



To:  
South Tees Group

Our Ref: EN070009

28 August 2025

Dear Sir or Madam,

**Planning Act 2008 and The Infrastructure Planning (Examination Procedure) Rules 2010**

**Application by H2 Teesside Limited (“the Applicant”) for an Order granting Development Consent for the proposed H2Teesside development (“the Proposed Development”)**

**REQUEST FOR INFORMATION**

1. Following the completion of the Examination on 28 February 2025, the Examining Authority submitted a Report and Recommendation in respect of its findings and conclusions on the above application to the Secretary of State on 28 May 2025. The Secretary of State has since issued two information requests and one consultation with Interested Parties to which several parties responded.
2. In accordance with section 107 of the Planning Act 2008, the Secretary of State has three months to determine the application. On 28 August 2025, the Secretary of State re-set the statutory deadline for taking a decision on the Proposed Development. A statement confirming the new deadline for a decision will be made to the House of Commons and House of Lords in accordance with section 107(7) of the Planning Act as soon as possible once Parliament is in session.
3. There are further issues on which the Secretary of State would be grateful if the **South Tees Group (“STG”)** could provide updates or information as appropriate.

**Land at Teesworks – STG**

4. The Secretary of State notes that STG’s Teesworks area totals approximately 4500 acres, of which approximately 2000 acres is developable land. **STG** should provide evidence to the Secretary of State of the land available to it within the 2000 acres of developable land at Teesworks, excluding the Foundry site, which could accommodate a Class B8 facility of the scale envisioned in its Reserved Matters Application.
5. **STG** should provide evidence to the Secretary of State of the land available to it within the 2000 acres of developable land at Teesworks, excluding the Foundry site, which may or is expected to accommodate other artificial intelligence (“AI”)

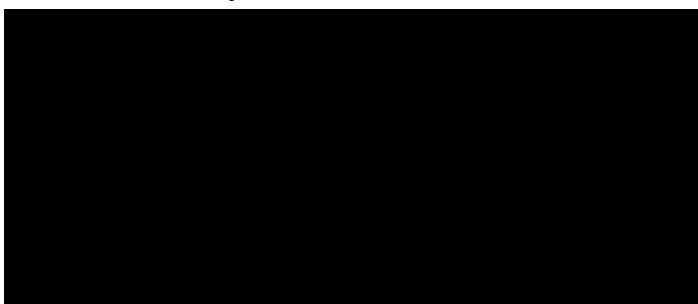
data centres, in addition to the Reserved Matters Application, and STG should provide as much detail as possible as it can on those proposals.

6. **STG** should provide evidence to the Secretary of State of the land available to it within the 2000 acres of developable land at Teesworks, excluding the Foundry site, which could support the wider Teesworks area being designated as an AI Growth Zone by the Department for Science, Innovation and Technology.
7. **STG** should provide without prejudice plans and designs for an alternative AI data centre to the Reserved Matters Application located at the Foundry site which i) accounts for the Secretary of State granting development consent for the Proposed Development, including in respect of the compulsory acquisition powers the Applicant seeks over the Foundry site; and ii) assumes that any Hazardous Substances Consent issued in respect of the Proposed Development, and in accordance with the Health and Safety Executive's land use planning methodology, imposes an Inner Zone consultation distance around the Proposed Development which covers the entire Foundry site and assumes that the development of the Proposed Development and the alternative AI data centre are taken forward concurrently.

#### **Deadline for Response**

8. Responses should be submitted by email only to [H2Teesside@planninginspectorate.gov.uk](mailto:H2Teesside@planninginspectorate.gov.uk) by **23:59 on 11 September 2025**.
9. Responses will be published on the H2Teesside project page of the National Infrastructure Planning website as soon as possible after 11 September 2025:  
<https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/EN070009>
10. This letter is without prejudice to the Secretary of State's consideration of whether to grant or withhold development consent for the Proposed Development or any part of the project.
11. Nothing in this letter is to be taken to imply what the eventual decision might be or what final conclusions the Secretary of State may reach on any particular issue which is relevant to the determination of the application.

Yours faithfully,



David Wagstaff OBE

Deputy Director, Energy Infrastructure Planning Delivery  
Department for Energy Security and Net Zero