

National Infrastructure Planning
Net Zero Teesside DCO Case Team
BY EMAIL AND VIA MAKE A SUBMISSION TAB:
NetZeroTeessideProject@planninginspectorate.gov.uk

Your Ref
Unique Reference: 20029934;
EN010103
Our Ref
RAQ/TGH/203316.0001
Date
26 May 2022

Dear Sir or Madam

Application by Net Zero Teesside Power Limited and Net Zero North Sea Storage Limited (the Applicants) for an Order Granting Development Consent for the Net Zero Teesside Project (the Project)

Deadline 1 Submission - South Tees Development Corporation

South Tees Development Corporation (STDC) make the following submissions for the Examining Authority to consider at Deadline 1:

CAH1 Action Points

4. Confirm the status of the Compulsory Purchase Order for Sahaviriya Steel Industries UK Limited and whether they retain any rights as listed in the Book of Reference [AS-139].

STDC note from the tracked changes version of the Book of Reference [AS-140] that Sahaviriya Steel Industries UK Limited (SSI) interests have been removed as they no longer appear at HM Land Registry. SSI are former owners of land at Teesworks. STDC have been acquiring land interests pursuant to their CPO powers and these registrations at HM Land Registry have been processed recently. STDC welcome the updated Book of Reference which more accurately records the ownership position of various plots.

STDC note that some SSI entries appear in the Book of Reference as new Category 2 interests. As these interests relate directly to STDC plots, e.g. plot 289, STDC feel it is prudent to alert the Applicants and the Examining Authority that SSI is currently in liquidation at Companies House. It is unclear to STDC what additional steps (if any) have been taken by the Applicants in respect of these interests held by a company in liquidation, for example, service of notices on liquidators.

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DX 146420 Reading 21

Grosvenor House
Grosvenor Square
Southampton, SO15 2BE
DX 38516 Southampton 3

ISH2 Action Points

37. Note change in registered address for South Tees Development Corporation.

The Applicants are advised that the address for STDC is now: Teesside Airport Business Suite, Teesside International Airport, Darlington, United Kingdom, DL2 1NJ

Statement of Common Ground

STDC continues to object to the proposals in their current form, despite in-principle support for the Project. STDC has received and updated a draft Statement of Common Ground between the Applicants and STDC/ Tees Valley Combined Authority/ Teesworks Limited which now broadly sets out the main points between the parties. STDC has agreed for the draft to be submitted by the Applicant at Deadline 1.

Requests to participate at hearings

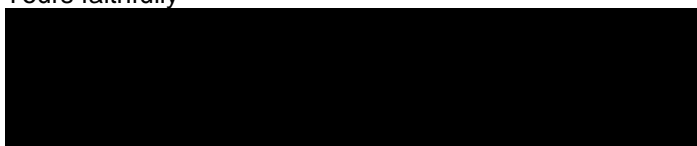
STDC hereby gives notice of its wish to speak at any further Issue Specific Meeting (ISH) and at any further Compulsory Acquisition Hearing (CAH) on matters relevant to STDC's interests. STDC comprehensively set out issue specific and compulsory acquisition matters and concerns in its relevant representation. STDC intends to raise such matters at any future hearings.

At this stage, STDC's compulsory acquisition concerns relate to all plots listed in its ownership in the Book of Reference [AS-140]. STDC is reviewing the DCO application following the recent set of amendments and intends to provide more detail on specific plots in its submissions at Deadline 2, noting in particular the Examining Authority's written question CA.1.23.

Accompanied Site Inspection (ASI)

STDC intends to attend any further ASI on its land at Teesworks. No specific locations within the site are identified at this time.

Yours faithfully



BDB Pitmans LLP

