

Net Zero Teesside Project

Planning Inspectorate Reference: EN010103

Land at and in the vicinity of the former Redcar Steel Works site, Redcar and in Stockton-on-Tees, Teesside

The Net Zero Teesside Order

[Document Reference: 3.1a - Supplementary Book of Reference](#)

The Planning Act 2008



Applicants: Net Zero Teesside Power Limited (NZN Power Ltd) & Net Zero North Sea Storage Limited (NZNS Storage Ltd)

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SUPPLEMENTARY BOOK OF REFERENCE

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1. Introduction

- 1.1 This Supplementary Book of Reference (“BoR”) has been prepared on behalf of Net Zero Teesside Power Limited and Net Zero North Sea Storage Limited ('NZT Power Ltd' and NZNS Storage Ltd or the 'Applicant'). It relates to the application (the 'Application') for a Development Consent Order (a 'DCO'), that has been submitted and accepted and is the subject of examination.
- 1.2 The Applicant is seeking development consent for the construction, operation and maintenance of the Net Zero Teesside Project ('NZT'), including associated development (together the 'Proposed Development') on land at and in the vicinity of the former Redcar Steel Works site, Redcar and in Stockton-on-Tees, on Teesside (the 'Site').
- 1.3 The DCO, if made by the SoS, would be known as the 'The Net Zero Teesside Order 20[XX] (the 'Order').
- 1.4 This Supplementary BoR has been prepared as the Applicant has sought and the Examining Authority has accepted changes to the DCO Application and which includes additional land in the Order land, compared to that identified in the original Application. It describes the additional land, and identifies all the interests in it, affected by the Order.
- 1.5 The land described in this Supplementary BoR, which is to be subject to powers of temporary possession, is required for the development to which the Order relates or is required to facilitate or is incidental to that development. The works comprising the authorised development are described in Schedule 1 to the Order (Document Ref 2.1) and shown on the Works Plans (Document Ref 4.4).
- 1.1 Every parcel of land that is affected is identified as a plot and a unique number has been ascribed to each plot. The plots are shown on the Supplementary Land Plan (Document Ref 4.2a), and are listed in the relevant Parts of this BoR.
- 1.2 This BoR is comprised of five Parts, in accordance with Regulation 7(1) of the APFP Regulations, as follows:
- (a) **Part 1** (Regulation 7(1)(a)) contains the names and addresses of each person within Categories 1 and 2 (as set out in Section 57 of the PA 2008) in respect of any land which it is proposed is subject to:-
- Powers of compulsory acquisition;
 - rights to use land, including the right to attach brackets or other equipment to buildings; or
 - rights to carry out protective works to buildings;

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Category 1 persons are defined as those who own, lease, or hold a tenancy in relation to or occupy the land (section 57(1) of the Act).

Category 2 persons are those who have an interest in the land or have the power to sell and convey or to release such land (section 57(2) of the PA 2008).

- (b) **Part 2** (Regulation 7(1)(b)) contains the names and addresses of those persons within Category 3.
Category 3 persons are defined in section 57(4) of the PA 2008 and are persons whose land, whilst not directly affected by the authorised development, may be entitled to claim compensation under Section 10 Land Compensation Act 1965, Part 1 of the Land Compensation Act 1973 or Section 152 of the 2008 Act, for loss resulting from the implementation of the Order and use of the land once the Order has been implemented;
- (c) **Part 3** (Regulation 7(1)(c)) contains the names and addresses of those entitled to enjoy easements or other private rights (including private rights of navigation over water) which it is proposed may be extinguished, suspended or interfered with in connection with the authorised development, pursuant to the Order;
- (d) **Part 4** (Regulation 7(1)(d)) identifies land which is proposed to be used for the purposes of the Order and in which there is a Crown interest;
- (e) **Part 5** (Regulation 7(1)(e)) identifies plots:-
- the acquisition of which is subject to special parliamentary procedure;
 - which are special category land; or
 - which are replacement land.

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Part 1 – Categories 1 & 2: Qualifying Persons under Regulations 7(1)(a) of the APFP Regulations 2009

Supplementary Land Plans Sheet No.	Plot Number on Land Plans	Extent, description and situation of land	Category 1			Category 2
			A person is within Category 1 if the applicant, after making diligent inquiry knows that the person is an owner, lessee, tenant (whatever the tenancy period) or occupier of the land; see section 57 (1) of the Planning Act 2008.			A person is within Category 2 if the applicant, after making diligent inquiry, knows that the person – (a) is interested in the land, or
			Freehold or Reputed Freehold Owners	Lessees or Tenants or Reputed Lessees or Tenants	Occupiers or Reputed Occupiers	(b) has power – (i) to sell and convey the land, or (ii) to release the land; see section 57 (2) of the Planning Act 2008.
1	67a	Temporary Use of 110.33 square metres of trees and shrubbery to the east of A178, Seaton Carew Road, Billingham (CE149858 - Absolute Freehold)	Sabic UK Petrochemicals Limited The Wilton Centre Wilton Redcar TS10 4RF (Org No. - 03767075)		Sabic UK Petrochemicals Limited The Wilton Centre Wilton Redcar TS10 4RF (Org No. - 03767075) Northumbrian Water Limited Abbey Road Durham DH1 5FJ (Org No. - 02366703) (in respect of water main) Northern Gas Networks Limited 1100 Century Way Thorpe Park Business Park Leeds LS15 8TU (Org No. - 05167070) (in respect of regional high pressure gas main)	

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Part 2 – Category 3: Section 10 Land Compensation Act 1965, Part 1 Land Compensation Act 1973 and Section 152 of the 2008 Act

Supplementary Land Plans Sheet No.	Extent, Description and Situation of Land	Category 3
		<i>A person is within Category 3 if the Applicant thinks that, if the order as sought by the application were to be made and fully implemented, the person would or might be entitled - (a) as a result of the implementing of the order, (b) as a result of the order having been implemented, or (c) as a result of use of the land once the order has been implemented, to make a relevant claim. See section 57 (4) of the Planning Act 2008.</i>
		Potential claims under section 10 of the Compulsory Purchase Act 1965, Part 1 of the Land Compensation Act 1973 or Claimant under section 152(3) of the Planning Act 2008
N/A	N/A	N/A

Part 3 – Easements or other private rights proposed to be interfered with, suspended or extinguished

Supplementary Land Plans Sheet No.	Plot Number on Land Plans	Extent, description and situation of land	Part 3 contains the names of all those entitled to enjoy easements or other private rights over land (including private rights of navigation over water) which it is proposed shall be extinguished, suspended or interfered with. See regulation 7 (1)(c) of the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009.	
			Persons enjoying easement or right over land	Description of interest
1	67a	Temporary Use of 110.33 square metres of trees and shrubbery to the east of A178, Seaton Carew Road, Billingham <i>(CE149858 – Absolute Freehold)</i>	Northumbrian Water Limited Abbey Road Durham DH1 5FJ (Org No. – 02366703) Northern Gas Networks Limited 1100 Century Way Thorpe Park Business Park Leeds LS15 8TU (Org No. – 05167070)	in respect of water main in respect of regional high pressure gas main

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Part 4 – Crown Interests

Supplementary Land Plans Sheet No.	Plot Number on Land Plans	Extent, description and situation of land	Part 4 specifies the owner of any Crown interest in the land which is proposed to be used for the purposes of the order for which application is being made. See regulation 7 (1)(d) of the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009.	
			Freehold Owners or Reputed Freehold Owners	Other owners
N/A	N/A	N/A	N/A	N/A

Part 5 – Special Category and Replacement Land

Supplementary Land Plans Sheet No.	Plot Number on Land Plans	Extent, description and situation of land	Part 5 identifies land: (a) The acquisition of which is subject to special parliamentary procedure under particular circumstances (b) Which is special category land (meaning land which forms all or part of a common, open space, National Trust land held inalienably and fuel and field garden allotments) (c) Which is replacement land.	
			Category of Land	Name and address of those who owns, manages, maintains or has the benefit of the interest
N/A	N/A	N/A	N/A	N/A