

24 February 2025

H2 Teesside Case Team
The Planning Inspectorate (Via Email)
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dear Sir/ Madam,

Representation by Deloitte LLP on behalf of North Tees Group Limited – Interested Party Reference H2TS- AFP101

Application by H2 Teesside for an Order Granting Development Consent for the H2 Teesside Project (EN070009)

This representation relates to the application by H2Teesside (the “Applicant”) for an order under the Planning Act 2008 granting Development Consent for the H2 Teesside Project (the “Project”) for a carbon capture enabled hydrogen production facility and hydrogen distribution network.

This representation is made on behalf of North Tees Limited. North Tees Limited related group companies include North Tees Land Limited, North Tees Landfill Sites (Cowpen) Limited, North Tees Rail Limited and North Tees Waste Management Cowpen Limited (“NTL”) in its capacity as both a Category 1 and 2 Person with an Interest in the Land.

NTL have reviewed the submissions made by the Applicant at Deadline 7a, namely the Updated Lands Rights Tracker (Document Reference: 8.3), Schedule of Changes to the draft Development Consent Order Rev 6 (Document Reference: 4.1 a) and Explanatory Memorandum Rev 2 (Document Reference 4.2).

Rev 6 of the draft Development Consent order now includes Protective Provisions (PPs) for the benefit of North Tees Group. These have been considered against the extent of the NTL landholding and its submission as made at Deadline 7a.

The current version of the PPs are unacceptable to NTL and the Applicant is invited to respond to NTL’s preferred version which, for ease of reference, is provided at Appendix 1 of this letter.

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With reference to the revised PPs, please be advised of the following:

- NTL and Sembcorp Relationship: The “Linkline Corridor” referred to in the submitted draft Protective Provisions, is managed by Sembcorp, including the section owned by NTL, which is included in the Applicant’s proposed Order Limits;
- PPs sought for the protection of NTL's interests in the Linkline Corridor are based on the PPs agreed with Sembcorp and included in the Net Zero Teesside DCO Reference EN010103 (Schedule 12, Part 17).
- The PPs have been updated to reflect the requirement that Applicant must obtain Sembcorp’s consent for works which affect the Linkline corridor. Whilst NTL have interests within the section of the Linkline Corridor shown on the "NTL Link Line Plan" NTL wish to make it clear that Sembcorp is responsible for the management of the corridor as a whole, including the section in which NTL has an interest.
- The "Linkline Corridor" was defined as the "Sembcorp Protection Corridor" in the Net Zero Teesside DCO.
- In the PPs agreed with Sembcorp and included in the made Net Zero Teesside DCO, there is reference to the "Sembcorp Protection Corridor Plan". NTL have not had sight of this plan and neither been furnished with a copy.
- The Plan appended at Appendix 2 is NTL’s plan titled the “NTL Link Line Corridor Plan”, and shows the extent of the same corridor in which NTL has an interest;
- The second part of the revised PPs seek to protect NT Group's wider land interests within the Order Limits.
- These are based on the drafting of the Protective Provisions for the benefit of SABIC already included in the draft DCO (and agreed with SABIC in respect of the DCOs such as Net Zero Teesside.)
- Appendix 3 is the North Tees Estate Plan as defined in the revised PPs.

NTL welcomes the opportunity to continue to work with the Applicant to arrive at a set of satisfactory Protective Provisions in the H2 Teesside DCO.

If no further progress is made regarding these matters, we respectfully request that the ExA considers making the suggested changes to the dDCO at this submission to address the matters raised.

It is crucial to NTL’s current operations and future development ambitions that it’s rights of access and freehold ownership are maintained in the fullest extent possible.

Yours faithfully



Deloitte LLP

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Appendix 1 NTL Revised Protective Provisions

Appendix 2 NTL Link Line Corridor

Appendix 3 North Tees Estate Plan