

Planning Act 2008 (as amended) – Section 55

Application by Net Zero Teesside Power Limited and Net Zero North Sea Storage Limited for an Order granting Development Consent for the Net Zero Teesside (“NZZ”) project

Planning Inspectorate Reference: EN010103

Various matters

I refer to the above application for an Order granting development consent made under section 37(2) of the Planning Act 2008 (PA2008) received by the Planning Inspectorate on 19 July 2021 and accepted for examination on 16 August 2021.

The application seeks development consent to authorise the construction, operation, and maintenance of the NZZ Project (specifically a carbon dioxide pipeline) on land at and in the vicinity of the former Redcar Steel Works Site, Redcar and in Stockton-on-Tees, on Teesside.

North Tees Land Limited (“NTLL”), North Tees Limited (“NTL”) and North Tees Rail Limited (“NTRL”) hold various interests within the site boundary in relation to the application by the Promoters for a development consent order (“the DCO”).

NTLL, NTRL and NTL have been in communication with the Applicant for over a year and are yet to agree terms.

As per the deadlines set in the dDCO (draft Development Consent Order), NTLL, NTL and NTRL are responding to the Examining Authority (ExA) with the following points.

1. For administrative and simplicity purposes, NTLL, NTRL and NTL requests that further communication to the ExA is through NTL on behalf of North Tees Group of Companies (“NTG”).
2. NTG note that a similar request to Point 1 was made by Teesworks Limited, South Tees Development Corporation (“STDC”) and Tees Valley Combined Authority (“TVCA”). NTG’s understanding is that 2 of these companies are public bodies and the other is a private landowner. Under those circumstance, NTG therefore question whether this is appropriate; as TVCA represents the consolidated interests of those in the Tees Valley.
3. NTG would like to notify the ExA of a potential wish to speak at any future Open Floor Hearing (OFH).
4. NTG would like to notify the ExA of a potential wish to speak at any future Issue Specific Meeting (ISH).
5. NTG would like to notify the ExA of a potential wish to speak at any future Compulsory Acquisition Hearing (CAH).

6. NTG would like to request an Accompanied Site Visit (ASI) with the ExA for the reasons laid out below:
- (a) The ASI undertaken 12th May did not include the NTG respective landholdings and interests and the constraints, complexity and nature of the land may not be understood.
 - (b) We see no reason whatsoever why the Planning Inspectorate would grant compulsory rights to the DCO to a right of perpetuity to lay a CO2 pipeline in wholly inappropriate areas (emergency access/ egress) and restrict other established rights. NTG's view is that the order land for permanent rights to be acquired is simply wholly unnecessary for the Project requirements.
 - (c) The land to be accessed is a mixture of industrial and operational land with potential hazards and as such it is necessary for health and safety to be complied with. Operational rules necessitate an accompanied site visit.
 - (d) The presence of NTG is necessary in order to gain access, identify and explain the particular features of the site, its use and specific constraints.
7. NTG would request an extension on the Statements of Common Ground (SoCGs) requested by the ExA (see Annex I) as this was only received by the Applicant 16th May and there is insufficient time to review and comment. Furthermore, we would propose to respond on the SoCG by Deadline 2 (Thursday 9th June 2022).

NTG hereby reconfirm their objection to the Net Zero Teesside Project and Development Consent Order Application and the grant of compulsory rights over their property and rights.

Kind Regards,

North Tees