considered in accordance with those policies.  <b>Change Made to SPD</b>

## 04 Economic

STM_08.06	Comment	Response to comments
Mr Richard Watson	Question 6: Difficult to tell. Obviously more employees = more spend = more subsidiaries but in industrial subsidiaries training/education will be needed.	Comments noted.  <b>Change Made to SPD</b>  The SPD has been revised to improve clarity to make clear that, where viable, contributions would be sought towards inter alia, training and local employment to be consistent with the Local Plan.

## 04 Economic

STM_11.01	Comment	Response to comments
Mr Colin Metcalfe	Question 1: Great	Support welcomed.  <b>Change Made to SPD</b>

## 04 Economic

## 04 Economic

STM\_11.02

Mr Colin Metcalfe

### Comment

Question 2: Good ideas. We are the poor relation in this area compared to Newcastle etc when T/S develops more international business.

### Response to comments

Support welcomed.

### Change Made to SPD

## 04 Economic

STM\_11.06

Mr Colin Metcalfe

### Comment

Question 6: Make development funding more locally available.

### Response to comments

Comments noted. The STDC has been committed some £5m through the Autumn Budget Statement 2017 to initiate early works for the South Tees Area.

### Change Made to SPD

## 04 Economic

STM\_11.09

Mr Colin Metcalfe

### Comment

Question 9: No scope for obtaining R&D funds for the large projects

### Response to comments

Comments noted.

### Change Made to SPD

## 04 Economic

STM\_12.01

Mr Nicola Forster

### Comment

Question 1: I do think it's great but as well as creation of new jobs, utilise the talent we already have with engagement of all potential businesses that could be involved.

### Response to comments

Comments noted and support welcomed.

### Change Made to SPD

## 04 Economic

STM\_12.02

Mr Nicola Forster

### Comment

Question 2: I don't think they should be elsewhere, this will attract more traffic if you had large shops and office blocks into that area.

### Response to comments

Comment noted. The Local Plan provides detailed planning policies to regulate the location of shops and town centres. Proposals would be considered in accordance with those policies.

### Change Made to SPD

## 04 Economic

STM\_12.06

Mr Nicola Forster

### Comment

Question 6: Integration within development area is crucial. Collaborative working is a main focus in business and should be encouraged and embraced.

### Response to comments

Comment noted.

### Change Made to SPD

## 04 Economic

STM\_12.09

Mr Nicola Forster

### Comment

Question 9: Use Local supply chain and businesses. We have the skills/materials and potential in this area and region and this should be our one and only priority. Have an iconic bridge/structure to represent the area.

### Response to comments

Comment noted.

### Change Made to SPD

## 04 Economic

STM\_13.01

Victoria Clements  
Solomons Europe

### Comment

Question 1: Supply chain opportunities are essential to the success of the local economy. Attracting investment and industry long term to the area is key. Masterplan seems to address both elements.

### Response to comments

Comment noted and support welcomed.

### Change Made to SPD

## 04 Economic

STM\_13.02

Victoria Clements  
Solomons Europe

### Comment

Question 2: I completely agree with this approach

### Response to comments

Support welcomed.

### Change Made to SPD

## 04 Economic

STM\_13.06

Victoria Clements  
Solomons Europe

### Comment

Question 6: It will long term, but need to ensure we start to see things happen asap and investment in infrastructure will create needed jobs.

### Response to comments

Comment noted.

### Change Made to SPD

## 04 Economic

STM\_13.10

Victoria Clements  
Solomons Europe

### Comment

Question 10: Just enabling local people and local supply chain to get involved. How can we get involved? How can we support?

### Response to comments

Comment noted. The next draft of the SPD will be consulted upon in Spring 2018 and will be available for comment.

### Change Made to SPD

## 04 Economic

STM\_14.01

Mr Paul Johnson  
Johnson Partners

### Comment

Question 1: I feel that the approach to use the area to create jobs can only be positive. The site has a great deal of potential and it is strategically placed for industry to be developed there. Given the sites history, it makes much more sense to develop the area to create jobs and reduce poverty.

### Response to comments

Support welcomed.

### Change Made to SPD

## 04 Economic

STM\_14.02

Mr Paul Johnson

Johnson Partners

### Comment

Question 2: It would be detrimental to the current town centres to build large shops on the site. Taking business away from the high streets and shopping centres locally would mean further job losses and deterioration of communities. In terms of offices, there are already many office spaces across the Tees Valley left empty. it makes more sense to bring in new industries which would increase the need for a supply chain therefore companies would need to find office space in the peripheral area.

### Response to comments

Comment noted. The Local Plan provides detailed planning policies to regulate the location of shops and town centres. Proposals would be considered in accordance with those policies.

### Change Made to SPD

## 04 Economic

STM\_14.06

Mr Paul Johnson

Johnson Partners

### Comment

Question 6: It is difficult to say whether existing employers will be supported well by the Master plan at this stage. Whilst there has certainly been a level of engagement in terms of the Master Plan launch it does feel that employers would need to be proactive if they want to be involved with the site. It is not clear what the opportunities will be in terms of accessing use of the land and whether priorities will be given to larger companies from outside the area who can commit larger amounts of investment.

### Response to comments

Comment noted. Equal importance in both the Master plan and SPD is given to the growth for existing occupiers within the South Tees Area.

### Change Made to SPD

## 04 Economic

## 04 Economic

STM\_15.01

Michael Morrissey

### Comment

Question 1: Good Idea

### Response to comments

Support welcomed.

**Change Made to SPD**

## 04 Economic

STM\_15.07

Michael Morrissey

### Comment

Question 9: Free port enterprise zones. Visit continental and US ex steel sites, which are now visitor attractions e.g. Bethlehem Steel and one other.

### Response to comments

Comments noted.

**Change Made to SPD**

## 04 Economic

STM\_16.01

David Branson

### Comment

Question 1: It is the right approach, but it will be difficult to achieve unless there is adequate investment in transport infrastructure.

### Response to comments

Comments noted.

**Change Made to SPD**



## 04 Economic

STM_16.02		Comment	Response to comments
David	Branson	Question 2: I think that there must be a place for some small scale industry and commercial premises, as the UK economy is moving in this direction. Prospects for developing large scale manufacturing are a little more uncertain.	Comments noted. The Master Plan and SPD recognise the role and opportunities for large and small scale employment developments.  <b>Change Made to SPD</b>

## 04 Economic

STM_16.06		Comment	Response to comments
David	Branson	Question 6: The need for training facilities could be considered here.	Comments noted.  <b>Change Made to SPD</b>  The SPD has been revised to improve clarity to make clear that, where viable, contributions would be sought towards inter alia twinning and local employment to be consistent with the Local Plan.

## 04 Economic

## 04 Economic

STM_16.10		<b>Comment</b>	<b>Response to comments</b>
David	Branson	Question 10: The river could be used for leisure purposes if there was a ferry or a vessel to take visitors onto the river. Consider is some river edge areas could be used for housing or retail, especially near urban areas. Look at models like Portishead near Bristol.	Comments noted. There may be some scope to consider river useage. However, it is the clear intention that the South Tees Area will provide for employment opportunities as opposed to leisure.  <b>Change Made to SPD</b>

## 04 Economic

STM_17.01		<b>Comment</b>	<b>Response to comments</b>
Karen	Groves	Question 1: Excellent. However, if highly skilled jobs are to be created / filled by local people then education is essiential and subjects on curriculum should reflect this.	Comments noted and support welcomed.  <b>Change Made to SPD</b>  The SPD has been revised to improve clarity to make clear that, where viable, contributions would be sought towards inter alia training and local employment to be consistent with the Local Plan.

## 04 Economic

## 04 Economic

STM_17.05		Comment	Response to comments
Karen	Groves	Question 6: Schools need to focus more on skills that are needed locally. Whilst engineering / logistics etc are important, don't forget health care sector. Low wage economy in Teesside is a barrier to attracting people / business here.	<p>Comments noted.</p> <p><b>Change Made to SPD</b></p> <p>The SPD has been revised to improve clarity to make clear that, where viable, contributions would be sought towards inter alia training and local employment to be consistent with the Local Plan.</p>

## 04 Economic

STM_17.07		Comment	Response to comments
Karen	Groves	Question 8: Good, sustainable employment is cornerstone. too many low wage jobs in area - education needs more investment. Without university involvements, colleges, schools, there is a well educated workforce so businesses wont relocate here.	<p>Comments noted.</p> <p><b>Change Made to SPD</b></p> <p>The SPD has been revised to improve clarity to make clear that, where viable, contributions would be sought towards inter alia training and local employment to be consistent with the Local Plan.</p>

## 04 Economic

## 04 Economic

STM\_18.01

Chris Platt

### Comment

Question 1: Excellent idea and a great vision, which is well set out in the Master Plan. The trick of course is timing it all into reality.

### Response to comments

Support welcomed.

**Change Made to SPD**

## 04 Economic

STM\_18.02

Chris Platt

### Comment

Question 2: Don't disagree. Previous use of land and, to some extent, the new activities envisaged generally benefit from some separation from shops and office blocks.

### Response to comments

Support welcomed.

**Change Made to SPD**

## 04 Economic

STM\_18.06

Chris Platt

### Comment

Question 6: Yes it probably does enough to stress the importance of developing this site in cooperation with them.

### Response to comments

Support welcomed.

**Change Made to SPD**

## 04 Economic

<b>STM_19.01</b>	<b>Comment</b>	<b>Response to comments</b>
<b>Richard Brady</b> <b>WorleyParsons Europe</b>	Question 1: Excellent, providing it does benefit 'local' members of the supply chain. How will local company capabilities be understood when STDC procures services? How will tenders be issued?	Support welcomed. Comments regarding the tendering for work should be directed to the STDC.  <b>Change Made to SPD</b>

## 04 Economic

<b>STM_19.02</b>	<b>Comment</b>	<b>Response to comments</b>
<b>Richard Brady</b> <b>WorleyParsons Europe</b>	Question 2: Do not disagree. But maybe a national UK call centre - state of art technology - could be an exception.	Comments noted.  <b>Change Made to SPD</b>

## 04 Economic

<b>STM_19.06</b>	<b>Comment</b>	<b>Response to comments</b>
<b>Richard Brady</b> <b>WorleyParsons Europe</b>	Question 6: Please see question 1. We need a platform for local employers to register capabilities with STDC so they will be first in line for any opportunities.	Comments noted, though this is beyond the scope and role of the Master Plan and SPD.  <b>Change Made to SPD</b>

## 04 Economic

STM\_26.2

Peter Hewitt

### Comment

Recommendation 1: Broaden the definition of the industries that contribute to economic development to include the heritage, cultural and creative industries.

### Response to comments

Comments noted. The Master Plan and SPD are required to adhere to the adopted development plan i.e. the Redcar and Cleveland Local Plan 2018. This sets out the range of uses that are appropriate for the site, the prime focus being for employment (falling within use classes B1, B2, B8 and some appropriate sui generis uses).

### Change Made to SPD

## 04 Economic

STM\_26.3

Peter Hewitt

### Comment

Recommendation 2: Recognise the importance of the creative industries to attract further inward investment and as an incentive for investors to relocate and live in the area.

### Response to comments

Comments noted. The Master Plan and SPD are required to adhere to the adopted development plan i.e. the Redcar and Cleveland Local Plan 2018. This sets out the range of uses that are appropriate for the site, the prime focus being for employment (falling within use classes B1, B2, B8 and some appropriate sui generis uses).

### Change Made to SPD

## 04 Economic

## 04 Economic

STM\_28.1

### Comment

Margare Walters  
Tees Steel: Bridging the World

Question 1: Do you mean a 'significant number of new jobs' or 'a number of significant jobs' or both?  
The vision of a world class industrial business park is good.

### Response to comments

Support welcomed. The STDC seeks to deliver a significant number of new jobs to the South Tees area.

### Change Made to SPD

## 04 Economic

STM\_28.2

### Comment

Margare Walters  
Tees Steel: Bridging the World

Question 2: The site is big enough to accommodate large commercial buildings, but there is the need to provide large shops. Presumably there needs to be sufficiently large shops to service workforce.

### Response to comments

Comments noted. The Local Plan provides detailed planning policies to regulate the location of shops and town centres. Proposals would be considered in accordance with those policies.

### Change Made to SPD

## 04 Economic

## 04 Economic

STM\_29.01

Mr David Gardner

Faithful+Gould

### Comment

Question 1: This approach buildings on our local strengths and heritage which is a real positive. The river frontage provides fantastic opportunities for not only more traditional industries but also for driving sustainable technologies. A great example can be seen with NAREC and what was developed at Blyth.

The location of the site situated next to Wilton, together with the likes of PD Ports and Redcar Bulk Terminal located within the STDC area, provides the catalyst for a thriving industrial hub. The definition of industrial use can't be too restricted and encouragement should be given to research & development into the hydrogen economy and carbon capture.

The approach will provide employment opportunities whilst not competing with the struggling local town centres which is also a positive. The fact that the masterplan is also considering heritage and community use is important as it maintains our history as well as providing educational benefits.

The development of the infrastructure will be critical to the success, particularly transport and communication links.

### Response to comments

Comments noted and support welcomed.

### Change Made to SPD

## 04 Economic



## 04 Economic

STM_29.02		Comment	Response to comments
Mr David Gardner	Faithful+Gould	Question 2: Totally agree with the strategy as this will help also the regeneration of the local town centres. However one lesson from the Redcar Steel Works that should not be forgotten is the importance of making life work for the workforce. As the Master Plan develops careful consideration should be given to convenience facilities that will allow a busy workforce to undertake the daily chores of life as seamlessly as possible. Consideration should be given to local transport, green travel plans, convenience shopping, medical facilities, fitness facilities.	Comments noted and support welcomed. The Local Plan provides detailed planning policies to regulate the location of shops and town centres. Proposals would be considered in accordance with those policies.  <b>Change Made to SPD</b>

## 04 Economic

## 04 Economic

STM_29.10	Comment	Response to comments
<b>Mr David Gardner</b> <b>Faithful+Gould</b>	<p>Question 10: Key to the success of this venture is marketing. There is no reason why the UK should not be able to attract investment from any industrial sector and the Tees Valley has a unique combination of advantages (listed above) that place it well ahead of the majority of competitors.</p> <p>The marketing strategy must show potential not challenges. A current visitor will see deteriorating infrastructure in a dirty (contaminated?) environment crossed by waterways and service corridor that give an impression of nothing but problems. There is a requirement for an investment into a high quality (not temporary) marketing suite and head offices for STDC as a gateway to the Tees Valley where potential investors are presented the united face of the Tees Valley in surroundings that talk of commitment to success, even to Middle Eastern cultures where excess is the norm. Visitors should be presented with a clear picture of the vision for the site. This requires imaginative marketing such as adjustable 3D models and/or virtual reality that illustrate both the Master Plan and its flexibility.</p> <p>There is also a requirement to invest in developing the spine road to bring the vision of the site alive by transforming a deteriorating road into a modern transport corridor complete with all public transport, cycle and pedestrian features envisaged by the Master Plan</p> <p>Backing up the marketing strategy the investor wants to see an organisation determined to make investing as easy as possible. This starts with the one stop shop for the Tees Valley and extends to active risk reduction such as extensive site investigation that will minimise unforeseen ground risk and enable an accurate forecast of development costs, a consultants' framework that will enable ready access to local professional services at a competitive price etc.</p>	<p>Comments noted. The identification of and improvements to the spine road (or infrastructure corridor) is recognised within the SPD and Master Plan.</p> <p><b>Change Made to SPD</b></p>

## 04 Economic

STM\_30.01

Mr Joe      Guerin

### Comment

Question 1: Excellent approach needs to ensure strong buy in from local councils, Combined Authority and Government. Aim must be to target world wide businesses to deliver opportunities

### Response to comments

Support welcomed.

**Change Made to SPD**

## 04 Economic

STM\_30.02

Mr Joe      Guerin

### Comment

Question 2: I agree the developments should be business orientated "Industrial" sounds too much like the 1900's.

### Response to comments

Support welcomed.

**Change Made to SPD**

## 04 Economic

STM\_30.06

Mr Joe      Guerin

### Comment

Question 6: Existing employers will benefit from the enhancements to infrastructure and Image of the Tees Valley area as inward movement of talent will be facilitated. Freeport status would be a great help for new and existing employers.

### Response to comments

Support welcomed.

**Change Made to SPD**

## 04 Economic

STM_30.10		<b>Comment</b>	<b>Response to comments</b>
Mr Joe	Guerin	Question 10: The Chemical Industry needs to be integrated into the story as they also has a massive impact in the Tees Valley albeit some years after Iron and Steel.	Comments noted. Both the Master Plan and SPD recognise the close inter relationships (both physical and functional) between the South Tees Areas and Wilton. The Local Plan and SPD recognise and support a range of uses within the South Tees Area, including chemical industries.
			<b>Change Made to SPD</b>

## 04 Economic

STM_31.01		<b>Comment</b>	<b>Response to comments</b>
Mr Christine	Golding	Question 1: Good approach	Support welcomed.
			<b>Change Made to SPD</b>

## 04 Economic

## 04 Economic

STM_31.02	Comment	Response to comments
Mr Christine Golding	Question 2: WOULD NOT CHANGE IT. SHOPS/OFFICES NEED TO BE IN THE TOWN CENTRE TO ENCOURAGE PEOPLE TO USE THE TOWN. WE ALSO HAVE CLEVELAND RETAIL PARK AND TEESSIDE PARK.	Comments noted. The Local Plan provides detailed planning policies to regulate the location of shops and town centres. Proposals would be considered in accordance with those policies.  <b>Change Made to SPD</b>

## 04 Economic

STM_31.06	Comment	Response to comments
Mr Christine Golding	Question 6: DEFINITELY NO!! LISTEN TO EMPLOYERS AND UNDERSTAND THEIR NEEDS AND CONCERNS. BERTSCHI UK HAVE INVESTED MILLIONS IN TO SOUTHBANK WHICH IS ONE OF THE MOST DEPRIVED AREAS OF THE COUNTRY AND EMPLOY 130 + LOCAL PEOPLE GIVING THEM PERMANENT JOBS, WITH NO GOVERNMENT GRANT, AID OR ANY FINANCIAL HELP FROM ANYWHERE ELSE, YET AT THE SAME TIME OUR CURRENT BUSINESS RATES ARE IN EXCESS OF £230,000 PER ANNUM! WE EVEN HAVE TO GRIT THE ENTRANCE TO OUR PREMISES OURSELVES IN WINTER SO HGVS CAN COME IN AND OUT AS WELL AS STAFF AND VISITORS. THE PUBLIC ROAD AND VERGES OUTSIDE OUR ENTERANCE ARE CONSTANTLY COVERED IN LITTER FROM STUDENTS AT THE COLLEGE. WE OFTEN HAVE IMPORTANT VISITORS TO OUR BUSINESS FROM THE MIDDLE EAST AND SOUTH AMERICA AS WELL AS EUROPE AND OTHER COUNTRIES, THIS LITTER IS AN EYESORE THEREFORE OUR OWN YARD MEN HAVE TO CLEAN IT UP. REMIND US AGAIN WHAT OUR EXCESSIVE RATES ARE USED FOR?	Comments noted, though this is beyond the scope and role of the Master Plan and SPD.  <b>Change Made to SPD</b>

## 04 Economic

STM_33.01		Comment	Response to comments
Mr Chris Twigg	RCBC Environmental Protection	Question 1: Good approach as long the plan integrates with local colleges, Teesside University and employers generate apprenticeships. “Manvers Way”, South Yorks, Coke works converted into a business park with Boating Lake is a good model. Encouraging high spec and E-tech sectors/green technologies such as robotics, evolving battery technologies and energy storage, will put Teesside at the forefront of these emerging technologies.	Comments noted.  <b>Change Made to SPD</b> The SPD has been revised to improve clarity to make clear that, where viable, contributions would be sought towards inter alia training and local employment to be consistent with the Local Plan.

## 04 Economic

STM_33.02		Comment	Response to comments
Mr Chris Twigg	RCBC Environmental Protection	Question 2: Don’t disagree. The area is an historic industrial site and should remain industrial.	Support welcomed.  <b>Change Made to SPD</b>

## 04 Economic

## 04 Economic

<b>STM_33.06</b>  <b>Mr Chris Twigg</b>  <b>RCBC Environmental Protection</b>	<b>Comment</b>  Question 6: Not clear from Master Plan how existing employers will be supported. It assumes that they will benefit from improvements to the infrastructure through new transport links. How do the existing industries which are traditionally more polluting, fit into the Master plan?	<b>Response to comments</b>  Comments noted. Equal importance in both the Master Plan and the SPD is given to the growth for existing occupiers within the South Tees Area. The Master Plan and SPD are required to adhere to the adopted development plan i.e. the Redcar and Cleveland Local Plan 2018. This sets out the range of uses that are appropriate for the site, with the prime focus being for employment (falling within use classes B1, B2, B8 and some appropriate sui generis uses).  <b>Change Made to SPD</b>
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## 04 Economic

<b>STM_34.01</b>  <b>Louise Tait</b>  <b>Environment Agency</b>	<b>Comment</b>  Question 1: We support the overarching Master Plan vision which is focused on growing the local economy through the development of a world class industrial business park, creating significant new jobs, and a place where people want to work, live and play.	<b>Response to comments</b>  Support welcomed.  <b>Change Made to SPD</b>
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## 04 Economic

## 04 Economic

STM\_35.01

Mr Philip Boville

### Comment

Question 1: While I agree with the above statement I hope the “UK Government’s Modern Industrial Strategy (10 Pillars) is a cross party initiative and not subject to any fundamental change in the near future. However, in the context of the site the words “World Class” means very little unless you look to establish a “benchmark” in architectural terms that will inspire innovation. Page 16 is not a good example.

### Response to comments

Comments noted. The design of any new development would be required to conform to the appropriate policies of the Local Plan (2018).

### Change Made to SPD

## 04 Economic

STM\_35.02

Mr Philip Boville

### Comment

Question 2: Samsung’s new HQ in Silicon Valley says a lot about the new way business is providing. Companies find leisure as important as work when it comes to health and well-being. If this site is to be “World Class” it must accommodate the requirements of this new corporate ethos. We should consider the whole Teesside area as an industrial city where shopping and goods can be available throughout. Towns like Redcar and others should look to accommodate the workforce, hotels and other facilities must be included with incentive help to make a lasting and excellent impression on visitors from both the private and corporate sector. Local shops need to be encouraged to open “drop-off” centres within the site so employees can order goods and food on-line and have them delivered for when they leave work.

### Response to comments

Comments noted. The Local Plan provides detailed planning policies to regulate the location of shops and town centres. Proposals would be considered in accordance with those policies

### Change Made to SPD

## 04 Economic



04 Economic

STM\_35.06

Mr Philip Boville

Comment

Question 6: This is a question for those who have first-hand experience.

Response to comments

Comments noted.

Change Made to SPD

04 Economic

## 04 Economic

STM\_36.01

Anna Turley MP

### Comment

Question 1: I am pleased to see a very ambitious vision for regenerating the South Bank of the Tees with a focus on bringing much needed industrial and manufacturing jobs to Teesside. The proposal for a world class industrial park with the potential to create 20,000 jobs is exactly what we should be aiming for in redeveloping this hugely important site. If this is successful it could genuinely transform the local area, boosting the local economy and providing well paid, skilled jobs for thousands of Teesside families.

From the draft plan it is evident that the value of the site is drawing interest from a whole range of industries. It will be important to maximise the opportunities across the site, in terms of creating quality jobs and accommodating the potential for future growth in new industries. The zoning system appears to work well in this regard. We all do not want to see a repeat of a situation like SSI where there is dependence on a very large employer who may disappear.

For me the crucial priority is to make sure that local people on Teesside are able to benefit from this project at every stage. From the remediation work to the establishment of new industries on the site, local people and local businesses must be able to access the jobs and business contracts created as part of this redevelopment. The MGT Power development at Teesport, and their work in Grangetown is a good example of how to work closely with the local community and I am pleased to see their approach is hailed in the masterplan. I hope it will be adopted throughout this project. All developments and contracts should come with firm commitments towards recruiting local workers and local businesses, investing in the local workforce and developing the local supply chain.

I would also like to see close engagement with the local further education providers, especially Redcar and Cleveland College, so we can ensure that our people are full equipped for the skills required by the industries locating on this site.

### Response to comments

Comments noted and support welcomed.

### Change Made to SPD

The SPD has been revised to improve clarity to make clear that, where viable, contributions would be sought towards inter alia training and local employment to be consistent with the Local Plan.

## 04 Economic

### 04 Economic

STM_36.02		Comment	Response to comments
Anna	Turley MP	Question 2: This strategy makes perfect sense. Most of the land is heavily industrial and is suited to more development of this kind to bring the skilled jobs in industry and manufacturing that we need. Retail and commercial offices have their place but these are better sited closer to town centres and residential areas as is planned. It is vital that the regeneration supports the wider economy and ripples out to support businesses in the existing nearby town centre which has suffered from the loss of SSI.	Comments noted and support welcomed. The Local Plan provides detailed planning policies to regulate the location of shops and town centres. Proposals would be considered in accordance with those policies.  <b>Change Made to SPD</b>

### 04 Economic

STM_36.06		Comment	Response to comments
Anna	Turley MP	Question 6: Established businesses sited in the development area, like PD Ports, British Steel, Sembcorp and BOC, are obviously playing a central role in the formation of this masterplan and ensuring regeneration complements their work. There are also huge development opportunities on the Wilton site. It is vital that the sites are marketed to investors in a co-ordinated way as there are substantial development opportunities which support a combined approach. I think it is important that the development fully engages with the wider business community, to include small and medium businesses too. It is vital that resilient and connected supply chains are developed and that research and development opportunities are maximised. I hope many local businesses will have engaged with this consultation process but it is important that this dialogue is kept open as the project develops.	Comments noted.  <b>Change Made to SPD</b>

## 04 Economic

STM\_36.10

Anna Turley MP

### Comment

Question 10: We could be on the cusp of a new industrial renaissance in the Tees Valley and this site has the potential to be the catalyst. The priority here is to ensure that thousands of well-paid and skilled jobs are created for local people so we can reverse thirty years of industrial decline and build a new future based on our proud industrial heritage, that sees Teesside fulfil our potential and forge a new industrial reputation across the world.

### Response to comments

Comments noted and support welcomed.

### Change Made to SPD

## 04 Economic

STM\_37.01

Andrew Whitehead  
Natural England

### Comment

Question 1: We have no view on this approach, but note and welcome the commitment made in Core Principle 8 to deliver this redevelopment in a way that reduces pollution, contributes to habitat protection and long-term sustainability, and that encourages biodiversity.

### Response to comments

Comments noted and support welcomed.

### Change Made to SPD

## 04 Economic

## 04 Economic

STM\_38.03

Mr John Shipman  
Huntsman Polyurethanes

### Comment

We note that it is proposed to lease the land to provide an income to fund a management organisation. Huntsman is familiar with this arrangement in Rotterdam and would further note that this would allow the Development Corporation to ensure that land that is no longer required is made available to support further investment.

### Response to comments

Comments noted.

### Change Made to SPD

## 04 Economic

STM\_39.01

Dr G.D. Spenceley  
Cleveland Institute of Engineers

### Comment

Question 1: Remember the River and adjacent land may be vital for the development of new business post Brexit.

### Response to comments

Comments noted. The role and function of the river to support economic growth is fully embedded within the Master Plan and SPD.

### Change Made to SPD

## 04 Economic

## 04 Economic

<b>STM_42.01</b>	<b>Comment</b>	<b>Response to comments</b>
<b>Dr Jonathan Warren</b>	<p>Question 1: Yes , in general this is the right strategy. However it will require the diversification of the industries which the plan envisages if it is to be successful and robust. It is no good having one major concern that dominates the site and is controlled by an overseas multinational. As we have repeatedly seen in the North East major concerns choose to close concerns in the UK when market conditions change as it is easier and cheaper to make British workers redundant than their continental counterparts. Also the job creation figure is highly ambitious. It must be remembered that Teesplan in 1968 envisaged a doubling of employment on Teesside by 1991, something which of course did not happen.</p>	<p>Comments noted and support welcomed. The Master plan and SPD are required to adhere to the adopted development plan i.e. the Redcar and Cleveland Local Plan 2018. This sets out the range of uses that are appropriate for the site, with the prime focus being employment falling within use classes B1, B2, B8 and some appropriate sui generis uses.</p> <p><b>Change Made to SPD</b></p>

## 04 Economic

<b>STM_42.02</b>	<b>Comment</b>	<b>Response to comments</b>
<b>Dr Jonathan Warren</b>	<p>Question 2: I would not change this, this is the right focus. Town centres need to be the retail centres not business parks.</p>	<p>Comments noted. The Local Plan provides detailed planning policies to regulate the location of shops and town centres. Proposals would be considered in accordance with those policies.</p> <p><b>Change Made to SPD</b></p>

## 04 Economic

## 04 Economic

STM\_43.01

Justin Gartland  
Lichfields on behalf of Sirius Minerals

### Comment

Question 1: Sirius agrees with this approach. Sirius is responsible for the Sirius Minerals' North Yorkshire Polyhalite Project, that through the creation of the UK's first purpose built polyhalite mine will deliver a nationally significant contribution to the economy. Parts of the major new infrastructure project fall within the boundary of the proposed masterplan. Sirius Minerals Plc has been granted a suite of planning permissions and a Development Consent Order for the various component elements of the Sirius Minerals' North Yorkshire Polyhalite Project. The Development Consent Order (DCO) for a Harbour Facility at Bran Sands lies within the Master Plan area as well as a materials conveyor between Wilton and the Bran Sand Harbour. These developments are all implementable, therefore all plans within the Master Plan need to be updated to reflect Sirius' approved project components as well as the potential to develop land at SSI and RBT within the North Zone Phase 1. Examples of this are:

- Paragraph 2.05.1 where reference to Sirius as a land owner at Bran Sands should be made and the accompanying plan updated to identify the location of this control at the Sirius Harbour facility.
- paragraph 4.01.3 where the land available for development omits the approved Sirius Harbour Facility upstream of the RBT terminal and paragraph 2.05.1.
- paragraph 4.10.3 where the accompanying plan identifies land as an extension to RBT 2029-2030 but includes the location of the approved Sirius Harbour Facility.

In addition, there is an opportunity for the gateway area to accommodate a utilities corridor for the transportation of materials, energy and product via a conveyor. This utilities corridor should be identified within the Master Plan and further referenced alongside the southern gateway on the

### Response to comments

Comments noted and support welcomed. Further detail re the utilities corridor will be examined in more detail and clarified through the utility strategies, programmed for 2018.

### Change Made to SPD

04 Economic

A1085, between the Master Plan area and Wilton International Business Park. The utilities corridor should be identified to include the approved Sirius Conveyor route (DCO) and the proposed conveyor route between Wilton and Bran Sands.

04 Economic

STM_43.02		<b>Comment</b>  Question 2: We agree with this strategy. There may be some scope for small-scale support services to be located in the masterplan area bearing in mind the level of employment which will be generated by the development.	<b>Response to comments</b>  Comments noted. The Local Plan provides detailed planning policies to regulate the location of shops and town centres. Proposals would be considered in accordance with those policies.  <b>Change Made to SPD</b>
Justin	Gartland		
Lichfields on behalf of Sirius Minerals			

04 Economic



## 04 Economic

STM\_43.07

Justin Gartland

Lichfields on behalf of Sirius Minerals

### Comment

Question 10: Paragraph 3.05 lists the principle areas of interest and includes 'bulk materials processing/manufacture' however, this should be updated to include the storage and shipping of materials.

It is understood that the Development Corporation may consider it expedient to implement its compulsory purchase powers to assist in fulfilling the objectives of the Master Plan and there is no objection to this in principle, particularly as a last resort. It is however, vital that such powers are not available for use in any manner that would conflict with the implementation and operation of the North Yorkshire Polyhalite Project. It is of key importance that the potential use of any powers of land acquisition does not jeopardise the investment in the area by existing or future occupiers.

Thank you for the opportunity to comment on the masterplan and Sirius look forward to future discussions with the South Tees Development Corporation on the masterplan.

### Response to comments

Comments noted.

### Change Made to SPD

## 04 Economic

## 04 Economic

STM\_44.01

Justin Gartland  
Lichfields on behalf of Sirius Minerals

### Comment

As you will be aware, Sirius is responsible for the Sirius Minerals' North Yorkshire Polyhalite Project, that through the creation of the UK's first purpose built polyhalite mine will deliver a nationally significant contribution to the economy. Parts of the major new infrastructure project fall within the boundary of the proposed South Tees Mayoral Development Corporation ("STDC") area, and these representations seek to ensure that the emerging proposals for the operation of the Corporation create an appropriate context for this planned investment, and recognise the opportunities to contribute to the objectives of the STDC that this investment presents.

Sirius Minerals' North Yorkshire Polyhalite Project  
Sirius has been granted the necessary planning permissions and Development Consent Order to allow the construction of the Project. These include the granting of planning permission by Redcar & Cleveland Borough Council ("RCBC") in August 2015 for a material handling facility ("MHF") at Wilton International (Ref: R/2014/0626/FFM). Planning permission was also granted in October 2015 for the minehead (in the North York Moors National Park) and a 36.5km tunnel ("Material Transport System" or "MTS"), linking the minehead site to a portal at Wilton in Redcar (Ref: R/2014/0627/FFM). Finally, a Development Consent Order was granted by the Secretary of State in July 2016 for new Harbour facilities at Bran Sands, Teesside. Upon completion it will represent an annual investment of approximately £2.3 billion to UK GDP and £2.5 billion of exports per annum, and will deliver significant national and local economic benefits, including the creation of approximately 2000 construction-phase jobs and approximately 1000 permanent operational phase jobs (project-wide).

The new Harbour facility and the innovative conveyor system that links it to the MHF at Wilton International, fall within the boundary of the South Tees Master Plan area, which the proposed Supplementary Planning Document (SPD) relates to.

### Response to comments

Comments noted.

### Change Made to SPD

04 Economic

Sirius is a significant stakeholder in the proposed South Tees Development Corporation area and the wider South Tees area generally. The status of Sirius in this respect is reflected in the consultation version of the South Tees Master Plan. However, the status of the Sirius Project requires fuller recognition in the SPD and the comments set out below indicate where and how this can be achieved.

04 Economic

STM_44.02		Comment	Response to comments
Justin	Gartland	Paragraph 1.6: Reference to the employment operations which are to be supported should be extended to include materials bulk storage, handling and shipping.	Comments noted. The Master Plan and SPD are required to adhere to the adopted development plan i.e. Redcar and Cleveland Local Plan 2018. This sets out the range of uses that are appropriate for the site, with the prime focus being on employment uses falling within use classes B1, B2, B8 and some appropriate sui generis uses.
Lichfields on behalf of Sirius Minerals			
			Change Made to SPD

04 Economic

## 04 Economic

STM_44.03		Comment	Response to comments
Justin	Gartland	Development Principle STDC2 and Paragraph 2.5: Sirius welcomes recognition that STDC will seek to assemble land through agreement with stakeholders and only use compulsory purchase powers as a last resort. However, STDC should understand that the references to potential CPO, could have negative consequences on development investment in the Master Plan area. The SPD should make it clear that following successful implementation of policy-compliant development, there would be no threat of CPO powers being used in relation to the land accommodating this development.	Comments noted. It is not considered that such a proposal is appropriate at this stage.
Lichfields on behalf of Sirius Minerals			Change Made to SPD

## 04 Economic

STM_45.01		Comment	Response to comments
Cllr Philip	Thomson	Question 1: World class is an admirable objective but attraction should be on the basis of merit of site and not financial incentive.	Comments noted.
RCBC			Change Made to SPD

## 04 Economic

## 04 Economic

STM_45.02		<b>Comment</b>	<b>Response to comments</b>
Cllr Phillip Thomson		Question 2: No office blocks is short sighted shared facilities may be helpful. Retail hub may be of interest to a developer for catering.	Comments noted. The Local Plan provides detailed planning policies to regulate the location of shops and town centres. Proposals would be considered in accordance with those policies.
RCBC			<b>Change Made to SPD</b>

## 04 Economic

STM_46.02		<b>Comment</b>	<b>Response to comments</b>
Charlie Nettle		Lease terms - We understand the need not to get into long term leases with businesses that don't fit the long term ambitions for the site, however we feel that a 12 mth lease is unlikely to attract any businesses to invest. Eg Hochtief Murphy need 8 acres for a concrete batching plant for 4 years. This could mean more jobs in Teesside but if they can't find somewhere they'll manufacture overseas. Should the STDC site allocate an area for 1-5 yr lease options to attract some immediate quick wins?	Comments noted. However, this is beyond the scope of the Master Plan and SPD.
A.V. Dawson			<b>Change Made to SPD</b>

## 04 Economic

## 04 Economic

STM_46.03		<b>Comment</b>	<b>Response to comments</b>
Charlie Nettle		As with previous consultations on the boundary of the STDC site we have concerns about displacement. This is also a potential issue with recent reference to this being a Freeport zone.	Comments noted. Presently there are no proposals to displace existing operators.
A.V. Dawson			<b>Change Made to SPD</b>

## 04 Economic

STM_49.01		<b>Comment</b>	<b>Response to comments</b>
Mr David Stamp		Question 1: Very good approach re focusing on an industrial park with a diverse range of businesses. Need to ensure a lot of the new jobs are both highly skilled and well paid.	Support welcomed.
			<b>Change Made to SPD</b>

## 04 Economic

STM_49.06		<b>Comment</b>	<b>Response to comments</b>
Mr David Stamp		Question 9: Often people like to visit great tourist attractions and at the same time visit some great shops/restaurants. Could the edge of Redcar see some decent shops e.g.Marks & Spencer's. The Redcar area is very lacking in high quality shops.	Comment noted. The Local Plan provides detailed planning policies to regulate the location of shops and town centres. Proposals would be considered in accordance with those policies.
			<b>Change Made to SPD</b>

## 04 Economic

STM_50.01		Comment	Response to comments
<p>Louise</p> <p>NEPIC</p>	<p>Gwynne-Jones</p>	<p>Question 1: Great idea. We need to ensure that the industry created within the park is able to provide services and products in an inter connecting method.</p> <p>Vision seems appropriate. Use local SME companies to give the best value. Local SME's also have the most interest in making this development work in the long term.</p> <p>Firstly, you need a site that is attractive to potential buyers. We need a local based procurement system to promote local companies. Skills is important, we need skills to sell to potential investors.</p> <p>Broadly sensible approach but the Masterplan cannot exist in isolation – it must link to and include skills, access to finance, transport infrastructure. It must also link to other developments in the Tees Valley, North Yorkshire, and Tyne &amp; Wear (such as IAMP).</p> <p>Get an anchor institute/company in quickly. Don't wait for companies to dictate the layout proposed. Get a phase started and sell a reality not a vision.</p> <p>Maximise site differentiator of the deep-sea port.</p> <p>Potential displacement of development from other locations in North East.</p> <p>Should strategy for site focus on diversification from existing Teesside Industry e.g. new technology vs. traditional heavy industry.</p> <p>Sites to be cleared.</p> <p>Flagship investment by company with significant supply chain.</p> <p>Flagship capital development.</p> <p>Government lobbying – attract inward investment.</p> <p>Keep heritage – process; oil &amp; gas; chemicals – change perceptions.</p> <p>Big, flagship investors.</p> <p>Exploit synergies with Wilton, market both together and send opportunities to the best location. Need to be clear of this as a location for high tech industries, or really a location for high volume industry requiring port facilities.</p> <p>One or two early announcements of investment.</p>	<p>Comments noted. Both the SPD and Master Plan acknowledge the role and impact of the regeneration of the South Tees Area will have in the region and how it will need to work in collaboration with wider initiatives.</p> <p><b>Change Made to SPD</b></p>

## 04 Economic

Further renewable energy / biomass operations.

Offshore wind service centre – 50 years of work.

Bio/pharma manufacturing park.

The STDC will be competing globally for investment. I think some reclamation work is required upfront to attract high-tech, high-value industries to the area. The site 'as-is' presents a major hurdle on attracting investment. Visitors centre is essential.

Marketing will be a big challenge. Consider using VR to promote the site and let potential clients tour the site and digital 3D collaboration – connecting virtual services to virtual facilities.

Need to consider the visual impact of the site versus the 'high tech' expectation of the industries being considered.

Clustering of similar industries and supply chain is a strong concept.

Single point of contact for potential 'clients' to match approach of other worldwide competitors.

Max out the visual impact of the site – spend on a 'show area'.

Approach is right. Needs to be industry focused. Need to anticipate long time scale and that can be done regarding appearance of sites / infrastructure in the meantime.

Need continuing Government promotion / engagement.

Attract investment that can utilise the skills and expertise of local business and industry.

Align investors with local educational schools. Colleges and universities (from secondary school through to university).

Engage with local designer / engineers and construction companies / contractors.

Attract investors that are committed to the area, its heritage, history and people. This will ensure commitment both ways.

## 04 Economic



## 04 Economic

STM_50.02		Comment	Response to comments
<p>Louise</p> <p>NEPIC</p>	<p>Gwynne-Jones</p>	<p>Question 2: With so much available land to develop it will need complimentary industries to be a long-term success.</p> <p>There are wonderful success stories of existing industry – the master plan should review these and look for improvements in efficiency, especially regarding energy management.</p> <p>Develop list of suppliers and their strength. Sell the land and the local supply chain.</p> <p>We need to promote NEW high-tech industries that will enhance our future children’s wellbeing. Training is required.</p> <p>Form a consultation or oversight group which included cluster bodies like NEPIC, NOF, NEAA and use the group to hold the board to account and ensure the master plan does not exist in isolation.</p> <p>New development needs to ensure that existing critical infrastructure can co-exist alongside without impacting the existing infrastructure (e.g. CATS Gas Pipeline).</p> <p>Ensure site strategy / zoning considers inherently safe design.</p> <p>Investment into wharf prior to land development.</p> <p>Regional specialisms – carbon capture and storage.</p> <p>Supply chain engagement. Perhaps mandatory.</p> <p>Identify opportunities to reinforce supply chain for existing industry.</p> <p>Encourage policies for supporting local supply chain e.g. Sirius as a good example.</p> <p>Keep large scale processes in mind as well as micro / mini scale.</p> <p>Precious metal minerals recovery / smelting reprocessing, palladium / nickel / lithium.</p> <p>Provide comprehensive directory of suppliers, services, utilities etc in the development area. One-stop-shop for interested investors.</p> <p>Develop the infrastructure e.g. power, water, comms and other utilities proactively.</p> <p>We can build solutions that can serve the wider community such as creating digital hubs - emergency response or remote operations centres for example. Creating mechanisms to promote sharing and collaboration, Again, digital support comes to mind.</p>	<p>Comments noted. To support delivery of the Master Plan, more detailed studies, such as transport and utility strategies, will provide finer grain detail to the scale and location of infrastructure required to supply new investment.</p> <p><b>Change Made to SPD</b></p>

## 04 Economic

Tees Valley integration study would be a good place to start when identifying potential opportunities for incoming industry.

Market the regional specialisms – existing trained workforce etc.

Perhaps opportunities like CCS should be preserved more. Energy sector key.

Understand and engage with local existing industries, companies and educational establishments to ensure that synergies can be fully appreciated.

Encourage active dialogue with the local supply chain.

## 04 Economic

## 04 Economic

STM_50.03		Comment	Response to comments
Louise	Gwynne-Jones	<p>Question 3: The proposed site needs to be developed as an extension of the existing industrial locations to enhance the opportunities for the whole of the Tees Valley.</p> <p>No concerns – in fact, I think it will be beneficial to have some cross fertilisation.</p> <p>I would think they would be aimed at different customers. If you went to Wilton then site security would be of most importance i.e. high risk manufacturing.</p> <p>It is essential that the site is developed as quickly as possible, 15 years is far too long. We live in a world where there is a lot of competition, so we need to compete.</p> <p>No concerns that the site is close to existing locations – this is a benefit provided collaboration is encouraged.</p> <p>Fantastic opportunity to have new companies sitting within existing. Creates new supply chains and business opportunities.</p> <p>Have the mechanism to broker the opportunities to the best location.</p> <p>Consider impact of any subsidiaries on other locations.</p> <p>Integrate Wilton Site for chemical and other process operators with parts of the STDC land.</p> <p>Understand any development restrictions from existing industries – services, COMAH hazard zones, pipeline infrastructure.</p> <p>Yes. We need to focus on regional USP's. We have rich heritage of skills and innovation.</p> <p>Mustn't restrict expansion / continued operation of high hazard site in the locality.</p> <p>South Tees seems to be aimed at inward investment – competes across World. Any development needs to be happy to locate near Wilton and port. Organisations such as CPI are important to convince that skills / ideas and opportunities are here.</p> <p>Work in partnership with existing industrial sites / companies as development / investment in the area should benefit all.</p>	<p>Comments noted and support welcomed. The comments are consistent with the approach taken for the future development of the South Tees Area. These are consistent with the principles set out in both the Master Plan and SPD.</p> <p><b>Change Made to SPD</b></p>
NEPIC			

## 04 Economic

STM\_50.05

Louise Gwynne-Jones

NEPIC

### Comment

Question 5: Publicise the project and Teesside as a great place to invest and work.  
 Work effectively with redevelopment of Middlesbrough, Stockton, Hartlepool and Darlington.  
 Increase links with Tyne & Wear.  
 In depth exploration of any possible synergies with regional firms – where they buy from - could possibilities be identified?  
 Need a consistent and joined-up marketing approach.  
 Possibly establishing small STDC offices in key cities like Mumbai, Toronto, Cape Town etc to see if a Post Brexit / Commonwealth economy can be engendered.  
 Sell the region's capability as a whole. Involve existing network / clusters such as NEPIC.  
 Ensure opportunities are routed to the best location.  
 Advertising campaign on a scale of the old One North East 'Passionate People, passionate Places' campaign.  
 Advertising at all ports, airports, stations etc – the visibility of the project will not increase.  
 Need to create momentum.  
 Promote regular national press release showing regional success.  
 By reducing operating costs, becoming more energy efficient and promoting 'green' industry.  
 By linking all the opportunities together and over and above the former SII site – CCS etc.

### Response to comments

Comments noted.

### Change Made to SPD

## 04 Economic

## 04 Economic

STM\_50.06

Louise Gwynne-Jones  
NEPIC

### Comment

Question 6: Invest in youth – higher education, apprentices and graduates. Establish formal links with schools, colleges and universities.  
Retrain existing workforce – upskill through training and investment.  
Any opportunities for demonstration / participation projects with Tees University and local colleges. Use area to help change opportunity image.  
Consider the educational provider capacity as part of the necessary infrastructure.  
People like TTE need a ‘heads-up’ for types of industries considering investment.  
Investment in higher apprenticeships with local training colleges and industry to provide a pipeline of skilled labour for the future, Include in the one-stop-shop’.  
Further investment in initiatives like Careers and Enterprise Co. / Children Challenging Industry / High Tide Foundation.  
Support the employment of the apprentices and graduates who are already coming through, otherwise the industry gets a reputation of having no jobs. Better marketing of area to attract skills to the region.  
Upfront engagement with the universities / colleges.  
Get schools, colleges and universities and private providers on-board and engage early in the skills need.  
Undertake a gap analysis.  
Creation of a STEM academy on the site with mandatory work experience / apprenticeships for each of the tenants on the site.  
Also, consider hotel / accommodation on or near the conservation areas – people need to be able to visit the site.  
Get existing companies to take on apprentices. On Teesside, 50 per cent of companies with over 50 staff are foreign owned. In Germany, 50 per cent of companies with more 50 people are family owned!

### Response to comments

Comments noted. The SPD will make it clear that, where viable, contributions will be sought towards inter alia training and local employment to be consistent with the Local Plan.

### Change Made to SPD

Improve clarity in the SPD to make it clear that, where viable, contributions will be sought towards inter alia training and local employment to be consistent with the Local Plan.

## 04 Economic

Spend some of the money on free placements for industrial skills placements – but specifically industrial trades (electricians / welders/ fitters) small companies find it very difficult to provide funding for apprentices and spending time to train them.

Test the market - looking at Universities and colleges to check up and coming graduates.

Need to get into schools and educate children where the opportunities for good jobs will be.

Additional funding for apprenticeships.

## 04 Economic

## 04 Economic

STM\_50.07

Louise Gwynne-Jones

### Comment

Question 7: Support local businesses and supply chain  
Encourage local investors and developers to engage with local supply chain  
Set up focus groups on specific topics  
Having a strong voice in the consultation process  
Small working committee made up of a NEPIC manager with 4-6 member organisations who can attend events to keep the wider membership informed.  
Keep in the loop of opportunities and help to direct them to appropriate site.  
Supplier Days  
More of these types of events  
There needs to be accountability – previous experience of development corporates indicates that if they are allowed to exist in isolation they can become a bit of club.  
Local base procurement system to give local companies first chance to do business.  
Local SME's provide the best value – promote them!  
Regular updates and meetings such as this consultation.  
NEPIC can be one voice for all members in a coordinated manner.

### Response to comments

Comments noted.

### Change Made to SPD

## 04 Economic

## 04 Economic

STM\_52.01

Paul

White

### Comment

Question 1: I applaud the setting up of the Development Corporation and the level of detail in the full masterplan document - where we are now and the future potential of the river and south tees site. It is encouraging that it is being mentioned in national terms already.

I agree with the key objective – creating significant jobs. It's also important to safeguard current jobs on the site and to make visible and advertise the progress along the way.

### Response to comments

Support welcomed.

### Change Made to SPD

## 04 Economic



## 04 Economic

STM_52.02		Comment	Response to comments
Paul	White	<p>Question 2: I generally agree with the above strategy though the location of large shops and office blocks are very much dependent on the individual towns. Middlesbrough and Stockton are examples of larger towns in the Tees Valley that are better suited to, and already have multi storey office and business centres. I don't think concentrated and substantial office space is suited to smaller seaside towns such as Redcar. High street and seafront premises need to cater for, and be accessible to, all residents and visitors. A good example of this is Whitby, North Yorkshire. Business centres require dedicated parking, by their nature have a limited audience and are more suited to the periphery of smaller towns with good road links – Kirkleatham Business park is a good example and should be developed further. Regarding large shops, the decline in high streets in recent years has been directly linked to the closure of larger shops – Redcar is a good example. I disagree with the notion that the internet and the digital age signals the end of the traditional high street. Successful towns are welcoming bigger shops and brands so I think we should keep an open mind on this one – never say never.</p>	<p>Comments noted. The Local Plan provides detailed planning policies to regulate the location of shops and town centres. Proposals would be considered in accordance with those policies.</p> <p><b>Change Made to SPD</b></p>

## 04 Economic

STM_52.09		Comment	Response to comments
Paul	White	<p>Question 9: The main benefit to the local community will be the quality jobs and improvement to the local economy spreading out across the south tees area.</p>	<p>Comments noted.</p> <p><b>Change Made to SPD</b></p>

## 04 Economic

STM\_53.01

Mr John Bullock

### Comment

Question 1: Yes, good idea, if the markets are there for the products and need sustainable markets. Maybe we should be going out and finding those markets now.

### Response to comments

Support welcomed.

### Change Made to SPD

## 04 Economic

STM\_53.02

Mr John Bullock

### Comment

Question 2: No, disagree, would have the large shops and office blocks out of town. Too much noise, traffic probs etc. in the town, shopping on line, or collect in store.

### Response to comments

Comments noted. The Local Plan provides detailed planning policies to regulate the location of shops and town centres. Proposals would be considered in accordance with those policies.

### Change Made to SPD

## 05 Flooding and Water Management

STM\_21.14

Robert Woods  
INCA

### Comment

Page 45, Section 2.09.3: In view of the surface water drainage issues referred to, we welcome the adoption of sustainable urban drainage systems (SUDS) alongside new developments. Such schemes could also bring substantial biodiversity benefits.

### Response to comments

Support welcomed.

### Change Made to SPD

## 05 Flooding and Water Management

STM\_21.15

### Comment

### Response to comments

Robert Woods

Page 50, Section 2.10.1: We support the principle of opening culverted sections of watercourse “to enhance the water and landscape environment, and manage the watercourses to assist in reducing flood risk”.

Support welcomed.

INCA

### Change Made to SPD

## 05 Flooding and Water Management

STM\_21.16

### Comment

### Response to comments

Robert Woods

Page 52, Section 2.10.2: It is clear that much of the Teardrop Site is flood-prone and would therefore ideally not be selected for built development. It would, however be highly valuable for creative nature conservation use.

Comments noted. The Master Plan provided a concept plan for the layout of potential uses. A Biodiversity Strategy will provide further detail regarding the siting and area of new development 'pods' and the options for enhancement, protection and mitigation.

INCA

### Change Made to SPD

## 05 Flooding and Water Management

## 05 Flooding and Water Management

STM_24.6	Comment	Response to comments
Christina Taylor RSPB	<p>Page 50, 2.10.1 WATERCOURSES [: The River Tees forms the north western boundary of the STDC area. The river is nearly 100 miles long, and drains the eastern slopes of Cross Fell in the Pennines before flowing eastward to the North Sea. The STDC area is located at the river estuary.</p> <p>Future development will need to take cognisance of culverted sections of watercourse, however, there will be opportunities to either divert or possibly open the culverted sections further to enhance the water and landscape environment, and manage the watercourses to assist in reducing flood risk.]</p> <p>RSPB comments: The RSPB welcomes proposals to further enhance the water environment.</p> <p>Any development proposals should take account of the proposed marine extension to the Teesmouth and Cleveland Coast SPA, which includes marine and estuarine waters important for foraging little tern and common tern. This extension includes the River Tees channel (up to the Tidal Barrage) and estuary waters. Dabholme Gut and Bran Sands Lagoon have also been proposed within the SPA extension.</p>	<p>Support welcomed.</p> <p><b>Change Made to SPD</b></p>

## 05 Flooding and Water Management

## 05 Flooding and Water Management

STM_27.03		Comment	Response to comments
Laura	Kennedy	Furthermore, we support the ten core principles identified within the Master Plan, particularly with reference to Principle 8, which considers redevelopment that reduces pollution and contributes to sustainability, habitat protection and biodiversity. We suggest that sustainable water management could form a key element that would contribute towards the application of this principle, as the early masterplanning of the wider development area presents the opportunity to design development that is structured around and integrated with a network of blue and green infrastructure that provides multi-faceted benefits.	Comments noted.
Northumbrian Water			<b>Change Made to SPD</b>  The Objectives of the SPD have been amended to acknowledge the importance of water management.

## 05 Flooding and Water Management

STM_27.04		Comment	Response to comments
Laura	Kennedy	We recognise that the document includes early principles that will guide the development of a wastewater and industrial effluent strategy, including the application of sustainable drainage techniques where possible. We strongly support the development of such a document to consider the needs of the full area, ensuring that more localised drainage solutions can be delivered in a phased manner without compromising the overarching strategy. We suggest that this document should also consider any interactions between water management on the site with drainage systems in the surrounding area.	Support welcomed and comments noted.
Northumbrian Water			<b>Change Made to SPD</b>  SPD has been expanded to acknowledge the wider interactions and to link to the strategy for water management/supply, which is being prepared.

## 05 Flooding and Water Management

## 05 Flooding and Water Management

STM\_27.05

### Comment

### Response to comments

Laura Kennedy  
Northumbrian Water

Finally, we are pleased to note that the Master Plan recognises the opportunity offered by the situation of Northumbrian Water's Bran Sands effluent treatment works within the development area, whilst the presence of existing water and wastewater network infrastructure is also acknowledged within the document. We look forward to future consultation and liaison with the Corporation regarding both water management and the protection of our existing assets on the site as further detail emerges regarding the development plans.

Support welcomed.

### Change Made to SPD

## 05 Flooding and Water Management

## 05 Flooding and Water Management

STM_34.07	Comment	Response to comments
Louise Tait Environment Agency	<p>2. Flood Risk</p> <p>We advise that the entire master plan area is supported by an overarching Flood Risk and Water Management Strategy. This strategy should set out the principles of how the flood risk, from all sources, will be assessed and mitigated against. Following on from the preparation of this strategy, each site that comes forward for development would be able to apply the agreed principles in their own site specific Flood Risk Assessment (FRA). It is important that the flood risk management of the site assesses all sources of flood risk, as we consider that the impacts of the proposals upon flood risk are not fully known at this stage. We have an understanding of the fluvial, tidal and surface water flooding. However, the interaction of these sources coupled with sewer flooding is unclear. Therefore, we would suggest that an assessment of all sources of flooding is undertaken for the master plan area. One option would be to commission a fully integrated model for the area which would have consideration of the Tees Valley Water Cycle Study (2012) and the most recent Northumbrian Water Ltd Asset Management Plan (AMP). We would expect a Flood Risk and Water Management Strategy to detail opportunities to manage and reduce flood risk beyond the master plan area by:</p> <p>1) Prioritising Sustainable Drainage Systems (SuDS) 2) Increase flood storage, improving flood routes and removing existing culverts (day lighting) and obstructions to flow, wherever possible; 3) Avoiding culverting or building over culverts; 4) Maximising areas of soft landscaping, permeable surfaces, green roofs and walls to reduce surface water run-off.</p> <p>The design of the development is essential and we would expect development within the master plan area to deliver high quality and sustainable design by:</p> <p>1) Taking full advantage of site features and opportunities to improve the character and quality of the area. 2) Accommodating an appropriate mix of uses. 3) Taking a comprehensive and co-</p>	<p>Comments noted.</p> <p><b>Change Made to SPD</b></p> <p>SPD to be amended to acknowledge that a flood water management strategy will be prepared to assist in future decision making and in the production of the Biodiversity Strategy.</p>

## 05 Flooding and Water Management

ordinated approach to development. 4) Incorporating measures to address the impacts of climate change and adverse microclimatic conditions. 5) Ensuring buildings are designed to be adaptable for future re-use. 6) Investing in property level resilience BRE standards to ensure where flood water is allowed to enter buildings resilience measures are there to reduce the flood damage. 7) Sustainable construction methods and green building materials are used. 8) Flood Resistant measures are incorporated into the building designs to minimise flood damage.

A potentially useful case study is the Blue-Green Cities case study in Newcastle (2015) which demonstrates how new strategies for managing urban flood risk as part of the wider integrated urban planning achieves environmental enhancements and urban renewal. Further information can be found at:

<http://www.bluegreencities.ac.uk/publications/factsheets.aspx>

Any proposed works on or near to a main river may require a Flood Risk Activity Permit. For further information refer to section 9 of this letter.

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## 05 Flooding and Water Management



## 05 Flooding and Water Management

STM_34.13	Comment	Response to comments
<p data-bbox="118 244 286 272">Louise Tait</p> <p data-bbox="62 300 318 328">Environment Agency</p>	<p data-bbox="488 236 1265 518">Water Framework Directive and Watercourses The site is bounded at the west by the Tees estuary (WFD waterbody ID: GB510302509900) which is classified as a heavily modified waterbody. The Tees estuary currently fails to meet the objectives of the WFD in respect to the implementation of measures assessed as feasible to mitigate physical modifications. It also fails to meet good standards for angiosperms, dissolved inorganic nitrogen and macroalgae.</p> <p data-bbox="488 526 1265 734">The north eastern section of the site lies within the Tees estuary (South Bank) (WFD waterbody ID: GB103025072320) waterbody, also classified as heavily modified. This waterbody also currently fails to meet the objectives of the Water Framework Directive in respect to the implementation of measures assessed as feasible to mitigate physical modifications.</p> <p data-bbox="488 742 1265 981">Other parts of the site are located in areas which are designated as non-reportable waterbodies for the purposes of WFD. This means that the UK is not required to monitor and report WFD compliance to the European Union for this area. However, WFD applies to all bodies of water, whether reportable or non-reportable. Opportunities to enhance watercourses should be explored as part of the master planning for this area.</p> <p data-bbox="488 989 1265 1197">We welcome the concept of daylighting and improving watercourses flowing through the site. There are clear opportunities to enhance the habitat of these wildlife corridors. The proposals to enhance the corridor along The Fleet between the Tees estuary, Dabohlme Gut and Coatham Marsh are welcomed.</p> <p data-bbox="488 1204 1265 1457">Section 2.10.1 Watercourses of the masterplan mentions that future development will need to take in to account culverted sections of watercourse. However, there will be opportunities to either divert or possibly open the culverted sections further to enhance the water and landscape environment, and manage the watercourses to assist in reducing flood risk. We welcome this statement and suggest that the restoration of watercourses is a</p>	<p data-bbox="1294 236 2170 303">Comments noted. These elements will be embedded into the flood and water management and biodiversity strategies.</p> <p data-bbox="1294 343 1556 371"><b>Change Made to SPD</b></p>

05 Flooding and Water Management

key component of any Biodiversity and Environment Plan.  
We currently do not hold all of the information relating to the culverts within the master plan site. We would advise that a full assessment of drainage is undertaken to identify opportunities and to ensure that any issues of cross connections are dealt with to prevent future pollution events.  
Historically, the site was a large expanse of saltmarsh, which is a particularly valuable priority habitat. Extensive drainage will have been utilised to remove this priority habitat to enable development. Although, we realise that the former expanse of the saltmarsh will not be able to be reinstated to its original extent, the opening up of existing drains and culverts would allow for the creation of new naturalised watercourses. This will in turn provide habitats, improve fish passage, and create amenity value. There may also be opportunities to re-naturalise watercourses which are currently linear and over engineered, ensuring they are operating as naturally as possible whilst not causing an increase in flood risk.

05 Flooding and Water Management

STM_34.23		Comment	Response to comments
Louise	Tait	We note that the STDC boundary is depicted in figure 1 of the SPD. We consider that the boundary will need further refining with respect to tidal states, for example, mean high water. We acknowledge that the proposals do include the potential refurbishment of structures that extend into the Tees estuary.	Comments noted and will be examined.
Environment Agency			Change Made to SPD

05 Flooding and Water Management

## 05 Flooding and Water Management

STM_34.25	Comment	Response to comments
<b>Louise Tait</b> <b>Environment Agency</b>	<p>Northern Industrial zone</p> <p>The northern edge of this zone includes areas of the River Tees estuary edge and borders Bran Sands.</p> <p>One of the proposed options for this zone would involve a loss of sand dune habitat at the north eastern corner where potential car parking areas are located. This habitat currently provides a buffer for future sea level rise and the neighbouring SSSI progression. The loss of this habitat could have a detrimental impact upon these features. We suggest further consideration of alternative designs for the north eastern corner.</p>	<p>Comments noted. The Master Plan provided a concept plan for the layout of potential uses, which should not be regarded as fixed in terms of the delivery of hard built up edges. A Biodiversity Strategy will provide further detail regarding the siting and area of new development 'pods' and the options for enhancement, protection and mitigation.</p> <p><b>Change Made to SPD</b></p> <p>A Development Zone plan has been included within the SPD, which reflects the potential for a softer boundary between zones.</p>

## 05 Flooding and Water Management

## 05 Flooding and Water Management

STM_34.29	Comment	Response to comments
<p data-bbox="118 244 286 272">Louise Tait</p> <p data-bbox="62 300 318 331">Environment Agency</p>	<p data-bbox="488 244 1279 555">In Section 11.09 (Stormwater Drainage) it is stated that stormwater will be disposed of to existing primary drainage networks in the area and that overflow will be discharged into the River Tees. However, it is mentioned within the corresponding Redcar and Cleveland South Tees Master Plan SPD that disposal will include percolation into the groundwater table and overflow discharge into the River Tees. We would wish to raise concern if storm water discharge was proposed to be discharged into the groundwater table, primarily for the following reasons:</p> <ul data-bbox="488 563 1279 1061" style="list-style-type: none"><li data-bbox="488 563 1279 738">☐ Mobilisation of contaminants from within the ground, generation of leachate and potential impact on groundwater quality. The potential risk of groundwater impacted on by leachate contamination subsequently entering surface water bodies and impacting on surface water quality.</li><li data-bbox="488 746 1279 1061">☐ The potential short term and long term effects to the existing groundwater and surface water regimes prevailing at the site which are likely to be tidally influenced. For example, increase in groundwater levels and change to tidal range, increased potential risk in groundwater flooding at surface and surface water flooding. In addition to the above, it is not clear whether discharge of stormwater to superficial aquifer or deeper discharge to bedrock is being considered. Further specific details would be required should proposals for discharge to groundwater be considered.</li></ul>	<p data-bbox="1294 244 2177 339">Comments noted. The revised SPD will reflect the Master Plan, where it is intended that stormwater will be disposed of into the existing primary drainage networks.</p> <p data-bbox="1294 363 1556 395"><b>Change Made to SPD</b></p> <p data-bbox="1294 419 2177 478">The SPD has been revised to more closely reflect the Master Plan in relation to stormwater.</p>

## 05 Flooding and Water Management

## 05 Flooding and Water Management

STM_34.39	Comment	Response to comments
<p data-bbox="118 244 286 271">Louise Tait</p> <p data-bbox="62 300 318 327">Environment Agency</p>	<p data-bbox="488 231 1276 406">7. Treatment of Wastewater and Industrial Effluent The following comments relate to Section 11.09 Stormwater Drainage, Section 11.10 Water Supply and Transmissions and Section 11.11 Wastewater and Industrial Effluent of the South Tees Masterplan.</p> <p data-bbox="488 414 1276 805">It is expected that the site is served by separate clean and foul drainage systems, with disposal of foul effluent to the Northumbrian Water treatment plant at Bran Sands, provided the Northumbrian Water agree that they have the capacity to treat the effluent. Some trade effluents may be acceptable to enter the main foul system, but others may require a dedicated pipeline to the industrial treatment section of Bran Sands, or need to be removed off site for disposal. The masterplan appears to indicate that all new industry will have to treat their effluent on site to current standards before discharge into the site wastewater collection system.</p> <p data-bbox="488 813 1276 949">As part of the regeneration of this area, opportunity should be sought to capture any existing untreated discharges within the development area in to the new wastewater collection system to minimise impact to the environment.</p> <p data-bbox="488 957 1276 1125">We recommend that all works carried out as part of the reclamation and development of the site shall follow best practice to minimise potential impact to the environment, such as from mobilising contaminants from ground works, sediment release and leaks and spills.</p> <p data-bbox="488 1133 1276 1348">Other large industrial sites within the area that were historically operated by ICI had no effluent treatment onsite and relied on dilute and disperse disposal. If there were to be individual effluent treatment plants discharging to the environment rather than utilising the Bran Sands treatment plant, the cumulative effects of the discharges to water would need to be taken in to account.</p>	<p data-bbox="1294 231 2128 303">Comments noted. This will be explored through the flood and water management strategy programme for 2018.</p> <p data-bbox="1294 343 1556 375"><b>Change Made to SPD</b></p>

## 05 Flooding and Water Management

STM_34.40	Comment	Response to comments
Louise Tait Environment Agency	Paragraph 2.68 discusses Stormwater Drainage within the site. We recommend further consideration of the stormwater detention, retention and possibly even the conveyance systems discussed within this section as, in addition to their functionality, there is potential for these systems to be made into features that can enhance the biodiversity and amenity value of the development.	Comments noted.  <b>Change Made to SPD</b>  Further clarity to be provided regarding the multi-functionality for drainage systems to support biodiversity and amenity value.

## 05 Flooding and Water Management

STM_34.41	Comment	Response to comments
Louise Tait Environment Agency	Paragraph 2.70 Water Supply suggests assessing the feasibility of using treated sewage effluent to address a number of water demands. If treated sewage effluent is used and released to the environment rather than back into the wastewater collection system, then the developer would be required to apply for a discharge permit from the Environment Agency.	Comments noted.  <b>Change Made to SPD</b>

## 05 Flooding and Water Management

## 05 Flooding and Water Management

STM_34.42	<b>Comment</b>	<b>Response to comments</b>
Louise Tait Environment Agency	<p>Paragraph 2.72 Waste Water, Industrial Effluent and Solid Waste Management refers to the STDC masterplan in stating that the existing wastewater treatment plant at Bran Sands is close to the end of its original design life and suggests that it may only be available during the build out phase of the project. We support the local authority's comment that there is a requirement to assess the current and projected needs in terms of waste water and industrial effluent to ensure that adequate provision is made to support the project. We suggest further discussions between Northumbrian Water Ltd, STDC and ourselves in the proposed development of the master plan site and how this will relate to the future operation of the Bran Sands sewage treatment works. We note that Bran Sands effluent treatment works is the main facility dealing with foul effluent within Teesside. As such, it is likely that there will be a sewage treatment works in this location for the foreseeable future.</p>	<p>Comments noted and opportunity to engage in proactive discussions welcomed.</p> <p><b>Change Made to SPD</b></p>

## 05 Flooding and Water Management

STM_34.46	<b>Comment</b>	<b>Response to comments</b>
Louise Tait Environment Agency	<p>Flood Risk Activity Permit</p> <p>If there is any proposed works on or near a main river, on or near a flood defence structure, in a flood plain or on or near a sea defence you may need to apply to the Environment Agency for a Flood Risk Activity Permit. For more information, follow the link below.</p> <p><a href="https://www.gov.uk/guidance/flood-risk-activities-environmental-permits">https://www.gov.uk/guidance/flood-risk-activities-environmental-permits</a></p>	<p>Comments noted.</p> <p><b>Change Made to SPD</b></p>

## 05 Flooding and Water Management

## 05 Flooding and Water Management

STM\_34.47

### Comment

### Response to comments

Louise Tait  
Environment Agency

Marine Licence  
The Marine Management Organisation (MMO) is responsible for marine licensing in English inshore and offshore areas. Certain activities or works may require a marine licence. There are six categories of activity that may need a licence. These are construction, alteration or improvement of works, dredging, deposits of any substance or object, incineration of any substance or object, removal of any substance or object, scuttling of any vessel or floating container. These generally require a licence although there are exemptions which apply in some situations. For further information on Marine Licence's, please visit the Gov.UK website at:  
<https://www.gov.uk/topic/planning-development/marine-licences>

Comments noted.

### Change Made to SPD

## 05 Flooding and Water Management

STM\_38.01

### Comment

### Response to comments

Mr John Shipman  
Huntsman Polyurethanes

Huntsman is generally supportive of the strategic direction set out in the master plan and limits our comments to specific areas of interest;  
We are mindful that some water courses that support surface water drainage relating to the Wilton International site pass through the STDC area. We ask that these critical assets be maintained fit for purpose.

Support welcomed and comments noted.

### Change Made to SPD

## 06 Contamination and Landfill



## 06 Contamination and Landfill

STM\_11.04

**Comment**

**Response to comments**

Mr Colin Metcalfe

Question 4: Good initiatives. The total area needs ground clean up / contaminated.

Support welcomed.

**Change Made to SPD**

## 06 Contamination and Landfill

STM\_21.21

**Comment**

**Response to comments**

Robert Woods  
INCA

Page 58, Section 2.13: The 'Teardrop Site' is identified as former landfill and avoidance of disturbance of contaminants would fit with potential nature conservation use of the site.

Comment noted. The Master Plan provided a concept plan for the layout of potential uses. A Biodiversity Strategy will provide further detail regarding the siting and area of new development 'pods' and the options for enhancement, protection and mitigation.

**Change Made to SPD**

## 06 Contamination and Landfill

## 06 Contamination and Landfill

STM_34.28	Comment	Response to comments
<p>Louise Tait</p> <p>Environment Agency</p>	<p>5. Groundwater and Contaminated Land</p> <p>In Section 2.02.2 (Constraints and Opportunities) of the master plan, contamination is highlighted as a principal planning related constraint and that full scale decontamination is neither proposed nor financially viable. Much of the site is yet to be subject to ground investigation and therefore the extent and scope of remediation is unknown. The master plan should seek to identify that whilst land contamination may present a constraint, site redevelopment allows a significant opportunity to remediate the area resulting in an overall environmental betterment of existing site conditions. We do not consider that this opportunity has been fully considered with the master plan.</p>	<p>Comments noted. A strategy addressing ground conditions and site remediation is to be prepared to further inform the SPD.</p> <p><b>Change Made to SPD</b></p> <p>The SPD has been revised to include a requirement for environmental betterment and to reference the forthcoming Ground Remediation Strategy.</p>

## 06 Contamination and Landfill

## 06 Contamination and Landfill

STM_34.30	Comment	Response to comments
Louise Tait Environment Agency	<p>In Section 2.13 (Landfills and Waste Management) it is stated that the materials within the CLE 31 landform at Warrenby may have market value in the construction industry or could be reused within site preparatory works and land raising. Additionally, in Section 4.09 (Site Remediation Strategy), it is stated that opportunities to selectively rework material from existing tips will also be examined. We would anticipate that the reuse of materials from the Warrenby landform and other areas would be subject to full chemical and geotechnical characterisation, with the excavation, movement and reuse of materials complying with the principles of the CL:AIRE (Contaminated Land: Applications in Real Environments) Code of Practice and controlled through an appropriate Materials Management Plan and Remediation Strategy including Risk Assessment prior to reuse of such soils. There would also be a requirement to demonstrate no unacceptable risk to receptors and the wider environment and we would expect that hazardous materials will not be reused.</p>	<p>Comments noted.</p> <p><b>Change Made to SPD</b></p> <p>The SPD has been revised to reference the forthcoming Ground Remediation Strategy which will consider the issues raised.</p>

## 06 Contamination and Landfill

## 06 Contamination and Landfill

STM\_34.31

### Comment

### Response to comments

Louise Tait  
Environment Agency

It is stated within Section 4.09 (Site Remediation Strategy) that the area of land identified as the 'Landfill Zone' shall be used to support the remediation of STDC development land and that this area will eventually be the subject of a remediation scheme and potential future development. We consider that the 'Landfill Zone' should not be viewed as purely the more convenient option to dispose of soils, and that the proposed remediation strategy should also consider options of implementing other remedial techniques, which would facilitate a more sustainable reuse of remediated soils.

Comments noted.

### Change Made to SPD

## 06 Contamination and Landfill

STM\_34.32

### Comment

### Response to comments

Louise Tait  
Environment Agency

Section 4.09 (Site Remediation Strategy) mentions that some of the most contaminated locations may be remediated only to the minimum extent necessary for long term safe keeping as open space. The use of the term "minimum" would suggest that such areas would be purely covered with clean soils. We would request that for the most contaminated locations, a remedial options appraisal is undertaken and that there is some consideration of whether such areas would or could be likely to be re-developed in the future. We would also expect that the most contaminated areas are remediated to some form of environmental betterment in the long term.

Comments noted. Further clarification will be provided through the Remediation Strategy programmed for 2018.

### Change Made to SPD

## 06 Contamination and Landfill

## 06 Contamination and Landfill

STM_34.33		Comment	Response to comments
Louise	Tait	We welcome the general approach to site remediation and phasing as encapsulated in Development Principle STDC14 of the SPD. We agree with the statement that site remediation would have to be proportionate and on a risk based assessment taking into account such factors as development, receptors and viability. However, we also consider that environmental betterment should form part of the remediation strategy and that this factor should be included within Development Principle STDC14.	Comments noted and support welcomed.
Environment Agency			<b>Change Made to SPD</b> A requirement to provide environmental betterment, where appropriate, has been included within the SPD.

## 06 Contamination and Landfill

STM_34.34		Comment	Response to comments
Louise	Tait	The North East Ecological Industrial Zone section (paragraphs 2.52- 2.56) of the SPD states that the development of this zone will require the removal of the CLE 31 landform at Warrenby. As previously stated, we would anticipate that the reuse of materials from the Warrenby landform and other areas would be subject to full chemical and geotechnical characterisation, with the excavation, movement and reuse of materials complying with the principles of the Contaminated Land: Applications in Real Environments (CL:AIRE) Code of Practice and controlled through an appropriate Materials Management Plan and Remediation Strategy including Risk Assessment prior to reuse of such soils. It would be expected that hazardous materials would not be reused.	Comments noted.
Environment Agency			Change Made to SPD

## 06 Contamination and Landfill

## 06 Contamination and Landfill

STM_34.36	Comment	Response to comments
<p data-bbox="118 244 286 272">Louise Tait</p> <p data-bbox="64 300 318 328">Environment Agency</p>	<p data-bbox="488 236 607 264">6. Landfill</p> <p data-bbox="488 276 1281 1417">The proposed development within the North Industrial Zone will take place near to the Bran Sands closed landfill. This landfill ceased accepting waste in 2004. Due to the age of the site, it is not fully lined along its sides and base and as such, levels of landfill gas (namely methane and carbon dioxide) are presently recorded in perimeter monitoring boreholes close to the site. Some of these boreholes are located close to the areas of the proposed development. We advise that a full Gas Risk Assessment should be undertaken in the preparation of future planning applications that are close to the landfill area and that any necessary measures to reduce the risk of gas migration into buildings are adopted. Development work proposed within the South Industrial Zone includes the three landfill sites known as Teesport 1 ('high tip'), Teesport 2 and Teesport 3. Teesport 3 is a hazardous landfill. We advise that a full gas risk assessment should be undertaken in the preparation of future planning applications that are close to these landfill areas and that any necessary measures to reduce the risk of gas migration into buildings are adopted. Proposals in this area also included the merging of the three Teesport sites, including the filling of voids between the three sites. This work will require approval under an Environmental Permit and we would urge potential operators of these sites to engage with ourselves at an early stage to discuss this proposal. The merging of the three Teesport sites would also require a change in the agreed final contour to the landfills. We would need to agree to any change to the contours. All of the landfill areas identified within the plan include some form of solar panel installation. We would request a risk assessment to be undertaken in advance of these works progressing to ensure that the landfills are stable enough to support the solar panels and that the panels themselves will not increase the gas and leachate risk posed by the sites through the application of pressure upon them.</p>	<p data-bbox="1294 236 1509 264">Comments noted.</p> <p data-bbox="1301 344 1556 373"><b>Change Made to SPD</b></p> <p data-bbox="1301 395 2069 459">The SPD has been further strengthened with regards to Gas Risk Assessments.</p>

## 06 Contamination and Landfill

### 06 Contamination and Landfill

STM\_34.37

Louise Tait  
Environment Agency

#### Comment

The master plan suggests that a proposal may be forthcoming to excavate the Warrenby landfill, located in the North East Industrial Zone. A proposal to excavate the former landfill will require authorisation from the Environment Agency. We note that there are inherent risks with regard to disturbing gases and leachate, which would require assessment. We would urge the applicant to contact ourselves at an early stage to discuss this proposal in more detail.

#### Response to comments

Comments noted.

#### Change Made to SPD

### 06 Contamination and Landfill

STM\_34.38

Louise Tait  
Environment Agency

#### Comment

The diagram on Page 59 of the South Tees Draft Regeneration Master Plan details landfill permit numbers that are old and have been superseded. The current landfill permit numbers are as follows:

☐ Impetus Tip have permits EPR-RP3631DA and EPR-DP3331DJ.

The waste type at this site should refer to hazardous and non-hazardous waste.

☐ High Tip has the permit number EPR-RP3434HP.

#### Response to comments

Comments noted.

#### Change Made to SPD

### 06 Contamination and Landfill

## 06 Contamination and Landfill

STM_34.43	Comment	Response to comments
<p data-bbox="118 244 286 272">Louise Tait</p> <p data-bbox="62 300 318 327">Environment Agency</p>	<p data-bbox="488 236 1279 339">8. Waste Management and Treatment of Hazardous Materials Most of the proposed regeneration will be on brownfield sites and there may be contaminated hazardous soils at these sites. Treatment of contaminated soils in situ may require a mobile plant permit issued by the local authority. Using imported waste materials to raise ground levels or for stabilisation may require the developer to apply to ourselves for an Environmental Permit or an appropriate waste exemption. An approved Waste Management Plan may also be required prior to any permit application being submitted. We are unable to specify what exactly would be required at this early stage but would request that the developer contact us directly to discuss any permitting requirements.</p> <p data-bbox="488 707 1279 917">The developer must apply the waste hierarchy in a priority order of prevention, re-use, recycling before considering other recovery or disposal options. Government Guidance on the waste hierarchy in England is at: <a href="http://www.defra.gov.uk/publications/files/pb13530-waste-hierarchy-guidance.pdf">http://www.defra.gov.uk/publications/files/pb13530-waste-hierarchy-guidance.pdf</a></p>	<p data-bbox="1294 236 1509 263">Comments noted.</p> <p data-bbox="1294 344 1556 371"><b>Change Made to SPD</b></p> <p data-bbox="1294 395 2170 534">The SPD has been revised to include reference to Policy MWP1 of the Tees Valley Joint Minerals and Waste Core Strategy, which requires major developments to carry out a waste audit and meet the objective of driving waste management up the waste hierarchy.</p>

## 07 Energy Generation

STM_19.10	Comment	Response to comments
<p data-bbox="118 1149 309 1177">Richard Brady</p> <p data-bbox="62 1204 340 1232">WorleyParsons Europe</p>	<p data-bbox="488 1141 1279 1209">Question 10: LNG / gas to power / cold energy integration (contact WorleyParsons)?</p> <p data-bbox="488 1217 1039 1232">Major recycling facility (plastics to chemicals)?</p>	<p data-bbox="1294 1141 1509 1168">Comments noted.</p> <p data-bbox="1294 1249 1556 1276"><b>Change Made to SPD</b></p>



## 07 Energy Generation

STM_21.37		Comment	Response to comments
Robert Woods	INCA	Page 146, Section 11.05: The graphic illustrating Conceptual Energy Plans include “ocean energy”, comprising a “run of river turbines” and a “tidal lagoon”. Where will such infrastructure be sited? It will be important for such plans to be Habitats Regulations-compliant.	<p>Comments noted. The Master Plan set out a range of concept plans for the layout and possible uses. An Energy Strategy programme for 2018 will also be informed by the Biodiversity Strategy. These will provide further detail regarding the viability and suitability of these proposals.</p> <p><b>Change Made to SPD</b></p> <p>The SPD has been updated to align closely with Policy N4 of the Local Plan regarding biodiversity and geodiversity assets.</p>

## 07 Energy Generation

07 Energy Generation

<div>STM_24.11</div> <div>Christina Taylor</div> <div>RSPB</div>	<div>Comment</div> <div>Page 140, 11.04 ENERGY TECHNOLOGY OPTIONS [: There are many existing and emerging energy technology options that could be incorporated into the energy generation strategy for the STDC area. The best approach will be to consider an array of energy technologies and then refine proposals based on the site power demand requirements (power scale and demand curve), carbon emission targets (% renewable energy), local energy resources (biomass feedstock sources, solar and wind resources, etc), and the available land area to support the power generation infrastructure.]</div> <div>RSPB comments: Climate change is potentially the greatest, long-term threat to biodiversity worldwide. To limit climate change, the RSPB advocates improving energy efficiency, managing the demand for energy and generating more energy from renewable sources. However, renewable energy must be delivered in harmony with nature – important populations of birds and wildlife, and the habitats that support them, must not be harmed in the process.</div>	<div>Response to comments</div> <div>Comments noted. The Master Plan set out a range of concept plans for the layout and possible uses. An Energy Strategy programme for 2018 will also be informed by the Biodiversity Strategy. These will provide further detail regarding the viability and suitability of these proposals.</div> <div>Change Made to SPD</div> <div>The SPD will be updated to align closely with Policy N4 of the Local Plan regarding biodiversity and geodiversity assets.</div>
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07 Energy Generation

## 07 Energy Generation

<b>STM_25.09</b> <b>Andrew Whitehead</b> <b>Natural England</b>	<b>Comment</b>  Coastal Community Zone Page 21: As mentioned previously we welcome the inclusion of this zone as a named area within the STDC area, and welcome the commitment to ensuring environmental enhancement and habitat improvement. However, we also note the proposal for the use of the underlying geology of this area as potentially being used for energy storage, and advise that any such proposals should give detailed consideration to the potential impacts on the internationally and nationally important interest features of the designated sites to ensure that any development does not cause damage or disturbance, or have a significant effect upon these features.  It should be noted that Redcar and Cleveland BC as part of the required mitigation for emerging Local Plan allocations have commenced work on a Recreation Management Plan (RMP) for this area, and so any proposals which come forward through the STDC Master Plan must ensure they comply with, and do not contradict, the objectives described within the RMP.	<b>Response to comments</b>  Comments noted. The Master Plan set out a range of concept plans for the layout and possible uses. An Energy Strategy programme for 2018 will also be informed by the Biodiversity Strategy. These will provide further detail regarding the viability and suitability of these proposals.  <b>Change Made to SPD</b>  The SPD has been updated to align closely with Policy N4 of the Local Plan regarding biodiversity and geodiversity assets.
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## 07 Energy Generation

<b>STM_34.35</b> <b>Louise Tait</b> <b>Environment Agency</b>	<b>Comment</b>  The Coastal Community Zone section (paragraphs 2.60-2.62) details that existing sandstone caverns may be utilised to store compressed air produced from residual electricity generation in periods of low demand and which can then be released and converted back into electricity in times of high demand. We would expect further information to be provided on this activity once a detailed proposal has been developed.	<b>Response to comments</b>  Comments noted. The Master Plan set out a range of concept plans for the layout and possible uses. An Energy Strategy programme for 2018 will also be informed by the Biodiversity Strategy. These will provide further detail regarding the viability and suitability of these proposals.  <b>Change Made to SPD</b>  The SPD will be updated to align closely with Policy N4 of the Local Plan regarding biodiversity and geodiversity assets.
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## 07 Energy Generation

STM_34.45	Comment	Response to comments
<p data-bbox="118 244 286 272">Louise Tait</p> <p data-bbox="62 300 318 328">Environment Agency</p>	<p data-bbox="488 236 1265 411">The following advice applies to Sections 5 North Industrial Zone, 7 South Industrial Zone, 8 Central Industrial Zone and 11 Utilities and Infrastructure Networks of the South Tees Master Plan and Development Principle STDC17 (Energy and Development) of the SPD.</p> <p data-bbox="488 419 1265 667">Burning any fuel in a combustion plant with a rated thermal input equal to or greater than 1 MW may require an Environmental Permit from the Environment Agency. We advise early engagement with the Environment Agency to discuss the permitting process, for advice about any relevant exemptions, discussions about stack heights, site location options and best available technology.</p> <p data-bbox="488 675 1265 844">We note that the potential for Carbon Capture and Storage is mentioned within the master plan. However, there does not appear to be any reference made to the Teesside Collective which is an infrastructure project that envisions developing future clean industrial development in Teesside.</p>	<p data-bbox="1294 236 1509 264">Comments noted.</p> <p data-bbox="1294 344 1554 373"><b>Change Made to SPD</b></p> <p data-bbox="1294 397 2132 464">The SPD has been updated to note the opportunities that may arise from CCS.</p>

## 07 Energy Generation

## 07 Energy Generation

STM_36.09		Comment	Response to comments
Anna	Turley MP	<p>Question 9: One really important element of this regeneration is the potential for the site to build upon one of the growing economic strengths Teesside has – clean and renewable industries. Our links with the offshore wind sector are well established and we have the Tees Collective bid to create one of Europe’s first clean industrial zones. The site should prioritise the circular economy, looking at steel recycling and energy from waste opportunities, and be a global hub for new green industries. The masterplan references the potential for carbon capture and storage and I would like to see this fully integrated into the proposals. Whilst the technology is still in its infancy and requires a large amount of investment, Teesside could be a leader on this if we act fast. It will generate thousands of jobs and we could also be marketing the successful implementation of the technology around the world. It would also make the site a go-to location for sustainable industrial investment which is a big plus for carbon intensive industries.</p>	<p>Comment noted and support welcomed.</p> <p><b>Change Made to SPD</b></p> <p>The SPD will be updated to note the opportunities arising from CCS.</p>

## 08 Connectivity and Transport Infrastructure

STM_01.03		Comment	Response to comments
Mr Chris	Taylor	<p>Question 3: This strategy is correct and also pleased to hear about improving connectivity with existing business sites. A focus must be on delivering quality place changing and place shaping infrastructure that will deliver benefits and show the scale of the project. Also it will be critical to improve connectivity to the area from the wider region - the A66 / A174 interchanges with the A19 need improving as does cross-river connectivity to the east and west of Middlesbrough.</p>	<p>Comments noted and support welcomed.</p> <p><b>Change Made to SPD</b></p>

## 08 Connectivity and Transport Infrastructure

STM_01.04		Comment	Response to comments
Mr	Chris Taylor	Question 4: See previous comment but also high quality passages for cyclists and pedestrians (ensuring these are well lit and connect to the wider transport infrastructure in a meaningful way) and important bus and rail routes will be key.	Comments noted. The transport and open space strategies will consider options for improved pedestrian and cycling provision into and through the South Tees Area.  <b>Change Made to SPD</b>

## 08 Connectivity and Transport Infrastructure

STM_01.05		Comment	Response to comments
Mr	Chris Taylor	Question 5: Not an area of expertise but government is keen to make extended use of rail freight and future proofing should be front and centre - allowing for future upgrades of infrastructure in this area.	Comments noted.  <b>Change Made to SPD</b>

## 08 Connectivity and Transport Infrastructure

## 08 Connectivity and Transport Infrastructure

STM_02.03		Comment	Response to comments
Ms Pat	McCarthy	Question 3: Transport links need more development. The rail service, in particular, is far from adequate. The South Tees needs direct links with the major cities. There is also a need for faster, and more regular, rail connection along the coast to Whitby, Scarborough, Bridlington and Hull. The movement of people is as important as the movement of freight.	Comments noted. A transport strategy is to be prepared in 2018 to provide further detailed options for improved connectivity into the South Tees Area.  <b>Change Made to SPD</b>

## 08 Connectivity and Transport Infrastructure

STM_02.04		Comment	Response to comments
Ms Pat	McCarthy	<p>Question 4: These links are very important. It is good to see the historically important black path having a central role in the plan. Should consider re-routing it so that it follow the railway line through to Warrenby rather than diverting along the Trunk Road.</p> <p>The black path - part of the Coastal Footpath and the Teesdale Way - has been the spine on which much of the industry in South Tees has developed. While there are complex patterns of ownership over most of the land in the development area, the path is a public right of way. Therefore, there is no restriction regarding the timetable for its development. Strategic placement of murals, mosaics, sculpture and industrial artifacts could serve to create the longest open-air art gallery in the world: a record currently claimed by part of the Berlin Wall with a length of just 1,3 kilometres. What a start this could give to the project in terms of generating publicity.</p>	Comments noted and support welcomed. Such opportunities for a heritage trail will be considered through a wider strategy for heritage, scheduled to be prepared in 2018.  <b>Change Made to SPD</b>

## 08 Connectivity and Transport Infrastructure

## 08 Connectivity and Transport Infrastructure

STM\_02.05

**Comment**

**Response to comments**

Ms Pat McCarthy

Question 5: Rail freight is absolutely crucial but so is movement of people by rail.

Comments noted and support welcomed.

**Change Made to SPD**

## 08 Connectivity and Transport Infrastructure

STM\_02.10

**Comment**

**Response to comments**

Ms Pat McCarthy

Question 10: The harbour could be a dock for cruise ships, providing access to exploration of the wide-ranging tourist facilities in the region.

Comments noted.

**Change Made to SPD**

Maybe a harbour for deep-sea fishing boats, given reports that Brexit promises a bright future for the UK fishing industry.

## 08 Connectivity and Transport Infrastructure

STM\_04.03

**Comment**

**Response to comments**

Mr Kerry Doig  
Solomons

Question 3: Agree with this strategy. Good transport links will be vital for the success of the Masterplan.

Support welcomed.

**Change Made to SPD**



## 08 Connectivity and Transport Infrastructure

STM\_04.04

### Comment

### Response to comments

Mr Kerry Doig  
Solomons

Question 4: Again, vital for the effective employment of local people to support these new industrial businesses and the construction works needed to get things off the ground.

Support welcomed.

**Change Made to SPD**

## 08 Connectivity and Transport Infrastructure

STM\_04.05

### Comment

### Response to comments

Mr Kerry Doig  
Solomons

Question 5: This is likely to be highly influential on the types of business investing in development and the economics and efficiencies of the eventual industrial manufacturers - so very important.

Comments noted.

**Change Made to SPD**

## 08 Connectivity and Transport Infrastructure

STM\_05.02

### Comment

### Response to comments

Mr Jeremy Garside  
Tees Valley Wildlife Trust

Question 4: Connectivity between town centres and the Coastal Communities Zone needs to be carefully considered in order to ensure that tourist and visitors to this area will contribute to the wider economy of Redcar and South Tees. Consideration should also be given to land use and the physical appearance of Warrenby, as it is situated at an important junction for visitor movement through the zone.

Comments noted.

**Change Made to SPD**

## 08 Connectivity and Transport Infrastructure

STM\_06.03

**Comment**

**Response to comments**

Mr Kitty Grove-Stephensen

Question 3: Essential better rail links to the main line at Northallerton.

Comments noted.

**Change Made to SPD**

## 08 Connectivity and Transport Infrastructure

STM\_06.04

**Comment**

**Response to comments**

Mr Kitty Grove-Stephensen

Question 4: All important.

Support welcomed.

**Change Made to SPD**

## 08 Connectivity and Transport Infrastructure

STM\_06.05

**Comment**

**Response to comments**

Mr Kitty Grove-Stephensen

Question 5: Existing rail lines should be used as much as possible.

Comments noted.

**Change Made to SPD**

## 08 Connectivity and Transport Infrastructure

STM_06.10		Comment	Response to comments
Mr Kitty	Grove-Stephensen	Question 10: The projection in section 2 of the shorter plan shows an extremely bland outlook - it needs to be very much more interesting than that, but not gimmicky. Create a direct link with Hartlepool, possibly a tunnel. Have lots of information on how it relates to other parts of the Authority - rail, ship-building, chemicals - more joined-up thinking for the region. The plan as it stands is too isolated. Have an interesting and welcoming train station with facilities, information etc.	Comments noted. The Master Plan, SPD and Local Plan are all vehicles that will help deliver a number of the key objectives set out in the Tees Valley SEP, which outlines a route map for the economic growth of the Tees Valley.  <b>Change Made to SPD</b>

## 08 Connectivity and Transport Infrastructure

STM_07.03		Comment	Response to comments
Mr Geoffrey Taylor		Question 3: In general yes. The provision of cycle friendly access to the site should be fully provided for at this early stage. Care to provide sufficient electric charging points as well as a hydrogen fuelling base should be factored in to the transport links. The access to Teleport is a primary requirement for early growth potential and this should be prioritised , particular note should be taken of the propensity for flooding on the current Tees Dock access road measures taken to prevent this in future provision	Comments noted. Strategies will be prepared on transport, flood and water management and energy to inform future proposals to take such options forward.  <b>Change Made to SPD</b>

## 08 Connectivity and Transport Infrastructure

## 08 Connectivity and Transport Infrastructure

STM_07.04	Comment	Response to comments
Mr Geoffrey Taylor	Question 4: The early provision of good robust and safe transport provision is very desirable. As well as the former Warrenby Halt being upgraded Grangetown Station can be reinstated. Wherever possible cycle and pedestrian routes should be separated from vehicle traffic by a continuous solid barrier with crossing points signed and signalled. Early provision of a cycle /pedestrian throughway on the Black Path with its heritage links and properly landscaped can provide an exemplar in this respect	Comments noted. These will be considered in further detail through the transport strategy.  <b>Change Made to SPD</b>

## 08 Connectivity and Transport Infrastructure

STM_07.05	Comment	Response to comments
Mr Geoffrey Taylor	Question 5: Rail freight has the potential to drive the sites success, Teesside is almost exactly halfway between John O Groats and Lands End and can link well into rail infrastructure providing the specifications for bridges, signalling and provision for container carriage are at the most advanced level. Much cheaper to design in than to amend later! Liaison with the port for a potential direct rail freight linkage at the Riverside RoRo berth might give a unique commercial advantage , worth exploring and providing for at this stage. Again links for hydrogen fuelling should be seriously considered, hydrogen powered trains are being built by Alstom.	Comments noted.  <b>Change Made to SPD</b>

## 08 Connectivity and Transport Infrastructure

## 08 Connectivity and Transport Infrastructure

STM\_08.03

**Comment**

**Response to comments**

Mr Richard Watson

Question 3: Yes, agree but a link across the Tees on the lower Tees would be economically and environmentally beneficial, saving a 40 mile drive e.g. Saltburn to Hartlepool by 50%+

Comments noted.

**Change Made to SPD**

## 08 Connectivity and Transport Infrastructure

STM\_08.04

**Comment**

**Response to comments**

Mr Richard Watson

Question 4: Very important to enhance existing networks.

Comments noted.

**Change Made to SPD**

## 08 Connectivity and Transport Infrastructure

STM\_08.05

**Comment**

**Response to comments**

Mr Richard Watson

Question 5: Ideally heavy goods need to be got away from the roads.

Comments noted.

**Change Made to SPD**

## 08 Connectivity and Transport Infrastructure

STM\_11.03

**Comment**

**Response to comments**

Mr Colin Metcalfe

Question 3: Road network will need to improve for the expected demands.

Comments noted.

**Change Made to SPD**

## 08 Connectivity and Transport Infrastructure

STM\_11.05

**Comment**

**Response to comments**

Mr Colin Metcalfe

Question 5: Need improved cross country

Comments noted.

**Change Made to SPD**

## 08 Connectivity and Transport Infrastructure

STM\_12.03

**Comment**

**Response to comments**

Mr Nicola Forster

Question 3: Yes

Comments noted.

**Change Made to SPD**

## 08 Connectivity and Transport Infrastructure

STM\_12.04

**Comment**

**Response to comments**

Mr Nicola Forster

Question 4: As a company the rail/road links are of major interest to us. The infrastructure and connectivity is one of the main focal points I believe for the whole proposal. They will provide ease of access to an interesting and attractive business park.

Comments noted.

**Change Made to SPD**

## 08 Connectivity and Transport Infrastructure

STM\_13.03

**Comment**

**Response to comments**

Victoria Clements  
Solomons Europe

Question 3: Absolutely, infrastructure is the bedrock of that site, so investments in those areas should encourage investors.

Comments noted.

**Change Made to SPD**

## 08 Connectivity and Transport Infrastructure

STM\_13.04

**Comment**

**Response to comments**

Victoria Clements  
Solomons Europe

Question 4: Important for the local labour market, plus re-branding of heavy industry in the region.

Comments noted.

**Change Made to SPD**

## 08 Connectivity and Transport Infrastructure

STM\_13.05

**Comment**

**Response to comments**

Victoria Clements  
Solomons European

Question 5: Not my area of expertise but it provides more avenues to explore and more investment opportunities.

Comments noted.

**Change Made to SPD**

## 08 Connectivity and Transport Infrastructure

STM\_14.03

**Comment**

**Response to comments**

Mr Paul Johnson  
Johnson Partners

Question 3: The access points in the Master Plan seem the most logical places and make sense in terms of creating easy access to the site. It is also sensible that a second access road to Teesport has been identified. The only other improvements in terms of access would be either a very high bridge across the Tees to allow ships to pass underneath, a swing bridge to allow ships through or a tunnel underneath the river to link the site to the huge industrial area north of the Tees and even to Sunderland and Newcastle, reducing transit time and the strain on the existing crossings of the Tees.

Comments noted.

**Change Made to SPD**

## 08 Connectivity and Transport Infrastructure



## 08 Connectivity and Transport Infrastructure

STM_14.04	Comment	Response to comments
Mr Paul Johnson Johnson Partners	Question 4: I feel that the area is a little too large for people to walk to the town centres easily and an emphasis on public transport would be more beneficial that cycle / footpath linkages in terms of commuting to / from work.	Comments noted. Opportunities for improved connectivity will be explored through the transport strategy.  Change Made to SPD

## 08 Connectivity and Transport Infrastructure

STM_14.05	Comment	Response to comments
Mr Paul Johnson Johnson Partners	Question 5: Rail freight will be very important, particularly as the site would be a prime area for bulk transportation as well as a rail terminal at the port for multi-modal transportation.	Comments noted.  Change Made to SPD

## 08 Connectivity and Transport Infrastructure

## 08 Connectivity and Transport Infrastructure

STM\_14.10

Mr Paul Johnson

Johnson Partners

### Comment

Question 10: I feel that the greatest benefit to the site would be if the major shipping lines can be convinced to change their service schedules and use Teesport as a main port rather than just offering a feeder service. We have found that our clients rarely choose an option through Teesport as it is no cheaper to use a feeder service than deliver on roadfreight and the overall transit time is longer by feeder vessel.

I am sure that the shipping lines would benefit from having direct Deep-Sea services where vessels go from Asian and the Middle-East to Teesport instead of Felixstowe or one of the other favoured Southern ports. Businesses based in the North of England would generally rather ship through a Northern port but cannot justify the lack of saving and transit time. I feel that if there was pressure perhaps from Government to change the Southern bias and make Teesport a true gateway to the North then the impact this would have on the STDC site would be immense.

I would like to request that there is a way for local businesses to be informed about ongoing developments for the site, particularly in terms of what sort of businesses may move to the site. With this sort of information, local companies can plan their own strategies to work with the developments and provide essential supply chain services. I realise not everything can be public knowledge, but the area would benefit from local businesses being able to adapt along with the development.

### Response to comments

Comments noted.

### Change Made to SPD

## 08 Connectivity and Transport Infrastructure

## 08 Connectivity and Transport Infrastructure

STM\_15.02

**Comment**

**Response to comments**

Michael Morrissey

Question 3: Helicopter landing pads. Light aircraft landing area.

Comments noted.

**Change Made to SPD**

## 08 Connectivity and Transport Infrastructure

STM\_15.03

**Comment**

**Response to comments**

Michael Morrissey

Question 4: V.important

Comments noted.

**Change Made to SPD**

## 08 Connectivity and Transport Infrastructure

STM\_15.04

**Comment**

**Response to comments**

Michael Morrissey

Question 5: Quite important

Comments noted.

**Change Made to SPD**

## 08 Connectivity and Transport Infrastructure

STM_16.03		Comment	Response to comments
David	Branson	Question 3: Rail transport needs developing more rather than just relying on road. All road traffic tends to go onto an inadequate infrastructure of A66 and A174. Consider rail links into larger manufacturing units.	Comments noted. The transport strategy will consider future options as to how trains can best service larger development pods.  <b>Change Made to SPD</b>

## 08 Connectivity and Transport Infrastructure

STM_16.04		Comment	Response to comments
David	Branson	Question 4: As above, rail is very important and road links need improving. Footpaths are useful for access to areas with public access such as the community use areas / industrial heritage areas.	Comments noted. Improved connectivity will be considered through the transport strategy.  <b>Change Made to SPD</b>

## 08 Connectivity and Transport Infrastructure

STM_16.05		Comment	Response to comments
David	Branson	Question 5: It is very important for larger manufacturing units. Consider railhead run into such premises.	Comments noted. The transport strategy will consider future options as to how trains can best service larger development pods.  <b>Change Made to SPD</b>

## 08 Connectivity and Transport Infrastructure

STM\_17.02

**Comment**

**Response to comments**

Karen Groves

Question 3: Rail also crucial. More investment in rail links between north east and rest of country.

Comments noted.

**Change Made to SPD**

## 08 Connectivity and Transport Infrastructure

STM\_17.03

**Comment**

**Response to comments**

Karen Groves

Question 4: Very but public transport needs investment instead of too much reliance on cars. Electrical car development is a must.

Comments noted.

**Change Made to SPD**

## 08 Connectivity and Transport Infrastructure

STM\_17.04

**Comment**

**Response to comments**

Karen Groves

Question 5: Rail freight crucial.

Comments noted.

**Change Made to SPD**

## 08 Connectivity and Transport Infrastructure

STM\_18.03

**Comment**

**Response to comments**

Chris Platt

Question 3: Yes.

Comments noted.

**Change Made to SPD**

## 08 Connectivity and Transport Infrastructure

STM\_18.04

**Comment**

**Response to comments**

Chris Platt

Question 4: Very. The whole thing depends on modern and efficient transport access. Industry detests bottlenecks, so you can't afford to build any in by way of transport networks.

Comments noted. Opportunities for improved connectivity will be considered through the transport strategy.

**Change Made to SPD**

## 08 Connectivity and Transport Infrastructure

STM\_18.05

**Comment**

**Response to comments**

Chris Platt

Question 5: Don't know enough about this one.

Comments noted.

**Change Made to SPD**

## 08 Connectivity and Transport Infrastructure

<b>STM_19.03</b>	<b>Comment</b>	<b>Response to comments</b>
Richard Brady WorleyParsons Europe	Question 3: Teesside Airport must be developed to provide links to E6 London and International with shuttle access to STDC.	Comments noted. Whilst beyond the scope of the Master Plan and SPD, the TVCA is looking at wider transport infrastructure options to improve connectivity across the region to support economic growth.  <b>Change Made to SPD</b>

## 08 Connectivity and Transport Infrastructure

<b>STM_19.04</b>	<b>Comment</b>	<b>Response to comments</b>
Richard Brady WorleyParsons Europe	Question 4: V. Important	Comments noted.  <b>Change Made to SPD</b>

## 08 Connectivity and Transport Infrastructure

<b>STM_19.05</b>	<b>Comment</b>	<b>Response to comments</b>
Richard Brady WorleyParsons Europe	Question 5: Hard to say. Depends on business taking up plots in STDC	Comments noted.  <b>Change Made to SPD</b>

## 08 Connectivity and Transport Infrastructure

STM\_21.13

Robert Woods

INCA

### Comment

Page 39, Section 2.07.6: It would be helpful if the Local Transport Infrastructure map could include the England Coast Path / Teesdale Way.

### Response to comments

Comments noted. This will be addressed through the SPD.

### Change Made to SPD

## 08 Connectivity and Transport Infrastructure

STM\_21.25

Robert Woods

INCA

### Comment

Page 82, Section 4.06: The “Teesdale Way / Black Path corridor” coincides with the England Coast Path, a far more important long distance path. This merits explicit recognition.

### Response to comments

Comments noted. This will be addressed through the SPD.

### Change Made to SPD

## 08 Connectivity and Transport Infrastructure

STM\_21.38

Robert Woods

INCA

### Comment

Page 156, Section 12.02: The Teesdale Way / Black Path public right of way is also part of the England Coast Path, which is a more important designation and one which presents a branding opportunity.

### Response to comments

Comments noted. This will be addressed through the SPD.

### Change Made to SPD



## 08 Connectivity and Transport Infrastructure

STM\_28.3

**Comment**

**Response to comments**

Margare Walters

Question 3: Yes, an efficient reliable transport system / infrastructure is essential. The development of a river bus system would be useful, servicing the site from points upriver.

Comments noted.

Tees Steel: Bridging the World

**Change Made to SPD**

## 08 Connectivity and Transport Infrastructure

STM\_28.4

**Comment**

**Response to comments**

Margare Walters

Question 4: Critically important.

Comments noted.

Tees Steel: Bridging the World

**Change Made to SPD**

## 08 Connectivity and Transport Infrastructure

STM\_28.5

**Comment**

**Response to comments**

Margare Walters

Question 5: It is critically important. The development needs to be flexible and able to respond to needs as the development of the site progresses.

Comments noted.

Tees Steel: Bridging the World

**Change Made to SPD**

## 08 Connectivity and Transport Infrastructure

STM_29.03		Comment	Response to comments
Mr David Gardner	Faithful+Gould	Question 3: Good transport links will be crucial. Good road and rail links will assist the movement of goods but also help the movement of people. Employers will want a pool of resource that is local and accessible. Good road and public transport links will provide an incentive for people to live locally which will in turn provide enhancement to the local economy.	Comments noted. Opportunity for improved connectivity will be considered through the transport strategy.
		There are few sites within the UK that can provide road, rail, air and sea transport links. The site is currently foreboding and inaccessible to the public, this is not conducive to encouraging the smaller businesses that will be required to support the larger developments. Opening the site up to public access along a spine road with the associated improvements in access to Teesport will significantly improve the attractiveness of the site to both anchor and supporting developments. There is a balance to be made between security and access. The success of the Master Plan will see complete new industries setting up on Teesside with all the supporting functions. For these businesses to operate most effectively they should not have to be behind a wire separated from the general public or convenience facilities. However, each investor will need to consider the security of their operations, but this will be best achieved by localised security around the facility as opposed to the whole site.	<b>Change Made to SPD</b>

## 08 Connectivity and Transport Infrastructure

## 08 Connectivity and Transport Infrastructure

STM_29.04		Comment	Response to comments
Mr David Gardner	Faithful+Gould	Question 4:As stated above a limited opening up of the site to the public will make the site more attractive to both anchor and supporting developments. Improved road, rail, cycle and footpath linkages to nearby town centres will contribute to the requirement to consider convenience facilities that will allow a busy workforce to undertake the daily chores of life as seamlessly as possible.	Comments noted. Opportunity for improved connectivity will be considered through the transport strategy.  <b>Change Made to SPD</b>

## 08 Connectivity and Transport Infrastructure

STM_29.05		Comment	Response to comments
Mr David Gardner	Faithful+Gould	Question 5: The size of the site will attract large industrial development that will require to transport large finished products to market. Access to rail freight is key to this. Improving this access is dependent on the demands of the investors.	Comments noted. Opportunity for improved connectivity will be considered through the transport strategy.  <b>Change Made to SPD</b>

## 08 Connectivity and Transport Infrastructure

## 08 Connectivity and Transport Infrastructure

STM_29.09		Comment	Response to comments
Mr David Gardner	Faithful+Gould	Question 9: Improving local transport and connectivity around the Tees Valley and beyond is key to creating a thriving industrial community. These improvements are also required by the local community in the short term to improve access to employment etc. This investment should therefore be given a priority, improving local connections and demonstrating commitment to any potential investors.	Comments noted. Opportunity for improved connectivity in the South Tees Area will be considered through the transport strategy. Whilst beyond the scope of the Master Plan and SPD, the TVCA is looking at wider infrastructure options to improve connectivity across the region to support economic growth.  <b>Change Made to SPD</b>

## 08 Connectivity and Transport Infrastructure

STM_30.03		Comment	Response to comments
Mr Joe Guerin		Question 3: I agree and further improvements to rail such as electrification would be appropriate. South Bank wharf has great potential next to a large area of relatively flat land that could be targeted quickly. Would need infrastructure eg road improvements.	Comments noted. Opportunity for improved connectivity will be considered through the transport strategy.  <b>Change Made to SPD</b>

## 08 Connectivity and Transport Infrastructure

## 08 Connectivity and Transport Infrastructure

STM\_30.04

### Comment

### Response to comments

Mr Joe Guerin

Question 4: Essential especially if the Heritage is to be exploited for tourism and enhancing the credibility of the Tees Valley.

Comments noted.

### Change Made to SPD

## 08 Connectivity and Transport Infrastructure

STM\_30.05

### Comment

### Response to comments

Mr Joe Guerin

Question 5: Rail Freight is an essential part with many existing rail lines on the steel site. Spur lines would be necessary but only when the businesses prepared to come in are analysed for need.

Comments noted. The transport strategy will consider future options as to how trains can best service larger development pods.

### Change Made to SPD

## 08 Connectivity and Transport Infrastructure

## 08 Connectivity and Transport Infrastructure

STM\_31.03

Mr Christine Golding

### Comment

Question 3: ESTON ROAD/MIDDLESBROUGH ROAD EAST, SOUTHBANK NEEDS IMPROVING. GREYSTONES ROUNDABOUT NEEDS TO BE ADDRESSED URGENTLY AS NOT SUITABLE NOW FOR CURRENT VOLUMES OF TRAFFIC, IT CAN NOT SERVE FURTHER EXPANSION. A66 ESTON ROAD/CHURCH LANE JUNCTION WAS A PERFECTLY SERVICABLE ROUNDABOUT BUT WAS REPLACED BY RIDICULOUS TRAFFIC LIGHTS THAT SERVE NO PURPOSE OTHER THAN TO CREATE CONFUSION AND FRUSTRATION TO DRIVERS - A SERIOUS ACCIDENT WAITING TO HAPPEN. ACCESS TO THE FREIGHT PARK IS NOW RESTRICTED AND THE FILTER LANES ARE DANGEROUS. BERTSCHI HAVE OVER 100,000 VEHICLE MOVEMENTS A YEAR, THESE TRAFFIC LIGHTS HAVE CAUSED US AND OTHER HAULAGE FIRMS HARDSHIP. WE HAVE HAD NUMEROUS MEETINGS AND DISCUSSIONS WITH THE COUNCIL AND EVEN GIVING TWO COUNCIL REPRESENTATIVES A DEMO ON ATTEMPTING TWO TRUCKS TO PASS WHEN TURNING DOWN ESTON ROAD AND CHURCH LANE TO PROVE HOW DIFFICULT AND DANGEROUS IT IS. WE ONLY HAD NEGATIVE RESULTS FROM THE COUNCIL STATING THAT THIS IS HOW IT IS AND NOTHING WILL BE DONE TO IMPROVE IT. WE HAVE EVEN INVITED ANNA TURLEY TO VISIT US ON NUMEROUS OCCATIONS WITHOUT SUCCESS. WE WOULD LIKE TO POINT OUT THE GLOBE, WHICH COST APPROXIMATELY £150,000, WAS DEMOLISHED WHEN THE ROUNDABOUT DISAPPEARED, IT WAS SEEN ON A SCRAP HEAP SOMETIME LATER, WE WOULD SUGGEST YOU STOP WASTING MONEY ON ROUNDABOUT/JUNCTION FURNITURE AND INVEST IT ON, FOR EXAMPLE, RENOVATING THE DORMAN LONG TOWER - JUST A SUGGESTION

### Response to comments

Comments noted.

### Change Made to SPD

## 08 Connectivity and Transport Infrastructure

## 08 Connectivity and Transport Infrastructure

STM\_31.04

### Comment

Mr Christine Golding

Question 4: CYCLE LANES WOULD ENCOURAGE MORE PEOPLE TO COMMUTE BY BICYCLE AND LEAVE THEIR CARS AT HOME. THE A66 IS NO PLACE FOR CYCLISTS!

### Response to comments

Comments noted.

### Change Made to SPD

## 08 Connectivity and Transport Infrastructure

STM\_31.05

### Comment

Mr Christine Golding

Question 5: VITAL. BERTSCHI IS ONE OF THE BIGGEST USERS OF INTER MODAL IN EUROPE. WE HAVE BEEN LOOKING FOR A NORTH EAST/NORTH WEST SERVICE FOR YEARS WITHOUT SUCCESS.

### Response to comments

Comments noted.

### Change Made to SPD

## 08 Connectivity and Transport Infrastructure

STM\_31.08

### Comment

Mr Christine Golding

Question 8: IMPROVED LINK ROADS TO SOUTH GARE

### Response to comments

Comments noted. Options for improved access to South Gare will be considered against the biodiversity implications of the SPA and Ramsar site.

### Change Made to SPD

The SPD has been updated to provide greater clarity for such proposals.

## 08 Connectivity and Transport Infrastructure

STM_32.01		Comment	Response to comments
Mr Jonah Morris	Sustrans	<p>Question 4: Sustrans wishes to comment on the transport elements of the South Tees Masterplan Supplementary Planning Document.</p> <p>With the vision of the STDC area to create 20,000 skilled jobs, the transport infrastructure arrangements must be clearly defined from the outset, including those for active travel into and around the site.</p> <p>In line with all new highways schemes, we would wish to see Highways England Interim Advice Notice 195/16 followed so that all new and redesigned road schemes are designed with cyclists and pedestrians in mind.</p> <p>With the wish for jobs to be filled from the local labour market, it is critical that the links to nearby housing, town centres and transport hubs be suitable for those on foot or bike. Improved connectivity into Redcar, Middlesbrough and the surrounding areas needs to be available to those who choose to travel in a sustainable way.</p> <p>The existing highway corridor which acts as a primary infrastructure spine has the potential to carry heavy goods and abnormal loads. It is critical that this road, and others with similar load characteristics, have a fully segregated cycleway incorporated into their design, between and within each development zone.</p> <p>With National Cycle Network route 1 skirting the site, the Teesdale Way/Black Path running through the site and the South Gare/Coatham Sands and Coatham Marsh areas providing opportunity for visitors to visit the site, infrastructure for these visitors needs consideration. Upgrades need to be provided to the Black Path to allow it to become an active travel spine to access various parts of the site by foot or cycle, including access to and from the Coastal Community Zone.</p> <p>Sustrans would welcome working with Redcar and Cleveland Borough Council and the South Tees Development Corporation to further develop active travel planning within the site in order to</p>	<p>Comments noted. These will be considered in further detail through the transport strategy. Support regarding the opportunity to work with Sustrans to develop the strategy is welcomed.</p> <p><b>Change Made to SPD</b></p>



## 08 Connectivity and Transport Infrastructure

ensure that cycling and walking is fully embedded into all future plans.

## 08 Connectivity and Transport Infrastructure

STM_33.03		Comment	Response to comments
Mr Chris Twigg	RCBC Environmental Protection	Question 3: The strategy is right; but consideration should be given to the extra demand which will be put on the A66 from HGVs from Teesdock/Teesport through Middlesbrough, both in terms of traffic volumes and subsequent air pollution and road safety issues.	Comments noted. In part this will be considered through the transport strategy. Wider network issues and infrastructure requirements are being explored by the TVCA.
		If there is going to be a considerable workforce and goods transport associated with industries it may be possible to add new electrified infrastructure powered by the proposed photovoltaic fields to allow workers to commute between hubs.	

### Change Made to SPD

## 08 Connectivity and Transport Infrastructure

STM_33.04		Comment	Response to comments
Mr Chris Twigg	RCBC Environmental Protection	Question 4: Very important. Road access to towns will improve aesthetics and encourage use of cycles for commute to and from work, reducing the need for car use. The plan should include new bus and rail links into local towns. Links are important to reduce air pollution from vehicles and creating sustainable transport. The Masterplan should link into the governments national strategy to reduce Air Pollution from Transport.	Comments noted. In part this will be considered through the transport strategy. Wider network issues and infrastructure requirements are being explored by the TVCA.

### Change Made to SPD

## 08 Connectivity and Transport Infrastructure

## 08 Connectivity and Transport Infrastructure

STM\_33.05

### Comment

### Response to comments

Mr Chris Twigg

Question 5: It is very important to reuse the existing rail infrastructure to enable movement of raw materials and products, again to reduce air pollution and also very important for links with other local manufacturing bases.

Comments noted.

RCBC Environmental Protection

**Change Made to SPD**

## 08 Connectivity and Transport Infrastructure

STM\_34.02

### Comment

### Response to comments

Louise Tait

Question 4: Essential in improving connectivity through the site.

Comments noted.

Environment Agency

**Change Made to SPD**

## 08 Connectivity and Transport Infrastructure

## 08 Connectivity and Transport Infrastructure

STM_35.03		Comment	Response to comments
Mr Philip	Boville	Question 3: Looking at the overall site it would appear the old “Tod Point Road” area has no or little access. This I believe will be a grave mistake and leave that industrial area to wither on the vine. Instead it could be a first-class approach to a major part of the site. It will also serve to relieve congestion on the only main road west into Redcar. By opening this route, it will also go a long way in supporting your point in question No2 by making the shopping centre of Redcar more accessible to and from the site.	Comments noted. This will be considered through the transport strategy.  <b>Change Made to SPD</b>

## 08 Connectivity and Transport Infrastructure

STM_35.04		Comment	Response to comments
Mr Philip	Boville	Question 4: All links to and from the site are important but bus and rail terminals must be of a “World Class” standard in keeping with the vision for the site.	Comments noted.  <b>Change Made to SPD</b>

## 08 Connectivity and Transport Infrastructure

## 08 Connectivity and Transport Infrastructure

STM_35.05		Comment	Response to comments
Mr Philip	Boville	Question 5: Should prove to be one of the first things that is done with an eye on flexibility. A central rail hub may be the answer with feeder connections from the various businesses. This site will need government intervention and support to ensure world class connectivity to the rest of the country	Comments noted. Opportunities for improved connectivity will be explored through the transport strategy.  <b>Change Made to SPD</b>

## 08 Connectivity and Transport Infrastructure

STM_35.09		Comment	Response to comments
Mr Philip	Boville	Question 9: The introduction of cruise ships into the river Tees would be of great benefit to the community as coach trips of up to 3000 passengers would transport visitors to the Tees Valley, Dales, towns and cities like York, Durham and Leeds as well as the Lake District. We have a wonderful country side and Redcar would be the gateway from the sea. I make this observation from my experience during a trip to Rome. A two-hour coach ride from the port of Civitavecchia to the great city was well within ships schedule. As a sea side town, small shops and bistros could benefit from the seasonal windfall, and with extra revenue the local council would also benefit. As an artist with a strong passion for our area and the steel industry I feel a courageous presence of insulation art throughout the site will go a long way to inspire the best in making this site a "World Class" industrial site and innovation city.	Comments noted.  <b>Change Made to SPD</b>

## 08 Connectivity and Transport Infrastructure

## 08 Connectivity and Transport Infrastructure

STM_36.03		Comment	Response to comments
Anna	Turley MP	<p>Question 3: Having excellent transport links is crucial, both for supplying the industries on the site and making sure the workforce can access employment opportunities. The area is reasonably serviced with good road and rail links but there is space for improvement, especially as demand increases. The plans for new road access at South Bank and additional access at Teesport are welcome, especially the latter where infrastructure is already strained at peak times. The masterplan acknowledges that whilst highways are extensive across the site, interconnectivity is 'presently weak and ill-defined'. In order for this to be a world class site it will need world class transport links, and the transport network should be informed by the businesses seeking to locate here.</p>	<p>Comments noted and support welcomed. Opportunities for improved connectivity will be explored through the transport strategy.</p> <p><b>Change Made to SPD</b></p>

## 08 Connectivity and Transport Infrastructure

## 08 Connectivity and Transport Infrastructure

STM_36.04		Comment	Response to comments
Anna	Turley MP	<p>Question 4: This is very important, especially in terms of access from town centres and residential areas so that the local workforce can access employment opportunities. Not everyone travels by car, and indeed our road capacity would be inadequate if they did, so strong public transport is needed. With new industries on the site, the Redcar British Steel station would have a renewed importance as a means for people getting to work. South Bank station is already well located to service the southern end of the site, and I would welcome the proposed reopening of the Grangetown station if it proves valuable for the workforce in that zone. Having a strong connection between the industrial site and our towns is also important so that the new jobs help sustain the local economy.</p> <p>I am especially keen to see access to the coastal community area improved so that the community can take full advantage of this fantastic natural asset.</p>	<p>Comments noted. Options for improved access to the Coastal Community Zone will be considered against the biodiversity implications of the SPA and Ramsar site.</p> <p><b>Change Made to SPD</b></p>

## 08 Connectivity and Transport Infrastructure

STM_36.05		Comment	Response to comments
Anna	Turley MP	<p>Question 5: Rail links for freight are going to be important for servicing the industries based at the site. Strong freight rail links also help reduce the number of lorries on the roads. With this in mind, the electrification of the Northallerton to Teesport line is even more important and must be delivered so freight services can operate to full capacity.</p>	<p>Comments noted.</p> <p><b>Change Made to SPD</b></p>

## 08 Connectivity and Transport Infrastructure

## 08 Connectivity and Transport Infrastructure

STM_37.02	Comment	Response to comments
Andrew Whitehead Natural England	Question 4: We have no comment to make on the importance of these links, but note that there is no mention within the document of the England Coastal Path or Teesdale Way as part of the footpath network.	Comments noted. This will be addressed through the revised SPD.  <b>Change Made to SPD</b>

## 08 Connectivity and Transport Infrastructure

STM_39.03	Comment	Response to comments
Dr G.D. Spenceley Cleveland Institute of Engineers	Question 8: I suggest that the Blast Furnace and South Gare be linked by narrow gauge railway. Perhaps even a zip wire.	Comments noted.  <b>Change Made to SPD</b>

## 08 Connectivity and Transport Infrastructure

STM_40.02	Comment	Response to comments
Cllr Barry Hunt RCBC	Improvements to the transport infrastructure will be essential to support the development of the site and maximise the benefit of additional jobs and business opportunities. This should include ensuring better transport links from other parts of the borough, particularly Guisborough and East Cleveland areas.	Comments noted. In part this will be considered through the transport strategy. Wider network issues and infrastructure requirements are being explored by the TVCA.  <b>Change Made to SPD</b>

## 08 Connectivity and Transport Infrastructure

STM_40.03		Comment	Response to comments
Cllr Barry Hunt	RCBC	The role of Durham Tees Valley Airport will be crucial in supporting freight transport.	Comments noted. In part this will be considered through the transport strategy. Wider network issues and infrastructure requirements are being explored by the TVCA.  <b>Change Made to SPD</b>

## 08 Connectivity and Transport Infrastructure

STM_42.03		Comment	Response to comments
Dr Jonathan Warren		Question 3: These are a good start. The requirements of prospective investors will also need to be considered. The idea of a new Tees crossing should also be pursued, this is of course an idea that has been around since the Hailsham report in the early 1960's.	Comments noted.  <b>Change Made to SPD</b>

## 08 Connectivity and Transport Infrastructure

STM_42.04		Comment	Response to comments
Dr Jonathan Warren		Question 4: These links are really important if the ambitious nature of the plan is to be realized. However the needs of those accessing the area as an industrial site, as a heritage site or as an environment/leisure area may well have competing needs.	Comments noted.  <b>Change Made to SPD</b>



## 08 Connectivity and Transport Infrastructure

STM\_42.05

### Comment

Dr Jonathan Warren

Question 5: The question of rail freight access is crucial not only for STDC but also for other key areas in the region such as Wilton International. The real issue which need to be addressed is electrification of the route between the site and the mainline at Darlington. This is something which STDC will need to lobby government about.

### Response to comments

Comments noted.

### Change Made to SPD

## 08 Connectivity and Transport Infrastructure

STM\_43.04

### Comment

Justin Gartland

Lichfields on behalf of Sirius Minerals

Question 4: These links will be important in terms of sustainability.

### Response to comments

Comments noted.

### Change Made to SPD

## 08 Connectivity and Transport Infrastructure

STM\_43.05

### Comment

Justin Gartland

Lichfields on behalf of Sirius Minerals

Question 5: The provision of rail freight represents flexibility in terms of how goods/products are moved and should be retained as an option. Forthcoming developments should not prejudice the maintenance of this transport flexibility. However, it should not be a pre-requisite of all developments to utilise Rail Freight connectivity.

### Response to comments

Comments noted. The transport strategy will consider future options as to how trains can best service larger development pods.

### Change Made to SPD

## 08 Connectivity and Transport Infrastructure

STM\_44.05

### Comment

### Response to comments

Justin Gartland

Paragraph 2.51: The land upstream of the RBT Terminal is controlled by Sirius Minerals and is the location of the approved Sirius Harbour Facility. This paragraph should refer to this development as part of any aspiration to expand river berth capacity in this location.

Comments noted.

Lichfields on behalf of Sirius Minerals

### Change Made to SPD

## 08 Connectivity and Transport Infrastructure

STM\_45.03

### Comment

### Response to comments

Cllr Philip Thomson  
RCBC

Question 3: Yes - Road access critical. However, more rail halts should be considered and "internal" transport links possibly minibuses?

Comments noted. The transport strategy will consider future options as to how trains can best service larger development pods.

### Change Made to SPD

## 08 Connectivity and Transport Infrastructure

STM\_45.04

### Comment

### Response to comments

Cllr Philip Thomson  
RCBC

Question 4: Very

Comments noted.

### Change Made to SPD

## 08 Connectivity and Transport Infrastructure

STM\_45.05

**Comment**

**Response to comments**

Cllr Philip Thomson

Question 5: Very. Liaise with network rail and franchise operators.

Comments noted.

RCBC

**Change Made to SPD**

## 08 Connectivity and Transport Infrastructure

STM\_46.01

**Comment**

**Response to comments**

Charlie Nettle

Quayside lay down - The currently proposed plan does not appear to have sufficient lay down area on the quayside. We would advise 100m minimum depth for general cargo or 200m for offshore. We recommend this from experience - we have 80m at our facility and could ideally do with more.

Comments noted. Layouts within the Master Plan are conceptual and should not be regarded as fixed.

A.V. Dawson

**Change Made to SPD**

## 08 Connectivity and Transport Infrastructure

STM\_49.02

**Comment**

**Response to comments**

Mr David Stamp

Question 3: Yes

Comments noted and support welcomed.

**Change Made to SPD**

## 08 Connectivity and Transport Infrastructure

STM_49.03		Comment	Response to comments
Mr David	Stamp	<p>Question 4: Improved cycle and footpath to Redcar town centre is very important. There is a great need to encourage people who will visit the Heritage Facilities &amp; Teesdale Way to continue their journey to, for example, Redcar.</p> <p>Lived in Redcar all my life and sadly, over the last 15yrs the Redcar town centre has become a less attractive place to visit with many empty shops and few tourist attractions. Hopefully the Heritage Features, the much improved Teesdale Way, improved access and facilities at the Coatham Marsh, etc will reverse the aforementioned.</p>	<p>Comments noted.</p> <p><b>Change Made to SPD</b></p>

## 08 Connectivity and Transport Infrastructure

STM_49.05		Comment	Response to comments
Mr David	Stamp	<p>Question 8: Need to improve the road quality and Parking to Coatham Marshes, South Gare and Coatham Sands. Great places to visit, but not great access. For example, road to South Gare is often single track and a bit bumpy, with not brilliant car parking BUT great views and walks at the South Gare.</p> <p>Again, the Coatham Marsh has some great walks but needs some 'updating'</p>	<p>Comments noted. Proposals for improved access to the SPA will need to be carefully considered against Policy N4 of the Local Plan.</p> <p><b>Change Made to SPD</b></p> <p>SPD to be updated to reflect the revised requirements for developments potentially affecting biodiversity and geodiversity assets.</p>

## 08 Connectivity and Transport Infrastructure

## 08 Connectivity and Transport Infrastructure

STM_50.04		Comment	Response to comments
<p>Louise NEPIC</p>	<p>Gwynne-Jones</p>	<p>Question 4: Development of rail and road links are essential Development of Teesside Airport is essential Work in conjunction with PD Ports to compliment / enhance Port facilities Cheap power network – extend. Wilton site gas services to South Tees. Use of advanced technology for transport – driverless shuttle bus. Digital networks. One-stop-shop when accessing utilities which cross boundaries. Must have market leading communications. Would expect service are available to all new businesses. Power, ultra-wide broadband, gas CO2 capture etc. Most high-tech parks are far from high-tech! Private wire network / leading comms network / clean energy infrastructure Rail system upgrade for East/West freight to allow Liverpool / Dublin to Teesport / Rotterdam trans shipments to be done economically and efficiently. More access from A19 south bound into Seal Sands and crossing river to STDC. Road network limiting – e.g. Tees Flyover. Consider feasibility of light rail; network similar to Tyne &amp; Wear metro, building on existing Northern Rail network. Another crossing near mouth of the Tees. Tees crossing Transport links (e.g. trains) needs to add value and part of integrated transport links to service the site and connect / add value to wider community. Renewables – eco-park. Showpiece of national recognition of CCS – Carbon Zero Industrial park. Obvious infrastructure required is rail, port, power and road (in that order). It will also be necessary to have the economic infrastructure in place – training, grants incentives, revolving loan funds, mentoring, guaranteed schemes etc. Should consider setting up a bespoke FI for site. Power, road, rail, water, drainage. We need full facilities for</p>	<p>Comments noted. The transport strategy will provide greater detail to the proposals for the South Tees Area.</p> <p><b>Change Made to SPD</b></p>

## 08 Connectivity and Transport Infrastructure

investors. Also, it gives revenue. Note to Government – 12 per cent of UK's GDP come from process industries in Teesside & Humberside!

Road infrastructure is operating at capacity with current industrial workforce, A19 terrible already.

The utility network needs to be as autonomous as possible and have as much renewable energy as possible. Also, heat recovery should play a great part such that waste from process could be used to provide comfort conditions for ancillary areas – i.e. domestic heating; hot water etc. Plus, use of CHP for processes. A big opportunity for renewable but also to work with Sembcorp on utilities etc.

## 08 Connectivity and Transport Infrastructure

## 08 Connectivity and Transport Infrastructure

STM_50.08		Comment	Response to comments
Louise NEPIC	Gwynne- Jones	<p>Question 10: A huge opportunity to bring investment to the Tees Valley and implement some long overdue improvements in infrastructure and industrial strategy. This is a once in a generation opportunity. Tackle airport, rail links, roads, bridges, ports and new industries.</p> <p>Put the Tees Valley on the world stage in a post Brexit era! Whatever is proposed in the way of infrastructure, energy efficiency should be of most importance.</p> <p>The board and development committee need more people from industry. Too many at present do not have the correct credentials to develop something as important as this, this a one-off fantastic opportunity – don't waste it!</p> <p>Given the sheer scale of the project, it is vital to have ambition – bespoke finance and training support, tourism / accommodation (e.g. look at the AIS site in North Tyneside – the training facility has its own hotel. Aggressive marketing, continuous external Government lobbying and close links with all neighbouring areas. Please support local designer, engineers, construction professionals and contractors in relation to benefitting from these opportunities.</p>	<p>Comments noted. However, this is outwith the scope and role of the Master Plan and SPD.</p> <p><b>Change Made to SPD</b></p>

## 08 Connectivity and Transport Infrastructure

## 08 Connectivity and Transport Infrastructure

STM\_51.02

### Comment

Chris Bell  
Highways England

Development Principle STDC1: Highways England are generally supportive of this principle and have no particular concerns with aim to integrate complimentary uses and development that is supported by quality infrastructure, provided development is delivered in accordance with the Local Plan and the measures proposed in Policy TA3 and the Infrastructure Delivery Plan can support the aspirations for the STDC.

### Response to comments

Support welcomed.

### Change Made to SPD

SPD has been updated to accord with the policy requirements of the Local Plan.

## 08 Connectivity and Transport Infrastructure

STM\_51.03

### Comment

Chris Bell  
Highways England

Development Principle STDC9: Highways England are generally supportive of the principle to deliver a second primary access to Teesport and the provision of an infrastructure spine to within the STDC area and we note that there is also the intention to investigate a new link road through to Warrenby into Redcar town centre. We would welcome further consultation and involvement as connectivity and infrastructure improvements are progressed to ensure that the implications for the SRN are understood and addressed in line with the package of SRN improvements detailed within the Local Plan and Tees Valley AAP.

### Response to comments

Comments noted and ongoing support in the delivery of the South Tees Area is welcomed.

### Change Made to SPD

## 08 Connectivity and Transport Infrastructure



## 08 Connectivity and Transport Infrastructure

STM\_51.04

### Comment

### Response to comments

Chris Bell  
Highways England

Development Principle STDC10: The delivery of the Infrastructure Spine through the STDC is particularly supported by Highways England, particularly where improvements to rail infrastructure and public transport would improve connectivity and accessibility to new and existing sites within the STDC, provide enhancements that meet future travel demands and would reduce the need to utilise transport via the road network and particularly the SRN.

Support welcomed.

### Change Made to SPD

## 08 Connectivity and Transport Infrastructure

STM\_51.05

### Comment

### Response to comments

Chris Bell  
Highways England

Development Principle STDC11: Highways England are generally supportive of delivering improvements and enhancements to sustainable transport services and facilities, particularly where they would facilitate and encourage a modal shift away from the private car and freight transportation on the road network. We are therefore supportive of new and improved rail infrastructure including the schemes proposed.

Support welcomed.

### Change Made to SPD

## 08 Connectivity and Transport Infrastructure

## 08 Connectivity and Transport Infrastructure

STM\_51.06

### Comment

### Response to comments

Chris Bell  
Highways England

Development Principle STDC12: As noted above, Highways England are generally supportive of delivering improvements and enhancements to sustainable transport services and facilities, particularly where they would facilitate and encourage a modal shift away from road transportation. We are therefore supportive of new and improved port infrastructure along the River Tees.

Support welcomed.

### Change Made to SPD

## 08 Connectivity and Transport Infrastructure

STM\_52.03

### Comment

### Response to comments

Paul White

Question 3: The ambition for a world class industrial site will need world class road, rail and port infrastructure planning to maximise the potential of the site. Rail links to and from the river should be high in priority. Increased mainline rail freight to and from the river will ease the load on already busy local main road links to the A19 / A1.

Comments noted.

Linking the north and south sides of the Tees with a road tunnel at the east end of the river would relieve congestion from the A66 / A19 bottlenecks. It would also shorten travel time and open up the coastal tourist route link between North Yorkshire - East Cleveland – Redcar – Seaton Carew – Hartlepool

### Change Made to SPD

## 08 Connectivity and Transport Infrastructure

## 08 Connectivity and Transport Infrastructure

STM_52.04		Comment	Response to comments
Paul	White	Very important. Rail links: Passenger and freight on the mainline through the site and on to Saltburn and Boulby are currently underutilised. To link with the ambition of the Development Corporation, future rail links with East Cleveland and North Yorkshire could be explored to open up the local communities and the tourist route from the south.	Comments noted.  <b>Change Made to SPD</b>

## 08 Connectivity and Transport Infrastructure

STM_52.05		Comment	Response to comments
Paul	White	Question 5: Very important. Utilising the river to it's full capacity with increased international trade would be a long term ambition. Additional cuts or docks on the river with loading, offloading and rail connectivity would increase the working river frontage.	Comments noted.  <b>Change Made to SPD</b>

## 08 Connectivity and Transport Infrastructure

STM_53.03		Comment	Response to comments
Mr John	Bullock	Question 3: Yes, right strategy, work only six minutes from Redcar by car. If you don't own a car, you have to work from home, but we could do with a bridge access from Hartlepool.	Support welcomed.  <b>Change Made to SPD</b>

## 08 Connectivity and Transport Infrastructure

STM\_53.04

### Comment

Mr John Bullock

Question 4: Yes, very important, maybe subsidised or free transport for workers. maybe metro type rail link good access from Eston and Grangetown, cycle link using the black path.

### Response to comments

Comments noted.

**Change Made to SPD**

## 08 Connectivity and Transport Infrastructure

STM\_53.05

### Comment

Mr John Bullock

Question 5: Very important, to improve, need double rail access, with good signalling. Station in the middle of the area, not on the outskirts. Goods/freight transport kept away from the passenger line, but both linking into the centre of the area.

### Response to comments

Comments noted.

**Change Made to SPD**

## 08 Connectivity and Transport Infrastructure

STM\_53.06

### Comment

Mr John Bullock

Question 6: Yes. Transport supported by links from Middlesbrough and Redcar. Materials and manpower access by rail, supporting existing employers.

### Response to comments

Support welcomed.

**Change Made to SPD**

## 08 Connectivity and Transport Infrastructure

STM_53.08		Comment	Response to comments
Mr John	Bullock	Question 8: The access road would be a public road. Access to WW2 and WW1 heritage site on the South Gare and access to Bran Sands. Many use these areas now. Would like to see road access improved.	Comments noted. Any improvements to public access to the SPA would need to be carefully considered against Policy N4 of the Local Plan.  <b>Change Made to SPD</b>

## 09 Leisure and Recreation

STM_01.07		Comment	Response to comments
Mr Chris	Taylor	Question 8: Better access, facilities in the area that add value to them without losing their natural assets.	Comments noted. Options for improved access to South Gare will be considered against the biodiversity implications of the SPA and Ramsar site.  <b>Change Made to SPD</b>  The SPD has been amended to reflect that the forthcoming biodiversity strategy will provide greater clarity for such proposals.

## 09 Leisure and Recreation

## 09 Leisure and Recreation

STM_02.08		Comment	Response to comments
Ms Pat	McCarthy	Question 8: The Sky Arts Landscape Painter of the year programme demonstrated what a unique asset this is. It does not need a lot doing to it - let nature take its course. However, it does need clearing of rubbish that has accumulated over the years. Access to the area needs improvement and there will have to be some facilities for visitors.	<p>Comments noted. Options for improved access to South Gare will be considered against the biodiversity implications of the SPA and Ramsar site.</p> <p><b>Change Made to SPD</b></p> <p>The SPD has been updated to provide greater clarity for such proposals.</p>

## 09 Leisure and Recreation

STM_04.08		Comment	Response to comments
Mr Kerry Solomons	Doig	Question 8: Seeing the site thrive alongside coastal birds and wildlife will give reassurance to local residents. Formalising these areas as managed community assets will bring visitors and users and help locals to feel invested in the development.	<p>Comments noted. Options for improved access to South Gare will be considered against the biodiversity implications of the SPA and Ramsar site.</p> <p><b>Change Made to SPD</b></p> <p>The SPD has been updated reference the forthcoming biodiversity strategy and to provide greater clarity for such proposals.</p>

## 09 Leisure and Recreation

## 09 Leisure and Recreation

STM_05.06		Comment	Response to comments
Mr Jeremy Garside	Tees Valley Wildlife Trust	<p>Question 9: Government policy requires Responsible Authorities to take greater steps to reconnect people to nature by enhancing ecological networks within urban environments. Coatham Marsh is in close proximity to communities in Redcar and Dormanstown and the Wildlife Trust has delivered a number of initiatives on this nature reserve which engage communities in employment and skills training, apprenticeships and in activities which benefit people's physical and mental health.</p> <p>In the past year, the Wildlife Trust has attracted more than £100,000 of external funding specifically to activities on Coatham Marsh. This also supports local employment as well as achieving positive benefits for the local community. We are keen to work with the Corporation to ensure that this activity can be continued and expanded. The approaches we have developed could also be applied to the larger Coastal Communities Zone, including South Gare, Bran Sands and Coatham Sands.</p>	<p>Comments noted and welcome support to work with TVWT in delivering and implementing the Biodiversity Strategy.</p> <p><b>Change Made to SPD</b></p>

## 09 Leisure and Recreation

STM_06.08		Comment	Response to comments
Mr Kitty Grove-Stephensen		<p>Question 8: Whilst noting the natural elements of these areas, visitor 'facilities' need to be planned in. Why not have a cafe overlooking Paddy's Hole and access to more of the site from that point.</p>	<p>Comments noted. Options for improved access to South Gare will be considered against the biodiversity implications of the SPA and Ramsar site.</p> <p><b>Change Made to SPD</b></p> <p>The SPD has been revised to reference the forthcoming biodiversity strategy and to provide greater clarity for such proposals.</p>

## 09 Leisure and Recreation

## 09 Leisure and Recreation

STM_06.09		Comment	Response to comments
Mr Kitty	Grove-Stephensen	Question 9: Consider where a riverside path could be instigated. Open up the area to make it an interesting and pleasant location. How can the river be used for leisure as well as commerce? Instigate a passenger service along the river right from the Barrage to the sea, with visitor facilities at the main landing-stage.	Comments noted. This would need to be carefully considered against operational requirements of the port and adjoining users.  <b>Change Made to SPD</b>

## 09 Leisure and Recreation

STM_07.08		Comment	Response to comments
Mr Geoffrey Taylor		Question 8: As South Gare was my former workplace I am all too aware of the stunning and often contrasting land and seascapes available. There is again a great positive potential here which needs a partnership approach. Natural England, RSPB, the North York Moors National Park, PD Ports, River Tees rediscovered are all potential players. The aim should be to enable foot and cycle access , to enhance natural beauty, increase biodiversity across the site and into interlinked hinterlands. There are some very special species, worthy of protection and spaces capable of real appreciation for the visitor and work populations. We should work with others also to bring the Yorkshire coast with its Jurassic geology and former and present visitor attractions to be seen as a whole for South Gare to Spurn Point. Support for leisure activities on the coastline , kitesurfing, fishing etc are also important and quality catering facilities at South Gare might incorporate viewing hides as well as ship and marine activity information hubs. A simple start would be for STDC to sponsor a monthly photographic competition with winners on the website and an annual charity calendar culled from these.	Comments noted. Options for improved access to South Gare will be considered against the biodiversity implications of the SPA and Ramsar site.  <b>Change Made to SPD</b>  The SPD has been revised to reference the forthcoming biodiversity strategy and to provide greater clarity for such proposals.



## 09 Leisure and Recreation

STM\_08.08

### Comment

Mr Richard Watson

Question 8: They already exist in embryonic form and would benefit area - fishing, sailing etc.

### Response to comments

Comments noted.

### Change Made to SPD

## 09 Leisure and Recreation

STM\_11.08

### Comment

Mr Colin Metcalfe

Question 8: Generally poor climate, conditions to develop into a good area for activities envisaged.

### Response to comments

Comments noted.

### Change Made to SPD

## 09 Leisure and Recreation

STM\_14.08

### Comment

Mr Paul Johnson  
Johnson Partners

Question 8: The community sites are actually very good as they are, and a lot of the character could be lost with too much redevelopment. It would be good to see better access roads to South Gare though. The area could become more tourist-friendly by having a nature conservation area with a café / children's play area etc....like RSPB Saltholme.

### Response to comments

Comments noted. Options for improved access to South Gare will be considered against the biodiversity implications of the SPA and Ramsar site.

### Change Made to SPD

The SPD has been revised to reference the biodiversity strategy and to provide greater clarity for such proposals.

## 09 Leisure and Recreation

STM_14.09	<b>Comment</b>	<b>Response to comments</b>
Mr Paul Johnson Johnson Partners	<p>Question 9: If the full scope of the land cannot be used for industrial purposes, then it would be interesting to see if an area of land could be used to host larger events like music concerts or festivals, particularly close to or in the community zones. Also, perhaps there could be buildings suitable to host exhibitions? There are many events held on Teesside that could benefit from spaces like this. If the infrastructure was there then the land could be utilised alongside industry. Another thought is whether a TV / Film Studio can be built? The local area is relatively unique in terms of the range of landscapes that are accessible very easily: Industrial, Countryside, Beaches, towns, Villages...so the area would be an ideal base for a studio.</p>	<p>Comments noted. Options for improved access to South Gare will be considered against the biodiversity implications of the SPA and Ramsar site.</p> <p><b>Change Made to SPD</b></p> <p>The SPD to reference the biodiversity strategy and to provide greater clarity for such proposals.</p>

## 09 Leisure and Recreation

STM_15.06	<b>Comment</b>	<b>Response to comments</b>
Michael Morrissey	<p>Question 8: Limited benefit.</p>	<p>Comments noted.</p> <p><b>Change Made to SPD</b></p>

## 09 Leisure and Recreation

## 09 Leisure and Recreation

STM_16.08		<b>Comment</b>	<b>Response to comments</b>
David	Branson	Question 8: This will develop tourism in this area. There is a need for visitor facilities as at Saltholme if the maximum potential is to be realised.	Comments noted. The Local Plan provides detailed planning policies to regulate the location of shops and town centres. Proposals would be considered in accordance with these policies.  <b>Change Made to SPD</b>

## 09 Leisure and Recreation

STM_16.09		<b>Comment</b>	<b>Response to comments</b>
David	Branson	Question 9: It may be possible to develop leisure facilities in the area adjacent to Redcar as this could boost tourism in the town.	Comments noted. The Local Plan provides detailed planning policies to regulate the location of shops and town centres. Proposals would be considered in accordance with these policies.  <b>Change Made to SPD</b>

## 09 Leisure and Recreation

## 09 Leisure and Recreation

<b>STM_19.09</b> <b>Richard Brady</b> <b>WorleyParsons Europe</b>	<b>Comment</b> Question 9: Leisure facility e.g. gym, pool, snow dome.	<b>Response to comments</b> Comments noted. The Local Plan provides detailed planning policies to regulate the location of shops and town centres. Proposals would be considered in accordance with these policies.  <b>Change Made to SPD</b>
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## 09 Leisure and Recreation

<b>STM_29.08</b> <b>Mr David Gardner</b> <b>Faithful+Gould</b>	<b>Comment</b> Question 8: These are beautiful natural areas that have significant potential to offer more to the local community. However, the fragile environment is not suited to a significant inflow of tourism and there is no regional demand for it. Therefore, the plan for these areas should be to make them accessible to the local community attracting Tees Valley residents to take full advantage of the area through improved access and facilities with a self-sustaining business plan based on limited footfall assumptions.	<b>Response to comments</b> Comments noted. Options for improved access to South Gare will be considered against the biodiversity implications of the SPA and Ramsar site.  <b>Change Made to SPD</b> The SPD has been updated to provide greater clarity for such proposals.
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## 09 Leisure and Recreation

## 09 Leisure and Recreation

STM_30.08		Comment	Response to comments
Mr Joe	Guerin	Question 8: This would provide an excellent backdrop to the business park and Redcar Blast Furnace. If this structure was carefully restructures the view out to sea and the gare would enhance the whole area.	Comments noted.  <b>Change Made to SPD</b>

## 09 Leisure and Recreation

STM_33.08		Comment	Response to comments
Mr Chris	Twigg	Question 8: Promote a sense of wellbeing, and pride in the area. Litter picks at South Gare organised by Friends of Redcar and supported by RCBC, PD Ports, Tees Valley Wildlife Trust demonstrate a strong community interest and existing pride in the area. Walkways for Coastal Walks suitable for all abilities to include pushchairs and mobility scooters. The Teesdale Way could be re-routed to South Gare, rather than its current redirection via roads. Promotion of Arts and Culture e.g. Episode of Sky Arts "Landscape Artist of the Year". The plan should include the installation of birdwatching points and viewing areas. Add a major feature to the end of South Gare/ existing lighthouse access which will draw peoples to the area.	Comments noted.  <b>Change Made to SPD</b>
RCBC Environmental Protection			

## 09 Leisure and Recreation

## 09 Leisure and Recreation

STM_34.04	<b>Comment</b>	<b>Response to comments</b>
Louise Tait Environment Agency	<p>Question 8: Enhancing accessibility is only one aspect of enhancing Coatham Marshes, South Gare and Coatham Sands. Enhancing biodiversity should also be a priority action for these important areas of habitat.</p> <p>Accessibility and biodiversity do not always go together with 'Public Access/Disturbance' which is cited as a pressure and threat in the Teesmouth &amp; Cleveland Coast SPA Site Improvement Plan, 19 Dec 2014. This document also contains a number of actions to address such issues including creating or restoring high tide roost sites, and implementing a Foreshore Management Plan. The document can be accessed at the following link: <a href="https://publications.naturalengland.org.uk/file/5485822243504128">publications.naturalengland.org.uk/file/5485822243504128</a></p> <p>Any assessment of plans affecting coastal and estuarine habitats should take account of potential sea level rise.</p>	<p>Comments noted. Options for improved access to South Gare will be considered against the biodiversity implications of the SPA and Ramsar site.</p> <p><b>Change Made to SPD</b></p>

## 09 Leisure and Recreation

## 09 Leisure and Recreation

<b>STM_34.27</b>  <b>Louise Tait</b> <b>Environment Agency</b>	<b>Comment</b>  Coastal Community Zone We welcome the opportunity to improve the habitat within the Coastal Community zone and the potential to make it more accessible to the public where this does not cause disturbance. We also support proposals to conserve and enhance the connection of habitats at Coatham Marsh and Coatham Dunes. The longevity of this zone needs to be considered with respect to sea level rise. Sand dunes are a progressive habitat which require space to evolve. In respect of this the ridged eastern edge of this zone may prevent the habitat from developing in the future. If this boundary was softer in its position it could allow for extra buffering which would ensure future success of habitat development and give extra coastal flood protection. The softer edge of the Coastal Community Zone would allow an opportunity to increase the connectivity of habitats within the site. A habitat corridor or mosaic of habitats throughout the site will also assist in increasing colonisation. Any proposed works on or near to a main river may require a Flood Risk Activity Permit. For further information refer to section 9 of this letter. Certain marine activities may require a Marine Licence. For further information refer to section 9 of this letter.	<b>Response to comments</b>  Comments noted. Layouts within the Master Plan area are conceptual and should not be regarded as fixed in terms of the delivery of hard built up edges.  <b>Change Made to SPD</b>  A Development Zone plan has been included within the SPD, which reflects the potential for a softer boundary between zones.
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## 09 Leisure and Recreation

09 Leisure and Recreation

STM_35.08		Comment	Response to comments
Mr Philip	Boville	<p>Question 8: With better road access, the South Tees Mouth could become a World Class area of recreation, education and research in conservation. With good and careful management, sailing and extreme sports could live alongside wild-life study and conservation. Both providing valued education with special centres dedicated to respecting the environment. Safe areas for sea angling and beach huts up from “Tuned-In”.</p> <p>Consultation should also be taken from local bird watching and botany groups as the land in this area is home to some very rare plants</p>	<p>Comments noted. Options for improved access to South Gare will be considered against the biodiversity implications of the SPA and Ramsar site.</p> <p><b>Change Made to SPD</b></p>

09 Leisure and Recreation



## 09 Leisure and Recreation

STM_36.08	Comment	Response to comments
<p>Anna Turley MP</p>	<p>Question 8: The South Gare, Coatham Sands, and the Marshes, are fantastic local natural assets which already bring lots of enjoyment to the local community. They are areas of local beauty visited by hundreds of people, from bird watchers to dog walkers, every day. Whilst local organisations like Tees Valley Wildlife Trust and the Friends of Redcar are playing a part in maintaining and caring for these great assets, the area as a whole, and especially the South Gare, has suffered from neglect and a lack of cohesive ownership. If they were to be formally treated as community assets and maintained as such, they could be a great community asset. I would like to see this area become a formally recognised nature reserve and visitor destination. It should be developed in partnership with organisations like the RSPB who are already working there to support and nurture the local wildlife, such as the protected Little Tern which they are trying to re-establish. Together with the Tees Valley Wildlife Trust, Teesmouth Bird Club and INCA they should be engaged to develop proposals. Heritage assets such as the South Gare battery and the Teesmouth Lifeboat Station, both at the South Gare, could connect in to the wider steel heritage trail planned for the development area. There are lots of possibilities to protect the nature here and enhance access to make it a great visitor destination. In terms of how this can be achieved, I think a partnership of environmental groups and the local community with a stake in the area would be the best vehicle to deliver this. It would ensure that it is fully community led and that it benefits the local area. Some of the maintenance work would be a continuation of what TVWT and others are already doing. Other aspects, such as improvements to the road up to the South Gare, could be achieved through the managing group applying for grants. In the longer term, there is scope of the former lifeboat station to be reopened as a visitor's centre, education hub or café, thereby helping to generate income. I note that the masterplan intends to maintain the South Gare road's status as private and would question what impact this has</p>	<p>Comments noted and support welcomed. Options for improved access to South Gare will be considered against the biodiversity implications of the SPA and Ramsar site.</p> <p><b>Change Made to SPD</b></p> <p>The SPD has been updated to provide greater clarity for such proposals and to reference the forthcoming strategy for biodiversity which will consider opportunities to protect and enhance natural</p>

09 Leisure and Recreation

on access by the local community. Users currently ignore the private road sign in accessing the South Gare but this may dissuade others from making the most of the area if they think it is impermissible.

09 Leisure and Recreation

STM_37.03	Comment	Response to comments
<div>Andrew Whitehead</div> <div>Natural England</div>	<p>Question 8: While enhancing the accessibility of Coatham Marshes, South Gare and Coatham Sands is a laudable objective, any development here should take account of the reasons why these sites have been designated as Sites of Special Scientific Interest (SSSIs) and as part of the Teesmouth and Cleveland Coast Special Protection Area (SPA). It should be noted that while Coatham Marsh is not currently part of the designated sites it is proposed for inclusion in the extended SPA and underlying SSSI. Any development within these sites must be sympathetic to the interest features of these sites. We would welcome early engagement on any proposals that come forwards within these areas.</p> <p>As well as improving access to these sites other aspects that could be explored would the provision of better interpretation, and engagement with the general public to highlight the value of these sites, and to increase awareness of behaviours that will enable the flora and fauna associated with these sites to thrive while also enhancing the visitor experience. This could be in the form of wardening, interpretation or guided walks.</p> <p>We would also advise the inclusion of areas with restricted access to ensure there are ‘refuge’ areas where the birds associated with these sites will not be subject to regular disturbance.</p>	<p>Comments noted. Options for improved access to South Gare will be considered against the biodiversity implications of the SPA and Ramsar site.</p> <p><b>Change Made to SPD</b></p>

## 09 Leisure and Recreation

STM_37.14	Comment	Response to comments
<b>Andrew Whitehead</b> <b>Natural England</b>	<p>Coastal Community Zone (page 123 &amp; 124): We welcome the aspirations stated in this section to ensure the protection, enhancement and improvement of existing and new habitats within the STDC area.</p> <p>We note the proposals for the introduction of discrete leisure-oriented projects offering the potential for improved community use and visitor experience. It should be noted that as part of the mitigation requirements for the Local Plan that Redcar and Cleveland Council are developing a Recreational Management Plan, and so any proposals that come forward within the STDC Area must ensure they are not contrary to the proposals within the Management Plan. The Management Plan is a key requirement to ensure the Local Plan complies with the Habitats Regulations, and so any proposal that is not in line with this document may affect the compliance of the Local Plan with these Regulations.</p> <p>While improved public access to Coatham Sands may be a viable option, careful consideration should be given to the route of this access to ensure no impacts occur on the sensitive habitats of the designated sites. Any potential impacts will require robust mitigation if avoidance is not possible.</p>	<p>Comments noted. Options for improved access to South Gare will be considered against the biodiversity implications of the SPA and Ramsar site.</p> <p><b>Change Made to SPD</b></p>

## 09 Leisure and Recreation

## 09 Leisure and Recreation

STM_40.01		Comment	Response to comments
Cllr Barry	Hunt	<p>I would like to thank Sue Houston for attending our Economic Growth Scrutiny &amp; Improvement Committee on 26 October and providing such an informative and detailed presentation about the South Tees Development Master Plan.</p> <p>The presentation prompted a lively and varied discussion by the Committee who welcomed the ambitious plans for the area and I have outlined, in summary, the key points that Members would like to feed into the consultation:</p> <p>☒ Consideration should be given to including a substantial concert/event venue as part of the development plans, possibly within the Coastal Community Zone? This is something that is not currently catered for in the local area, but would greatly enhance the vibrancy and cultural offer of the borough as well as the wider region.</p>	<p>Comments noted. Options for improved access to South Gare will be considered against the biodiversity implications of the SPA and Ramsar site.</p> <p><b>Change Made to SPD</b></p>

## 09 Leisure and Recreation

## 09 Leisure and Recreation

<b>STM_41.05</b> <b>Graham Megson</b> <b>Hartlepool Borough Council</b>	<b>Comment</b> Great care must be taken to get the right balance between nature conservation and recreation. Currently there is no wildlife zone and the best wildlife area is saddled with a recreation remit. It should be noted that the two are not always compatible and that nature conservation should be taken seriously in its own right. Other major developments have made the mistake of making wildlife an 'add-on' rather than taking the opportunity to enshrine it within the Master Plan. It is recommended that the Coastal Community Zone is re-named to give greater prominence to its local, national and international wildlife value. Coastal Wildlife and Community Zone is suggested.	<b>Response to comments</b> Comments noted. Options for improved access to South Gare will be considered against the biodiversity implications of the SPA and Ramsar site.  <b>Change Made to SPD</b>
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## 09 Leisure and Recreation

<b>STM_42.08</b> <b>Dr Jonathan Warren</b>	<b>Comment</b> Question 8: These areas are already well used, but the access roads and facilities for the area could be improved. Some development for leisure facilities would be welcome, however these concerns must be balanced with preserving the natural environment and sites of special scientific interest.	<b>Response to comments</b> Comments noted. Options for improved access to South Gare will be considered against the biodiversity implications of the SPA and Ramsar site.  <b>Change Made to SPD</b>
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## 09 Leisure and Recreation

## 09 Leisure and Recreation

STM_52.08		<b>Comment</b>	<b>Response to comments</b>
Paul	White	Question 8: Better road and footpath access would be a priority. The end of the Gare has the potential for parking, a visitor centre and café with the quality of views it brings with it.	Comments noted. Options for improved access to South Gare will be considered against the biodiversity implications of the SPA and Ramsar site.  <b>Change Made to SPD</b>

## 09 Leisure and Recreation

STM_53.09		<b>Comment</b>	<b>Response to comments</b>
Mr John	Bullock	Question 9: Maybe. Multiplex cinema, bowling alley. Redcar once had both.	Comments noted. The Local Plan provides detailed planning policies to regulate the location of shops and town centres. Proposals would be considered in accordance with these policies.  <b>Change Made to SPD</b>

## 10 General

## 10 General

STM\_07.10

Mr Geoffrey Taylor

### Comment

Question 10: Planners need to look hard at the potential for the river to become one of the prime drivers of the development. Consult the operational aspects of ship movement for practical issues before committing funds, that mistake has been made before on Teesside. There is the potential to develop a river trip business below as well as above the barrage and this should be explored. The potential to develop a cruise ship call as the visitor attractions adjacent to the potential berth facilities increase and this too should be factored in. As part of the infrastructure design we need features which reflect and respect the heritage and outreach of the area, we helped make the modern world, joined its opposite riverbanks brought together the first connecting structure between Europe and Asia. We need to create a sense of vibrancy based upon what we can do alongside what we have done and allow one to feed the other. Let the architectural features of this site express the fact that Tees Steel did bridge the World and South Tees DC can join businesses across that world

### Response to comments

Comments noted.

### Change Made to SPD

## 10 General

STM\_08.09

Mr Richard Watson

### Comment

Question 9: Positive publicity e.g. Newsnight 23 Nov featured Middlesbrough, Meath Street in the most unfavourable light. No mention of 150,000k and Nunthorpe, Acklam, Linthorpe.

### Response to comments

Comments noted. However, this is beyond the scope and role of the Master Plan and SPD.

### Change Made to SPD

## 10 General

## 10 General

STM_08.10		Comment	Response to comments
Mr Richard	Watson	Question 10: Pursue the need to re-establish the Durham Tees Valley Airport- even change the name back to Teesside Airport and take it into corporate ownership. When BMI operated regularly, flights were usually full. If need, be given preferential loans to budget airline.	Comments noted. However, this is beyond the scope and role of the Master Plan and SPD.  <b>Change Made to SPD</b>

## 10 General

STM_10		Comment	Response to comments
Mr Mick	Douglas	No comment.	N/A  <b>Change Made to SPD</b>

## 10 General

STM_11.10		Comment	Response to comments
Mr Colin	Metcalfe	Question 10: Improvement of local area and appearance essential. Run down local townships - poor advertisement.	Comments noted.  <b>Change Made to SPD</b>



## 10 General

STM\_12.08

Mr Nicola Forster

### Comment

Question 8: From Darlington I have never even heard of these areas so it needs more marketing for that area to make it an accessible, clean seafront.

### Response to comments

Comments noted.

**Change Made to SPD**

## 10 General

STM\_13.08

Victoria Clements  
Solomons Europe

### Comment

Question 8: Forging closer links to the local community. Creating a "destination site". Also helping to shake off negative images of heavy industry in Teesside.

### Response to comments

Comments noted.

**Change Made to SPD**

## 10 General

STM\_13.09

Victoria Clements  
Solomons Europe

### Comment

Question 9: Not sure

### Response to comments

N/A

**Change Made to SPD**

## 10 General

STM\_18.08

Chris Platt

### Comment

Question 8: Not familiar enough with those areas.

### Response to comments

N/A

**Change Made to SPD**

## 10 General

STM\_18.10

Chris Platt

### Comment

Question 10: What about other processes to generate ideas, working groups sessions rather than individual ideas. I'd like to know more about other locations that have been successful around the world within this kind of development activity. How have lessons from those areas been incorporated?

### Response to comments

Comments noted.

**Change Made to SPD**

## 10 General

STM\_19.08

Richard Brady

WorleyParsons Europe

### Comment

Question 8: No opinion

### Response to comments

N/A

**Change Made to SPD**

## 10 General

STM_20.01	Comment	Response to comments
<p>Rachel Murtagh</p> <p>Tees Valley Nature Partnership</p>	<p>We are the local nature partnership for the Tees Valley, one of 47 across England designated by the Secretary of State following the proposals in the Natural Environment White Paper (2011)<sup>1</sup> We link organisations in the Tees Valleys environmental, business and health and well-being sectors and work strategically to conserve and enhance a healthy and robust natural environment, proven to aid our well-being and provide the natural assets vital for a healthy economy. Our partnership priorities of specific relevance:</p> <p>Priority 1: Protect and enhance the geodiversity and biodiversity of the Tees Valley ensuring the conservation, restoration and creation of key landscapes and habitats, including mitigating and adapting to the impacts of climate change.</p> <p>Priority 2: Work at a landscape scale to restore and deliver robust ecological networks that demonstrate a wide range of environmental, social and economic outcomes.</p> <p>Priority 4: Raise the profile of the Tees Valley as an attractive place to live, work or visit by championing the value and contribution of the natural environment through strong leadership, advice and support.</p> <p>Priority 5: Seek positive outcomes for nature and the local economy by working closely with the economic sector, providing objective knowledge, expertise and advice.</p> <p>Priority 7: Make positive contributions towards the health and wellbeing of local people by demonstrating the opportunities that better access to and use of the natural environment can provide.</p> <p>Together with Your Tees (river) Catchment Partnership, we are the collective representatives with a considerable amount of expertise on nature conservation in our shared area. Between us</p>	<p>Noted.</p> <p><b>Change Made to SPD</b></p>

## 10 General

we have a rich and diverse membership of over 40 organisations who range from regulatory authorities, charities, businesses, local authorities, local interest groups, local associations and universities.

Our partnerships are ambitions for the unique area of the Tees Estuary and are equally proud of our heritage of industry and nature conservation co-existing. We are encouraged by much of what is included in the draft Master Plan and are keen to work with you to realise the core principal 8 to create an internationally significant 'exemplar of how major industry and vitally important environmental assets can co-exist in a mutually-beneficial way, realised through genuine collaboration between new businesses and national and local environmental bodies'.

This concurs with the modern approach and commitment by central government to put 'natural capital at the centre of economic thinking and at the heart of the way we measure economic progress nationally.'<sup>1</sup> Theresa May states in The Clean Growth Strategy<sup>2</sup> that 'This Government is determined to leave our natural environment in a better condition than we found it. Clean growth is not an option, but a duty we owe to the next generation'. We anticipate these commitments will be developed further in the Government's forthcoming 25-year Environment Plan.

This approach was informed by Professor Lawton's widely accepted appraisal of the decline in our national wildlife. Despite losses 'we now have the opportunity to turn the tide and embrace a new, visionary restorative phase of nature conservation...The essence of what needs to be done to enhance the resilience and coherence of England's ecological network can be summarised in four words: more, bigger, better and joined.'<sup>3</sup> These are now referred to as The Lawton Principles' and inform our approach to wildlife and nature across the Tees Valley.

## 10 General

### 10 General

STM\_20.08

Rachel Murtagh

Tees Valley Nature Partnership

#### Comment

This is our collective response; a number of our partners are providing an additional response on behalf of their organisations. We would encourage strategic dialogue regarding nature and the environment outcomes through the partnership whilst detailed and through work can be picked up by individual partner organisations.

#### Response to comments

Noted.

#### Change Made to SPD

### 10 General

STM\_20.09

Rachel Murtagh

Tees Valley Nature Partnership

#### Comment

We will address the South Tees SPD directly in the new year when the HRA assessment of the plan goes out for consultation.

#### Response to comments

Comments noted.

#### Change Made to SPD

### 10 General

## 10 General

<b>STM_20.10</b>  Rachel Murtagh Tees Valley Nature Partnership	<b>Comment</b>  In conclusion we are keen to start a constructive dialogue with you as soon as possible. May I suggest an initial meeting with key partners and a briefing at our next partnership meeting on the 20th December. We look forward to working with you to help realise an internationally significant exemplar site.	<b>Response to comments</b>  Welcome support for greater involvement and participation in the preparation of the Biodiversity Strategy.  <b>Change Made to SPD</b>
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## 10 General

<b>STM_21.11</b>  Robert Woods INCA	<b>Comment</b>  Page 30, Section 2.05: The map could show the substantial PD Ports ownership at South Gare.	<b>Response to comments</b>  Comments noted.  <b>Change Made to SPD</b>
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## 10 General

<b>STM_21.35</b>  Robert Woods INCA	<b>Comment</b>  Page 123, Section 9.03: A valuable addition to the bulleted list of potential target uses for the Coastal Communities Zone would be well-resourced wardening and on-site presence, in order to deter illegal / anti-social behaviours.	<b>Response to comments</b>  Comments noted. This has been considered through the Redcar and Cleveland Recreational Management Plan (2017) which accompanies the Local Plan.  <b>Change Made to SPD</b>
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## 10 General

STM_21.40	<b>Comment</b>	<b>Response to comments</b>
Robert Woods INCA	Page 162, Section 13.02: Adoption of the Master Plan as a Supplementary Planning Document by Redcar & Cleveland Borough Council will require Habitats Regulations Assessment, which will itself require a further period of consultation.	Comments noted. To confirm, the Master Plan is evidence to support the SPD and, as such, would not itself be subject to an HRA. A HRA is in preparation to accompany the next draft of the SPD.  <b>Change Made to SPD</b>

## 10 General

STM_22.1	<b>Comment</b>	<b>Response to comments</b>
Brian Clasper Teesmouth Bird Club	I understand you are looking toward comments on the future development of the South Gare region. I am surprised we haven't been approached formally regarding this sensitive environmental location. It is well known by our 400 plus members and internationally and is critical especially during migration.	Comments noted and welcome opportunity to involve the Bird Club in the preparation of the Biodiversity Strategy.  <b>Change Made to SPD</b>

## 10 General

## 10 General

STM\_24.10

Christina Taylor  
RSPB

### Comment

Page 123, 9.03 TARGET USES FOR THE COASTAL COMMUNITY ZONE [: In all cases, proposals will be worked up in full collaboration and consultation with relevant environmental bodies and interest groups.]

RSPB comments: The RSPB notes the range of proposed uses of the CCZ. We welcome that all proposals will be subject to consultation.

### Response to comments

Comments noted.

### Change Made to SPD

## 10 General

STM\_25.08

Andrew Whitehead  
Natural England

### Comment

Development Zones Page 18: Natural England welcomes the inclusion of the Coastal Community Zone as a specified zone within the SPD where habitats are recognised as being important. However, the zone as indicated in the masterplan document is separated into 2 areas, with no connection apparent to link habitats. We advise that the zone boundaries be revisited to ensure this zone is one continuous area.

### Response to comments

Comments noted.

### Change Made to SPD

## 10 General



## 10 General

STM\_27.01

Laura Kennedy  
Northumbrian Water

### Comment

Thank you for the opportunity to provide comments on the South Tees Regeneration Master Plan. Northumbrian Water welcomes that the Master Plan document has been produced to guide the redevelopment of the site that spans almost 4,500 acres over a 25 year programme. This strategic approach will facilitate the coordinated and sustainable redevelopment of the full site and support economic prosperity in Redcar and beyond.

### Response to comments

Comments noted and support welcomed.

### Change Made to SPD

## 10 General

STM\_27.02

Laura Kennedy  
Northumbrian Water

### Comment

In this regard, we are strongly supportive of the vision identified in the Master Plan to transform the area into a hotbed of new industry and enterprise that contributes towards sustained economic growth, including the provision of 2,000 new jobs. We welcome reference made to the sustainability of the site in respect of low-carbon and circular economy approaches as part of an exemplar, world-class industrial business park, and also that utilities infrastructure needs and flood risk are rightly recognised as important considerations in the development of the Master Plan.

### Response to comments

Support welcomed.

### Change Made to SPD

## 10 General

## 10 General

STM\_28.7

Margare Walters  
Tees Steel: Bridging the World

### Comment

Question 8: Transport links; ease of public access; development of learning centres; investments in research. The areas are both interesting and sensitive and therefore need to be considered in terms of presenting elements that are unique, with intelligence and creativity.

### Response to comments

Comments noted.

**Change Made to SPD**

## 10 General

STM\_29.06

Mr David Gardner  
Faithful+Gould

### Comment

Question 6: The Master Plan should work for everyone. External investors will expect an area (STDC, Wilton, RCBC & TVCA) that speaks as one. Key to this is that existing employers vocally support the Master Plan. In its stakeholder management strategy STDC should ensure that it fully supports existing employers.

### Response to comments

Comments noted. Equal importance in both the Master Plan and SPD is given to the growth for existing occupiers within the South Tees Area.

**Change Made to SPD**

## 10 General

STM\_31.09

Mr Christine Golding

### Comment

Question 9: LISTEN TO LOCAL BUSINESSES AND THEIR NEEDS. DO NOT WASTE MONEY ON JUNCTION FURNITURE.

### Response to comments

Comments noted.

**Change Made to SPD**

## 10 General

STM\_33.09

Mr Chris Twigg

RCBC Environmental

### Comment

Question 9: Ensure existing local businesses have the opportunity to be included in the supply chain for incoming businesses to recycle wealth back into the local communities.  
Improvements to arterial routes – promotion of low emission vehicles – offer site charging points etc.  
Ensure land is suitable for use in respect of contamination and expect an improvement in Air Quality and Noise (SSI was quite noisy).  
Natural, tasteful landscaping making a pleasurable visual aspect, a respectful historical heritage and ecological landscape to promote wildlife and nature into the area.

### Response to comments

Comments noted.

### Change Made to SPD

## 10 General

STM\_33.10

Mr Chris Twigg

RCBC Environmental Protection

### Comment

Question 10: South Gare is already heavily used, despite a complete lack of even the most basic facilities, such as litter bins. The area contains a large number of wartime relics such Pillboxes, Gun Emplacements, Anti-Tank Defences and a Victorian submarine mining complex that could be developed into a Military Heritage trail.  
Could part of the facility be used as a passenger ferry facility for Teessiders instead of Newcastle or Hull?  
There may be an opportunity to mine some of the landfills within the site boundary i.e. ICI Bran Sands CLE24, and CLE170, CLE3 and CLE8, which know doubt hold a high financial value in currently recyclable materials.

### Response to comments

Comments noted. Options for improved access to South Gare will be considered against the biodiversity implications of the SPA and Ramsar site.

### Change Made to SPD

## 10 General

## 10 General

STM\_34.44

Louise Tait  
Environment Agency

### Comment

Environmental Permitting (England and Wales) Regulations (2016) Sites and Control of Major Accident Hazards (COMAH) Regulations Sites

The Environment Agency in its role as regulator is closely involved in the current management of the former Sahaviriya Steel Industries (SSI) owned Teesside integrated iron and steelworks site within the proposed master plan boundary. We expect to remain closely involved as regulator, particularly, in light of the environmental and permitting implications regarding the future development of the site. In addition to the specific permitting issues on the former SSI site, the Environment Agency wishes to highlight that there are other operations within the wider master plan area which currently benefit from an Environmental Permit, regulated by the Environment Agency, the local authority or the Port Authority. There are also several COMAH sites for which we are the joint Competent Authority with the Health and Safety Executive (HSE).

Certain proposed development and activities within the various zones may require an Environmental Permitting (England and Wales) Regulations (2016) permit from the Environment Agency. The applicant is advised to make early contact once specific proposals have been identified discuss the issues likely to be raised.

### Response to comments

Comments noted.

### Change Made to SPD

## 10 General

## 10 General

STM\_42.06

### Comment

### Response to comments

Dr Jonathan Warren

Question 6: As I am not an employer in the area I don't feel able to comment on this.

### Change Made to SPD

## 10 General

STM\_42.09

### Comment

### Response to comments

Dr Jonathan Warren

Question 9: I think it will be important for STDC to ask potential investors about how they view the relationship between their business and the local community and to ensure that they are made aware that STDC expect them to consider this issue. I also think an ongoing communications strategy is considered where STDC updates the public about key developments and offers further opportunities for comments .

Comments noted.

### Change Made to SPD

## 10 General

## 10 General

STM\_44.06

Justin Gartland  
Lichfields on behalf of Sirius  
Minerals

### Comment

Sirius has submitted comments on the consultation draft South Tees Master Plan alongside these representations. These comments are considered to justify some amendments to the draft Master Plan and these amendments should be reflected in a revised SPD.  
Notwithstanding the above detailed comments on the draft SPD, Sirius is supportive of the SPD and its objectives and looks forward to working collaboratively with the STDC and RCBC to bring forward the hugely beneficial Sirius North Yorkshire Polyhalite Project, which will deliver significant economic benefits and employment to the area.

### Response to comments

Comments noted and support welcomed.

### Change Made to SPD

## 10 General

STM\_45.08

Cllr Philip Thomson  
RCBC

### Comment

Question 10: Consider use of Steel House for an hotel complex. Accommodation is a key requirement for visiting industrialist and workers who need mid week accommodation. More relevant housing could be considered for 'permanent' workers who do not want to move to this area. A complex could be built in in the Steel House vicinity.

### Response to comments

Comments noted.

### Change Made to SPD

## 10 General

## 10 General

STM\_46.04

Charlie Nettle

A.V. Dawson

### Comment

Overall, we are very supportive of STDC's drive and ambition for the site and it's approach to inform, engage and consult with business.

Finally, we would like to express our interest for any opportunity to operate the quayside or provide onsite logistics support.

### Response to comments

Support welcomed.

### Change Made to SPD

## 10 General

STM\_47.03

Mr B Nicholson

### Comment

I would presume that the development of the site area will be subject to all current and planned regulations relating to noise and pollution etc and these will be monitored. The last thing wanted is a kind of "free for all" to development just to fill the site and jobs at any price! Especially as at present there is other industrial sites on the market too. Will the sites focus on specific sector usage, those with water front locations maybe prime sites.

### Response to comments

All development will be required to conform to the appropriate planning requirements and other consenting regimes.

### Change Made to SPD

## 10 General

## 10 General

STM\_48.01

Chris McDonald  
Materials Processing Institute

### Comment

I would like to offer my congratulations on a visionary and ambitions plan for the South Tees site. I welcome all the elements in the plan. There is though one opportunity that I think would help connect the redeveloped site closely with its heritage and also provide some differentiation in marketing from other development sites in Europe and that would be to retain a connection between the industrial zones on the site and their historic names.

The industrial zones as mapped out closely align to the names of various works, that were in continuous use right until the point of closure of SSI. The names are as follows:

Redcar Works                      Maps to the proposed 'North Industrial Zone'

South Bank Works                Maps to the proposed 'South Industrial Zone' land adjacent to the river

Lackenby Works                 Maps to the proposed 'South Industrial Zone' land adjacent to British Steel

Cleveland Works                Maps to the proposed 'South Industrial Zone' land adjacent to Bolckow Industrial Estate and South Tees Freight Park

I would propose switching from the directional zones to these historic names, a move that I believe would be well received by the local community.

### Response to comments

Comments noted.

### Change Made to SPD

## 10 General



## 10 General

STM\_51.01

Chris Bell  
Highways England

### Comment

At the time of the consultation on the Publication Local Plan the South Tees Development Corporation (STDC) had not been established and as such its role and the intentions of this SPD was not considered. We are currently in the process of preparing our response to the ongoing consultation on the Local Plan Main Modifications and have noted that a number of amendments are proposed to recognise the formation of the STDC and the delivery of this SPD. We are generally supportive of these amendments to the Plan and the role of the STDC along with the overall aspirations and objectives of this SPD.

We note that the role of STDC will be to “promote the development of an extensive area of land adjacent to the River Tees and comprising the former SSI steelworks and land in the ownership of several key stakeholders”, and that the key purpose of the SPD is to:

- “- Act as a material consideration for the determination of those planning applications within the STDC area;
- Provide guidance on a comprehensive development strategy for the STDC Area based on the Master Plan to deliver the physical and economic regeneration of this significant site;
- To outline and support the potential development opportunities within the defined STDC area identified in the Master Plan including options for the scale and mix of future employment proposals across a range of different development parcels;
- Identify requirements and provide a broad strategy to deliver supporting infrastructure; and
- Ensure that decisions about future investment and development proposals are made within an agreed and coordinated framework and have regard to the planning objectives of the Master Plan.”

As noted above, during consultation on the Publication Local Plan we deemed it necessary to raise concerns regarding the transport infrastructure evidence base underpinning the Local Plan. We also raised concerns that the quantum of development sought for employment use had not been defined in policy either for existing

### Response to comments

Noted.

### Change Made to SPD

## 10 General

or proposed employment sites. As these concerns related primarily to the evidence base supporting the Plan it had implications for all policies which sought to promote and allocate new development. This therefore included ED6 Protecting Employment Areas, LS1 Urban Area Spatial Strategy, Policy LS4: South Tees Spatial Strategy, and TA3 Improving Accessibility within and beyond the Borough, upon which this SPD seeks to provide further guidance for the purposes of delivering regeneration of the STDC area and decisions on future planning applications. Notwithstanding this, as has been noted, we expect that the concerns regarding the evidence base should be alleviated following the completion of the further work outlined within the JPS. As such the following comments are provided based on this assumption and are primarily focussed on the provisions within the SPD.