

The Lighthouse Green Fuels Order

Application Reference: EN0110025

Applicant: LGF Projects Limited

Environmental Statement Volume III Appendix 22A: Long List of Other Developments

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Contents

Abbreviations	1
1 Long List of Other Developments	2
1.1 Introduction.....	2
1.2 Stage 1: Establishing the long list of other developments	2
1.3 Stage 2: Screening	2
1.4 Stage 3 and Stage 4 Screening	3
References	20

Tables

Table 1.1	Long list of developments for consideration within the cumulative effects assessment	4
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Abbreviations

Abbreviations	In Full / Term
ASU	Air Separation Unit
CHP	Combined Heat and Power
CO ₂	Carbon dioxide
DCO	Development Consent Order
ES	Environmental Statement
km	kilometre
LGF	Lighthouse Green Fuels
MW	Megawatts
MWe	Megawatts electrical
PINS	Planning Inspectorate
RCBC	Redcar and Cleveland Borough Council
SAF	Sustainable Aviation Fuel
SoS	Secretary of State
STBC	Stockton-on-Tees Borough Council

1 Long List of Other Developments

1.1 Introduction

- 1.1.1 This appendix supports the cumulative effects assessment presented in **Chapter 22: Cumulative and Combined Effects (ES Volume I, Application Document Ref. 6.1)** and provides the long list of developments identified and reviewed as part of the four-stage cumulative assessment process based on the Planning Inspectorate's (PINS) guidance on cumulative effects assessment for Nationally Significant Infrastructure Projects (NSIP) [Ref 1].

1.2 Stage 1: Establishing the long list of other developments

- 1.2.1 The long list was compiled through a review of publicly available planning and infrastructure information within a 15km search area of the Proposed Development, reflecting the maximum Zone of Influence (Zol) identified by each technical assessment. The following search criteria were applied:
- Local authority planning applications that represent 'major developments', the definitions and thresholds for which are set out in The Town and Country Planning (Development Management Procedure) (England) Order 2015 [Ref 2];
 - Development Consent Order (DCO) applications for Nationally Significant Infrastructure Projects (NSIPs) in England, contained in the Register of Applications on the National Infrastructure Planning website [Ref 3];
 - any major development projects being progressed through other statutory procedures;
 - allocations identified in the adopted and emerging development plans of the local planning authorities; and
 - other relevant development plans and projects.

1.3 Stage 2: Screening

- 1.3.1 Following the establishment of the long list, each development was reviewed to determine whether sufficient information was available to enable meaningful consideration within cumulative effects assessment. To satisfy the Stage 2 screening criteria, a development was generally required to:
- Lie within the relevant Zol for one or more environmental topics;

- Have a reasonable potential to overlap spatially and/or temporally with the Proposed Development; and
 - Have sufficient publicly available information to enable understanding of its nature, scale, location and potential environmental effects, typically through the availability of a Scoping Report, Environmental Statement, Environmental Impact Assessment Report or equivalent environmental information.
- 1.3.2 Developments already operational, expected to be fully operational before construction of the Proposed Development, withdrawn schemes, policy allocations without project information, or developments with insufficient environmental information were not progressed beyond Stage 2. Where relevant, these developments were instead considered part of the environmental baseline.
- 1.4 Stage 3 and Stage 4 Screening**
- 1.4.1 Developments that satisfied Stage 2 criteria were taken forward to Stage 3, where information on programme, location, environmental effects and potential interaction pathways was reviewed. This included consideration of construction and operational timescales, Zols, identified receptors and reported environmental effects.
- 1.4.2 A development was taken forward to Stage 4 where available information indicated a realistic potential for cumulative effects to occur because of:
- Spatial overlap with the Proposed Development;
 - Overlap in construction and/or operational periods;
 - A shared environmental receptor; and/or
 - A credible pathway for environmental effects to interact with those of the Proposed Development.
- 1.4.3 The results of this screening process are presented in Table 1.1. The columns “Stage 2 Criteria Met” and “Stage 3/4 Criteria Met” indicate whether a development progressed through the respective stage of the cumulative assessment process. Further details of the methodology screening process and assessment approach are provided in Section 22.3 of **Chapter 22: Cumulative and Combined Effects (ES Volume I, Application Document Ref. 6.1)**.

Table 1.1 Long list of developments for consideration within the cumulative effects assessment

ID	Project Name	Application Reference	Application Status	Does the project intersect the Proposed Development Site?	Stage 2 criteria met	Distance to Site boundary (m)	Stage 3/4 criteria met	Justification
Grey shading = Not applicable. Indicates either (i) developments progressed to Stage 3/4 screening, such that no screening-out justification is required, or (ii) developments screened out prior to detailed assessment, for which a distance to the Site boundary has not been determined.								
Nationally Significant Infrastructure Projects								
NSIP1	The Net Zero Teesside Project	EN010103	Consent granted 16/02/2024	Yes	Yes	0	Yes	
NSIP2	Tees Combined Cycle Power Plant	EN010082	Consent granted 05/04/2019	No	No			Project on indefinite pause therefore there is insufficient information on construction timescales to determine overlap with the Proposed Development, if the Project were to proceed.
NSIP3	York Potash Harbour Facilities Order	TR030002	Consent granted 20/07/2016	Yes	Yes	0	Yes	
NSIP4	H2 Teesside	EN070009	Withdrawn	Yes	No			Application withdrawn
NSIP5	Byers Gill Solar	EN010139	Consent granted 23/07/2025	No	Yes	16,756	N/A	Distance is greater than maximum Zone of Interest (15km)
NSIP6	Lighthouse Green Fuels Project	EN010150	Withdrawn	Yes	No			Application withdrawn
NSIP8	H2NorthEast	EN0710005	Pre-application	Yes	Yes	426.3	Yes	
NSIP9	East Coast Hydrogen Teesside Pipeline	EN0710010	Scoping report submitted 29.05.26	Yes	Yes	0	Yes	
Major Planning Applications								
RCBC1	Skippers Lane Industrial Estate Extension	R/2025/0086/F3M	Approved with conditions 14/05/2025	No	Yes	2677.7	No	Non-EIA. Insufficient environmental information for assessment.
RCBC2	Ormesby Hall – Multi-User Trail providing access for all	R/2025/0180/CAM	Approved with conditions 23/06/2025	No	Yes	5956.4	No	Non-EIA. Insufficient environmental information for assessment.
RCBC3	Foundry Data Centre	R/2025/0382/ESM	Approved with conditions 01/08/2025	No	Yes	1042.7	Yes	
RCBC4	Teesside Green Hydrogen	R/2025/0712/FFM	Approved with conditions 24/10/2025	No	Yes	2477	Yes	
RCBC5	Change of use of former nursing home to a 22 bed hotel units including ground floor extension (Part Retrospective)	R/2025/0675/FFM	Approved with conditions 15/01/2026	No	No			Insufficient information for assessment

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RCBC6	Erection of a Battery Storage Facility over two land parcels of land (A & B) comprising battery storage infrastructure, access arrangements, habitat creation, landscaping and associated works	R/2025/0500/FFM	Awaiting decision	No	No			Insufficient information on construction timescales to determine overlap with the Proposed Development
RCBC7	Eston Precinct	R/2025/0218/FFM	Approved with conditions 25/06/2025	No	No			Insufficient information on construction timescales to determine overlap with the Proposed Development
RCBC8	Supergrid Electricity Substation, Lackenby, Teesworks	R/2025/0221/FFM	Awaiting decision	No	No			Insufficient information on construction timescales to determine overlap with the Proposed Development
RCBC9	Outline planning application (layout and landscaping reserved) for addition of two storeys above existing building including four storey rear extension with parking provision at ground level to create 40(no) self-contained apartments	R/2025/0437/OOM	Awaiting decision	No	Yes	3028.6	N/A	Non-EIA. Insufficient environmental information for assessment.
RCBC11	South Bank Infill	R/2025/0050/OOM	Approved with conditions 27/11/2025	No	No			Insufficient information on construction timescales to determine overlap with the Proposed Development
RCBC12	Orsted, South Bank, Teesworks	R/2025/0607/RMM	Approved with conditions 05/11/2025	No	Yes	815.5	Yes	
RCBC13	Upper Oxford Street, South Bank	R/2025/0108/RMM	Approved 23/12/2025	No	No			Insufficient information on construction timescales to determine overlap with the Proposed Development
RCBC14	Tees Green Phase 2	R/2025/0616/SCP	Scoping Response Sent 31/10/2025	No	Yes	1150	Yes	
RCBC15	Net Zero Teesside Return Pipeline and AGI	R/2025/0485/SCP	Scoping Response Sent 27/08/2025	No	No			Insufficient information on construction timescales to determine overlap with the Proposed Development
RCBC16	MorGen Hydrogen Production Facility	R/2025/0547/SC	EIA not required 16/09/2025	No	Yes	2486.2	No	Non-EIA. Insufficient environmental information for assessment.
RCBC17	South Gare Breakwater Remedials	R/2025/0425/SC	EIA not required 09/07/2025	No	Yes	3683.2	No	Non-EIA. Insufficient environmental information for assessment.
RCBC20	Change of use of former social club including first floor extension at front and addition of second floor inset extension to provide 10no. apartments	R/2025/0806/FFM	Approved with conditions 14/07/2026	No	Yes	3778.4	No	Non-EIA. Insufficient environmental information for assessment.
RCBC21	Extension and construction of access road (part retrospective)	R/2025/0792/FFM	Approved with conditions 20/05/2026	No	Yes	1706.9	No	Non-EIA. Insufficient environmental information for assessment.

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RCBC22	Request for Screening Opinion for construction and use of a data centre and ancillary infrastructure	R/2026/0183/SC	EIA Not Required 01/04/2026	No	Yes	1647.6	No	Non-EIA. Insufficient environmental information for assessment.
RCBC23	Scoping opinion in respect to the Woodsmith Project under Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)	R/2025/0763/SCP	Scoping Opinion Provided 23/12/2025	No	No			Insufficient information for assessment
RCBC24	Scoping opinion in respect to Project Speedbird under Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)	R/2025/0850/SCP	Scoping Opinion Provided 18/02/2026	No	Yes	2627	Yes	
RCBC25	Construction of an above and below ground natural gas pipeline	R/2026/0155/ESM	Awaiting decision	No	No			Project will be operational when construction of the Proposed Development is planned to begin. Will form part of the future baseline
RCBC26	Application for Hazardous Substance Consent for variation of condition to increase moveable container size for hydrogen from 0.5 tonnes to 1.2 tonnes (Granted on L/1992/0916/HD)	R/2026/0066/HD	Awaiting decision	No	Yes	61.9	No	Non-EIA. Insufficient environmental information for assessment.
RCBC27	Application for reserved matters approval (access, appearance, landscaping, layout and scale) following Outline Planning Permission R/2014/0372/OOM for 165 dwellings with associated landscaping, bund and ancillary works	R/2026/0213/RMM	Awaiting decision	No	Yes	2531.8	No	Non-EIA. Insufficient environmental information for assessment.
RCBC40	Bran Sands Long Sea Outfall	R/2026/0419/SCP	Scoping report submitted 09.06.26	Yes	Yes	0	Yes	
RCBC41	Woodsmith Project	R/2024/0098/ESM	Planning permission granted 06.06.25	No (adjoins)	Yes	0	Yes	
RCBC42	Installation and operation of Synchronous Condenser Facilities with associated ancillary infrastructure, buildings, access, landscaping and associated works	R/2026/0381/FFM	Awaiting decision	No	No			Insufficient information for assessment
RCBC43	Proposed Expansion to existing Anaerobic Digester Plant (AVG Imperial), including a new treatment plant, new solid and liquid waste reception hall, digestate concentration process, new tank storage, biogas upgrading system, digestate offtake point, gas grid entry unit (propane mixing and metering), and new offices/control room and associated works	R/2026/0341/FFM	Awaiting decision	No	No			Insufficient information for assessment

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RCBC44	Data centre campus (Use Class B8) comprising data centre buildings, communications and power buildings, security and support office buildings, backup generators, storage tanks and pump buildings, together with associated plant, infrastructure, access, parking, landscaping and ancillary works	R/2026/0337/FFM	Awaiting decision	No	No			Insufficient information for assessment
RCBC45	Request for Screening Opinion (Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) for Proposed e-methanol plant	R/2026/0291/SC	EIA Not Required 18/05/2026	No	No			Insufficient information for assessment
STBC1	Screening opinion for proposed development of a new SAF (Sustainable Aviation Fuel) storage terminal (SAFST) Comprising Ethanol and SAF storage tanks.	25/1753/SCO	EIA not required 12/09/2025	No (adjoins)	Yes	199.4	No	Non-EIA. Insufficient environmental information for assessment.
STBC2	Scoping opinion request for proposed development of a new SAF (Sustainable Aviation Fuel) storage terminal (SAFST) Comprising Ethanol and SAF storage tanks.	25/1754/SOR	Scoping Opinion Issued 12/09/2025	No	Yes	217.5	No	Non-EIA. Insufficient environmental information for assessment.
STBC3	Screening opinion for proposed new SAF (Sustainable Aviation Fuel) storage terminal (SAFST) comprising of Ethanol storage tanks, a SAF and renewable diesel (R-DERN) reception facility, SAF and R-DERV storage facility and connecting pipelines.	25/0959/SCO	EIA required 19/06/2025	Yes	Yes	132.3	No	Non-EIA. Insufficient environmental information for assessment.
STBC4	Scoping opinion request for proposed new SAF (Sustainable Aviation Fuel) storage terminal (SAFST) comprising of Ethanol storage tanks, a SAF and renewable diesel (R-DERN) reception facility, SAF and R-DERV storage facility and connecting pipelines.	25/1010/SOR	Scoping Opinion Issued 19/06/2025	Yes	No			Insufficient information on construction timescales to determine overlap with the Proposed Development
STBC5	Ethane to Power	25/0579/FUL	Approved with conditions 26/09/2025	Yes	No			Insufficient information on construction timescales to determine overlap with the Proposed Development
STBC6	Erection of an Air handling unit (AHU) and associated equipment (to replace 2 existing AHU)	25/0542/FUL	Approved with conditions 29/07/2025	No	Yes	4268.2	No	Non-EIA. Insufficient environmental information for assessment. for assessment.
STBC7	Screening opinion for proposed green hydrogen production facility.	25/0383/SCO	EIA not required 19/03/2025	No	Yes	1950.6	No	Non-EIA. Insufficient environmental information for assessment. for assessment.
STBC8	Dynamo Park, Cheltenham Road, Stockton	25/1586/FUL	Approved with conditions 21/10/2025	No	No			Project will be operational when construction of the Proposed Development is planned to begin. Will form part of the future baseline
STBC10	Scoping opinion for the proposed construction of a lithium hydroxide monohydrate manufacturing plant	26/0326/SOR	Scoping Opinion Provided 23/03/2026	No	No			Insufficient information on construction timescales to determine overlap with the Proposed Development

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STBC11	Screening opinion for the proposed construction of lithium hydroxide monohydrate manufacturing plant	26/0324/SCO	EIA Required 23/03/2026	No	No			Insufficient information on construction timescales to determine overlap with the Proposed Development
STBC12	Screening opinion for proposed hazardous waste transfer and treatment facility	26/0753/SCO	Awaiting decision	No (adjoins)	Yes	174.9	No	Non-EIA. Insufficient environmental information for assessment. for assessment.
STBC13	Construction of a Hydrogen Production Facility	25/2373/FUL	Awaiting decision	No	No			Insufficient information on construction timescales to determine overlap with the Proposed Development
STBC14	New SAF (sustainable aviation fuel) storage terminal	26/0664/FUL	Awaiting decision	No	No			Insufficient information on construction timescales to determine overlap with the Proposed Development
STBC15	Application for a proposed Carbon Capture, Storage and Utilisation (CCSU) plant	24/0709/FUL	Approved 23/01/2026	No	Yes	62.4	No	Non-EIA. Insufficient environmental information for assessment. for assessment.
STBC16	Section 73 application to vary condition no2 (Approved Plans) of planning approval 23/1634/FUL - Siting of 75MW (2hr) Battery Energy Storage Facility with associated infrastructure, 2.4m palisade security fencing, security lighting and formation of a new vehicular access	26/0550/VARY	Approved with conditions 12/06/2026	No	No			Project will be operational when construction of the Proposed Development is planned to begin. Project will be operational when construction of the Proposed Development is planned to begin. Will form part of the future baseline
STBC17	Application for the installation of 4no 20m high LED floodlights (removal of existing floodlights).	26/0719/FUL	Approved	No	No			Insufficient information for assessment
STBC26	Installation and operation of a Carbon Dioxide storage terminal at Navigator Terminals, Seal Sands Road	24/1208/FUL	Approved with conditions 18/12/2024	Yes	No			Non-EIA. Insufficient environmental information for assessment. for assessment.
STBC27	Development of Greenergy Renewable Fuels and Circular Products Facility comprising a Sustainable Aviation Fuel Plant and Tyre Plant and associated infrastructure. A temporary construction laydown area, proposed services corridor, pipe bridge, ancillary buildings and car parking	23/1019/EIS	Approved with conditions 06/11/2023	Yes	No			Project not expected to proceed. In the event it does, the planned construction timescales do not overlap with the Proposed Development and Project will be operational when construction of the Proposed Development is planned to begin. Will form part of the future baseline.
STBC28	Erection of an energy recovery facility and associated infrastructure for fuel receipt and storage, power generation, power export, process emissions control, maintenance, offices and car parking together with associated operations.	22/1525/EIS	Approved with conditions 08/08/2024	No (adjoins)	No			Project will be operational when construction of the Proposed Development is planned to begin. Project will be operational when construction of the Proposed Development is planned to begin. Will form part of the future baseline
MBC1	Change of use of the land for open storage (Use Class B8)	25/0236/COU	Approved with conditions 01/09/2025	No	No			Insufficient information on construction timescales to determine overlap with the Proposed Development

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MBC2	Erection of 10no. bungalows including associated works and landscaping	25/0190/MAJ	Approved with conditions 10/10/2025	No	No			Insufficient information on construction timescales to determine overlap with the Proposed Development
MBC3	Change of use from social club (Sui Generis) to 28 bed student accommodation (Sui Generis)	26/0048/MAJ	Awaiting decision	No	No			Insufficient information on construction timescales to determine overlap with the Proposed Development
MBC4	Construction of 1no. block of 27no. flats	26/0093/MAJ	Awaiting decision	No	No			Insufficient information on construction timescales to determine overlap with the Proposed Development
MBC5	Application for reserved matters approval (access, appearance, landscaping, layout and scale) following Outline Planning Permission R/2014/0372/OOM for 165 dwellings with associated landscaping, bund and ancillary works	26/0152/RCON	Approved with No Objections 30/04/2026	No	No			Insufficient information on construction timescales to determine overlap with the Proposed Development
HBC1	Greatham Sewage Treatment Works	H/2025/0123	Awaiting decision	No	No			Insufficient information on construction timescales to determine overlap with the Proposed Development
HBC3	Proposed Tofts Road West Wind Turbine	H/2025/0157	Awaiting decision	No	No			Insufficient information on construction timescales to determine overlap with the Proposed Development
HBC4	Erection of 2no. industrial units including new site access	H/2025/0217	Awaiting decision	No	No			Insufficient information on construction timescales to determine overlap with the Proposed Development
HBC5	Seaton Holiday Village	H/2025/0264	Awaiting decision	No	No			Insufficient information on construction timescales to determine overlap with the Proposed Development
HBC6	Approval of all Reserved Matters for access, appearance, landscaping, layout and scale for the erection of 55no	H/2025/0415	Awaiting Decision	No	No			Insufficient information on construction timescales to determine overlap with the Proposed Development
HBC7	Application for Approval of all reserved matters for the erection of 34no. dwellings	H/2025/0335	Awaiting decision	No	No			Insufficient information on construction timescales to determine overlap with the Proposed Development
Marine Licencing Applications								
MMO1	Tees and Hartlepool Maintenance Dredge Disposal	MLA/2025/00263	Approved with conditions 05/11/2025	Yes	Yes	11000.4	No	Non-EIA. Insufficient environmental information for assessment.
MMO2	Tees Conservancy Facility Relocation	MLA/2025/00083/1	Approved with conditions 18/08/2025	No	No			Project will be operational when construction of the Proposed Development is planned to begin. Will form part of the future baseline

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MMO3	SABIC Jetty 2, East Safety Shower Replacement	MLA/2025/00462	Approved with conditions 16/09/2025	No	No			Project will be operational when construction of the Proposed Development is planned to begin. Will form part of the future baseline
MMO4	Jetty 1A - Steelwork Reinforcement Work	MLA/2025/00407	Approved 13/08/2025	No	No			Project will be operational when construction of the Proposed Development is planned to begin. Will form part of the future baseline
MMO5	Removal or redundant wooden landing point	MLA/2025/00352	Approved with conditions 14/07/2025	No	No			Project will be operational when construction of the Proposed Development is planned to begin. Will form part of the future baseline
MMO6	SABIC, North Tees, Jetty 1A, Redundant MLA Removal	MLA/2025/00341	Approved with conditions 08/07/2025	No (adjoins)	No			Project will be operational when construction of the Proposed Development is planned to begin. Will form part of the future baseline
MMO7	North Tees Jetty 4: Remove Damaged Fender Panel for Repair and Reinstate Overhauled Panel	MLA/2025/00307	Approved with conditions 23/06/2025	No	No			Project will be operational when construction of the Proposed Development is planned to begin. Will form part of the future baseline
MMO8	Billingham Beck Bag Work Repair	MLA/2025/00173	Approved with conditions 17/06/2025	No	No			Project will be operational when construction of the Proposed Development is planned to begin. Will form part of the future baseline
MMO9	SABIC, No.3 Jetty Fender repairs	MLA/2025/00087	Approved 27/02/2025	No (adjoins)	No			Project will be operational when construction of the Proposed Development is planned to begin. Will form part of the future baseline
MMO10	Greatham North East Flood Alleviation Scheme	MLA/2025/00141 & H/2025/0131	Awaiting decision	No	Yes	1,900	Yes	
MMO11	Jetty 1A upgrade works	MLA/2025/00224	Withdrawn 18/07/2025	No	No			Project will be operational when construction of the Proposed Development is planned to begin. Will form part of the future baseline
MMO12	South Gare Breakwater Works - Request for an EIA Screening Opinion	EIA/2025/00027/1	EIA not required 26/09/2025	No	Yes	3,300	No	Non-EIA. Insufficient environmental information for assessment.
MMO13	Able Seaton Port Capital and Maintenance Dredging	EIA/2025/00036	EIA not required 13/11/2025	No	Yes	1,570	No	Insufficient information on construction timescales to determine overlap with the Proposed Development
MMO14	Hartlepool Nuclear Power Station - Routine Maintenance Activities	MLA/2025/00031	Approved with conditions 24/06/2025	No	Yes	2,015	No	Non-EIA. Insufficient environmental information for assessment.
MMO15	Tees Container Terminal 2 (TCT2) Quay Extension	MLA/2026/00098	Awaiting decision	No	Yes	445	No	Non-EIA. Insufficient environmental information for assessment.

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MMO16	Exolum Revetment Repairs (Seal Sands)	MLA/2025/00631	Approved with conditions 26/03/2026	Yes	Yes	100	No	Non-EIA. Insufficient environmental information for assessment.
MMO17	A.V. Dawson Port of Middlesbrough Quays 3 and 4 Screening Request	EIA/2026/00040	Approved with conditions 26/03/2026	No	No			Insufficient information for assessment
MMO18	South Tees Inshore Reef (STIR)	MLA/2026/00263	Not EIA 21/07/2026	No	No			Project will be operational when construction of the Proposed Development is planned to begin. Will form part of the future baseline
MMO19	Northern Gateway Container Terminal	L/2021/00354/1	Approved with conditions 02/03/2022	Yes	No			Project will be operational when construction of the Proposed Development is planned to begin. Will form part of the future baseline
Minor Planning Applications								
RCBC18	Erection of 2 (no) electricity substations	R/2025/0175/FF	Approved with conditions 12/05/2025	No	No			Insufficient information on construction timescales to determine overlap with the Proposed Development
RCBC19	Single storey extension to side and rear	R/2025/0301/FF	Approved with conditions 18/06/2025	No	No			Insufficient information on construction timescales to determine overlap with the Proposed Development
STBC9	Erection of 2no industrial buildings.	25/0757/FUL	Approved with conditions 01/08/2025	No	No			Insufficient information on construction timescales to determine overlap with the Proposed Development
RCBC46	Demolition and replacement of 2 rail mounted cranes and rails	R/2025/0726/FF	Approved with conditions 25/06/2026	No	No			Insufficient information on construction timescales to determine overlap with the Proposed Development
RCBC47	Extension of the existing substation and the erection of 210m length of 2.5m high metal palisade security fence	R/2024/0565/FFM	Approved with conditions 18/02/2026	No	No			Project will be operational when construction of the Proposed Development is planned to begin. Will form part of the future baseline
Adopted Local Plan Allocations								
RCBC20	Low Grange Farm Strategic Site (1,250 dwellings)	Policy H3.1	Under construction	No	No			Project will be operational when construction of the Proposed Development is planned to begin. Will form part of the future baseline
RCBC21	Land at Former Eston Park School (100 dwellings)	Policy H3.9	Undeveloped	No	No			Policy allocation. No available environmental reports or construction information
RCBC22	Normanby High Farm (150 dwellings)	Policy H3.8	Undeveloped	No	No			Policy allocation. No available environmental reports or construction information
RCBC23	Spencerbeck Farm (61 dwellings)	Policy H3.6	Under construction	No	No			Policy allocation. No available environmental reports or construction information

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RCBC24	Normanby Hall (25 dwellings)	Policy H3.7	Undeveloped	No	No			Policy allocation. No available environmental reports or construction information
RCBC25	West of Kirkleatham Lane (550 dwellings)	Policy H3.15	Under construction	No	No			Policy allocation. No available environmental reports or construction information
RCBC26	St Hilda's Church (25 dwellings)	Policy H3.11	Constructed	No	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
RCBC27	Grosmont Close (12 dwellings)	Policy H3.13	Constructed	No	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
RCBC28	Land at Mickle Dales (100 dwellings)	Policy H3.14	Undeveloped	No	No			Policy allocation. No available environmental reports or construction information
RCBC29	Land adjacent Ryehills School (30 dwellings)	Policy H3.12	Constructed	No	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
RCBC30	Corporation Road (86 dwellings)	Policy H3.10	Constructed	No	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
RCBC31	Wilton International (221 ha)	Policy ED6.1	Developed	No	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
RCBC32	Land at South Tees (184 ha)	Policy ED6.2	Developed	Yes	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
RCBC33	South Tees Industrial Estates and Business Parks (3.5 ha)	Policy ED6.4	Developed	Unknown	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
RCBC34	Skippers Lane Industrial Estate (0.8 ha)	Policy ED6.5	Developed	No	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
RCBC35	Kirkleatham Business Park (22.2 ha)	Policy ED6.6	Developed	No	No			Project will be operational when construction of the Proposed Development is planned to

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								begin and therefore is included in the current baseline within the ES.
RCBC36	Warrenby Industrial Estate (0.3 ha)	Policy ED6.7	Developed	No	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
RCBC37	Trunk Road Industrial Estate (2.5 ha)	Policy ED6.8	Developed	Unknown	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
RCBC39	The Haven, South Bank (9 pitches)	Policy H 7	Undeveloped	No	No			Policy allocation. No available environmental reports or construction information
STBC18	Former Billingham Campus School Site (150 dwellings)	Policy H1 (5.2)	Undeveloped	No	No			Policy allocation. No available environmental reports or construction information
STBC19	Billingham Chemical Complex (45 ha)	Policy EG4	Unknown	No	No			Policy allocation. No available environmental reports or construction information
STBC20	North Tees (46 ha)	Policy EG4	Unknown	No	No			Policy allocation. No available environmental reports or construction information
STBC21	Seal Sands (144 ha)	Policy EG4	Undeveloped	Yes	No			Policy allocation. No available environmental reports or construction information
STBC22	Belasis (16 ha)	Policy EG1 (e)	Undeveloped	No	No			Policy allocation. No available environmental reports or construction information
STBC23	Portrack Lane (16 ha)	Policy EG1 (f)	Undeveloped	No	No			Policy allocation. No available environmental reports or construction information
STBC24	Teesside	Policy EG1 (h)	Unknown	Unknown	No			Policy allocation. No available environmental reports or construction information
STBC25	Cowpen (4 ha)	Policy EG1 (i)	n/a	No	No			Policy allocation. No available environmental reports or construction information
HBC6	The South West Extension Strategic Housing Site (1,260 dwellings)	Policy HSG4	Consented	No	Yes	5,200	Yes	
HBC7	Queen's Meadow Business Park (65 ha)	Policy EMP2	Partially developed	No	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
HBC8	Zinc Works Road (3 ha)	Policy EMP3i	Undeveloped	No	No			Policy allocation. No available environmental reports or construction information
HBC9	Graythorp Industrial Estate (13.1 ha)	Policy EMP3h	Developed	No	No			Project will be operational when construction of the Proposed Development is planned to

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								begin and therefore is included in the current baseline within the ES.
HBC10	Tofts Farm West (34.1 ha)	Policy EMP3g	Developed	No	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
HBC11	Tofts Farm East/Hunter House (44.2 ha)	Policy EMP3f	Developed	No	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
HBC12	Brenda Road (3.6 ha)	Policy EMP3e	Developed	No	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
HBC13	Able Seaton Port (47.8 ha)	Policy EMP4g	Developed	No	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
HBC14	West of Seaton Channel (76.7 ha)	Policy EMP4b	Developed	No	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
HBC15	Phillips Tank Farm (150.4 ha)	Policy EMP4c	Developed	No	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
HBC16	Graythorp Waste Management (4.1 ha)	Policy EMP4f	Undeveloped	No	No			Permit refused.
HBC17	North Graythorp (27 ha)	Policy EMP4e	Undeveloped	No	No			Policy allocation. No available environmental reports or construction information
HBC18	South Works (131.2 ha)	Policy EMP4d	Developed	No	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
MBC3	Middlehaven (822 dwellings)	Policy H31(1)	Undeveloped	No	Yes	3,100	No	Non-EIA. Insufficient environmental information for assessment.
MBC4	Grove Hill (608 dwellings)	Policy H31(2a)	Under construction	No	No			Project will be operational when construction of the Proposed Development is planned to begin. Will form part of the future baseline

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MBC5	Gresham (200 dwellings)	Policy H31(2b)	Under construction	No	No			Project will be operational when construction of the Proposed Development is planned to begin. Will form part of the future baseline
MBC6	Acklam Green (327 dwellings)	Policy H31(2c)	Developed	No	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
MBC7	Scholars Rise (145 dwellings)	Policy H31(3a)	Developed	No	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
MBC8	Land south of James Cook University Hospital (64 dwellings)	Policy H31(3b)	Developed	No	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
MBC9	Tennis World (50 dwellings)	Policy H31(3c)	Developed	No	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
MBC10	Prissick Depot (80 dwellings)	Policy H31(3d)	Developed	No	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
MBC11	Land North of Marton Avenue (50 dwellings)	Policy H31(3e)	Developed	No	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
MBC12	Brackenhoe East (180 dwellings)	Policy H31(3f)	Developed	No	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
MBC13	Clairville (153 dwellings)	Policy H31(10) / Policy H32	Developed	No	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
MBC14	Acklam Iron & Steelworks Club (30 dwellings)	Policy H31(11) / Policy H33	Under construction	No	No			Policy no longer allocated
MBC15	MTLC (30 dwellings)	Policy H31(12)	Developed	No	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.

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MBC16	Land adjacent MTLC (180 dwellings)	Policy H31(14)	Developed	No	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
MBC17	Beresford Crescent (83 dwellings)	Policy H31(15)	Developed	No	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
MBC18	Former Erimus Training Centre (100 dwellings)	Policy H31(16)	Developed	No	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
MBC19	Cornforth Avenue (15 dwellings)	Policy H31(17)	Developed	No	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
MBC20	Fulbeck Road (26 dwellings)	Policy H31(18)	Developed	No	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
MBC21	Penrith Road (10 dwellings)	Policy H31(19)	Developed	No	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
MBC22	Acklam Hall (56 dwellings)	Policy H31(21)	Developed	No	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
MBC23	Beechwood (28 dwellings)	Policy H31(23) / Policy H35	Developed	No	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
MBC24	Low Gill (140 dwellings)	Policy H31(24) / Policy H36	Developed	No	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
MBC25	Longridge (79 dwellings)	Policy H31(25)	Developed	No	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.

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MBC26	Metz Bridge Gypsy site	Policy H37	Developed	No	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
MBC27	North Ormesby Travelling Showpeople yard	Policy H37	Developed	No	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
MBC28	Riverside Park (including SW Ironmasters) (34.58 ha)	Policy Reg12(1)	Partially developed	No	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
MBC29	East Middlesbrough Industrial Estate (4.88 ha)	Policy Reg12(2)	Developed	No	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
MBC30	Lawson Industrial Estate (0.33 ha)	Policy Reg12(3)	Developed	No	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
MBC31	Cargo Fleet (16.89 ha)	Policy Reg12(4)	Developed	No	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
MBC32	Letitia (0.16 ha)	Policy Reg12(4)	Developed	No	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
MBC33	Town Centre (8 ha)	Policy Reg12(8)	Developed	No	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
MBC34	Middlehaven (excluding Cargo Fleet land – see above) (100 ha)	Policy Reg12(9)	Partially developed	No	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
MBC35	Prissick (570 dwellings)	Policy H4 / Policy REG31	Undeveloped	No	No			Policy no longer allocated
MBC36	St Luke's Hospital	Policy REG32	Undeveloped	No	No			Policy no longer allocated

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TV1	Graythorp Industrial Estate (Hartlepool) (4 ha)	Policy MWP4	Undeveloped	No	No			Insufficient information on construction timescales to determine overlap with the Proposed Development
TV2	Haverton Hill (Stockton-on-Tees) (6 ha)	Policy MWP5	Developed	No	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
TV3	New Road, Billingham (Stockton-on-Tees)	Policy MWP6	Undeveloped	No	No			Insufficient information on construction timescales to determine overlap with the Proposed Development
TV4	Port Clarence (Stockton-on-Tees) (16 ha)	Policy MWP7	Developed	No	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
TV5	South Tees Eco-Park (Redcar and Cleveland) (27 ha)	Policy MWP8	Developed	No	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
Emerging Local Plan Allocations								
MBC37	Grove Hill (296 dwellings)	Policy HO4c	Under construction	No	No			Project will be operational when construction of the Proposed Development is planned to begin. Will form part of the future baseline
MBC38	Land West of Cavendish Road (15 dwellings)	Policy HO4n	Undeveloped	No	No			Policy allocation. No available environmental reports or construction information
MBC39	Riverside Park (Including TeesAMP)	Policy EC2.1	Partially developed	No	No			Policy allocation. No available environmental reports or construction information
MBC40	East Middlesbrough Industrial Estate	Policy EC2.2	Developed	No	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
MBC41	Lawson Industrial Estate	Policy EC2.3	Developed	No	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
MBC42	Cannon Park	Policy EC2.4	Developed	No	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
MBC43	Letitia Industrial Estate	Policy EC2.5	Developed	No	No			Project will be operational when construction of the Proposed Development is planned to

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MBC44	Newport South Business Park	Policy EC2.6	Developed	No	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
MBC45	Whitestone Business Park	Policy EC2.7	Developed	No	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
MBC46	Warelands Way	Policy EC2.8	Developed	No	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
MBC47	Land at Metz Bridge	Policy HO6	Developed	No	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
MBC48	Land at North Ormesby	Policy HO6	Developed	No	No			Project will be operational when construction of the Proposed Development is planned to begin and therefore is included in the current baseline within the ES.
MBC34	Middlehaven (excluding Cargo Fleet land – see above) (100 ha)	Policy Reg12(9)	Partially developed	No	No			Project will be operational when construction of the Proposed Development is planned to begin. Will form part of the future baseline
MBC35	Prissick (570 dwellings)	Policy H4 / Policy REG31	Undeveloped	No	No			Policy no longer allocated
MBC36	St Luke's Hospital	Policy REG32	Undeveloped	No	No			Policy no longer allocated

References

- Ref 1 Planning Inspectorate (2024) Nationally Significant Infrastructure Projects: Advice on Cumulative Effects Assessment. Available online: <https://www.gov.uk/guidance/nationally-significant-infrastructure-projects-advice-on-cumulative-effects-assessment> [Accessed June 2026].
- Ref 2 UK Government (2015) The Town and Country Planning (Development Management Procedure) (England) Order 2015. Available online: <https://www.legislation.gov.uk/uksi/2015/595/contents> [Accessed June 2026].
- Ref 3 Planning Inspectorate (2026) Register of applications. Available online: <https://national-infrastructure-consenting.planninginspectorate.gov.uk/register-of-applications> [Accessed June 2026].

