

IMMINGHAM EASTERN RO-RO TERMINAL



Book of Reference

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Introduction

1. This document is a “book of reference” as defined by regulation 7 of the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 (as amended). It accompanies and is submitted in support of an application made by Associated British Ports to the Secretary of State (given Planning Inspectorate reference TR030007) under the provisions of section 37 of the Planning Act 2008 (as amended) (“the PA 2008”) for a Development Consent Order granting development consent for the construction and consequent operation of the Immingham Eastern Ro-Ro Terminal (“IERRT”), the works for which will, in summary, consist of:

Marine works

- a) An approach jetty from the shore linked to two floating pontoons appropriately secured in position;
- b) Two separate finger piers to provide three berths thereby enabling the vessels to berth alongside with their stern ramps resting upon two floating pontoons;
- c) A capital dredge of the new berth pocket;
- d) Disposal of dredged material at sea if no beneficial alternative can be identified;
- e) The possible provision of impact protection measures should they be required.

Landside

- f) The demolition and redevelopment of a number of existing commercial buildings within the site;
- g) The improvement of the existing cargo storage areas, including resurfacing and provision of new pavements and associated infrastructure;
- h) A terminal building together with a small welfare building to provide appropriate facilities for terminal operational and administration staff, lorry drivers and passengers;
- i) A small workshop with fuel station;
- j) Facilities for the UK Border Force;

- k) An internal bridge within the site to cross over Robinson Road, which will land before joining into an at grade level crossing over the ABP managed transit sidings to act as a link between two cargo storage areas;
 - l) Related utilities and operational infrastructure;
 - m) The creation of a second entrance lane at the Port's East Gate; and
 - n) Offsite environmental enhancement.
2. This book of reference should be read in conjunction with the application documents, and in particular :
- a. The draft development consent order (the “**Order**”) (Application Document Reference number 3.1);
 - b. The Land Plans including Crown Land (Application Document Reference number 2.2); and
 - c. The Statement of Reasons (Application Document Reference number 4.2).
3. This Book of Reference is divided into 5 parts as prescribed by Regulation 7(1) of the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 (as amended). In summary, these parts comprise:
- a. **Part 1**, the names and addresses of those who own, lease occupy or have another interest in the Order limits or would be affected by the powers contained in the Order, including land and rights over which powers of compulsory acquisition are sought (known as Category 1 and 2 persons).
 - b. **Part 2**, any persons who “would or might” be entitled to make a claim under Section 10 of the Compulsory Purchase Act 1965 (the “**1965 Act**”), Part 1 of the Land Compensation Act 1973 (the “**1973 Act**”), or Section 152(3) of the PA 2008 as a result of the Order being implemented or as a result of the use of the land once the Order has been implemented (known as Category 3 persons). The 1965 Act relates to claims that may be made by those persons who have no land taken but who have the benefit of a right and whose right is interfered with or breached by the construction or use of the authorised development in such a way as to depreciate the value of its own land. The 1973 Act relates to claims by persons whose property is sufficiently close to be depreciated in value by execution of works for the authorised

- development. Part 2 contains Category 3 persons' names and addresses of all those Category 3 persons with land outside the Order limits, who, it is considered, might be able to make a relevant claim. There are no Category 3 persons with interests in land within the Order limits who it is considered might be able to make a relevant claim.
- c. **Part 3**, any persons who it is considered may have their rights extinguished, suspended or interfered with due to the carrying out of the authorised development. Certain relevant persons included within Part 1 of this Book of Reference have also been included within Part 3 where their rights may be considered to be affected. Examples include utility providers with services in or under the land, and whose rights over the land are likely to be affected;
 - d. **Part 4**, any land within the Order limits in which the Crown has an interest; and
 - e. **Part 5**, any land within the Order limits which falls into a "special category", i.e. forming part of a common, open space, National Trust land or fuel or field garden allotment. None of these categories are relevant for the proposed IERRT development.
4. The first page of each of the five Parts commences with an explanation and definition of the parties and interests relevant to the given Part.
 5. Each parcel of land that is affected is identified as a 'plot' and a unique number has been assigned to each plot. The plots are listed in each of the Tables that comprise this Book of Reference and are shown on the Land Plans including Crown Land (Application Document Reference number: 2.2).
 6. The Land Plans including Crown Land (Application Document Reference number: 2.2) show two different types of land as detailed in this Book of Reference:
 - a. **Land shaded pink** – land in respect of which (if the Order is made) ABP may compulsorily acquire any or all estates and interests; and
 - b. **Land shaded blue** – land in respect of which (if the Order is made) ABP may extinguish, suspend or interfere with an easement or private right.

Part 1 – Categories 1 & 2

Part 1 of this Book of Reference sets out the names and addresses of all those persons with an interest in the Order limits. These are the persons within ‘Category 1’ and ‘Category 2’ for the purposes of s.56 of the PA 2008. Those categories are described as:

1. “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”. (s.57(1) PA 2008); and
2. “A person is within Category 2 if the applicant, after making diligent inquiry, knows that the person -
 - a. is interested in the land; or
 - b. has the power to
 - i. sell and convey the land; or
 - ii. release the land (s.57(2) PA 2008).

Category 1 & 2					
Plot Number	Extent, description, and situation of the land	Freeholder (Category 1)	Leaseholder (Category 1)	Tenant or Occupier (Category 1)	Other persons with interests (Category 2)
1.	Approximately 126 square metres of land at Unit 2, East Riverside, Immingham Dock, DN40 2LZ	Associated British Ports (Company No. ZC000195) 25 Bedford Street London WC2E 9ES And of Regional Property Department Dock Office Immingham Dock	Philip John Drury 2 Old Vicarage Park Scawby Brigg North Lincolnshire DN20 9RL	P.K. Construction (Lincs) Limited (Company No. 04624291) Unit 2 East Riverside Immingham Dock Immingham North East Lincolnshire England DN40 2LZ	Openreach Limited (10690039) of Kelvin House, 123 Judd Street, London, United Kingdom, WC1H 9NP (in respect of apparatus)

		Immingham DN40 2LZ			
2a.	Approximately 329 square metres of land adjacent to Unit 2, East Riverside, Immingham Dock, DN40 2LZ	Associated British Ports (Company No. ZC000195) 25 Bedford Street London WC2E 9ES And of Regional Property Department Dock Office Immingham Dock Immingham DN40 2LZ	Philip John Drury 2 Old Vicarage Park Scawby Brigg North Lincolnshire DN20 9RL	P.K. Construction (Lincs) Limited (Company No. 04624291) Unit 2 East Riverside Immingham Dock Immingham North East Lincolnshire England DN40 2LZ	Openreach Limited (10690039) of Kelvin House, 123 Judd Street, London, United Kingdom, WC1H 9NP (in respect of apparatus) Malcolm West Fork Lifts (Immingham) Limited (Company No. 03015646) Bridge House Goulton Street Hull HU3 4DD (in respect of access) Drury Engineering Services Limited (Company No. 04308124) East Riverside Immingham Dock Immingham North East Lincolnshire DN40 2LZ

					(in respect of access)
2b.	Approximately 567 square metres of land at East Riverside, Immingham Dock, DN40 2LZ	Associated British Ports (Company No. ZC000195) 25 Bedford Street London WC2E 9ES And of Regional Property Department Dock Office Immingham Dock Immingham DN40 2LZ	Philip John Drury 2 Old Vicarage Park Scawby Brigg North Lincolnshire DN20 9RL	P.K. Construction (Lincs) Limited (Company No. 04624291) Unit 2 East Riverside Immingham Dock Immingham North East Lincolnshire England DN40 2LZ	Openreach Limited (10690039) of Kelvin House, 123 Judd Street, London, United Kingdom, WC1H 9NP (in respect of apparatus)
3.	Approximately 875 square metres of land at Unit 3, East Riverside, Immingham Dock, DN40 2LZ	Associated British Ports (Company No. ZC000195) 25 Bedford Street London WC2E 9ES And of Regional Property Department Dock Office Immingham Dock Immingham DN40 2LZ	Philip John Drury 2 Old Vicarage Park Scawby Brigg North Lincolnshire DN20 9RL	Malcolm West Fork Lifts (Immingham) Limited (Company No. 03015646) Bridge House Goulton Street Hull HU3 4DD	Northern Powergrid (Yorkshire) PLC (04112320) of Lloyds Court, 78 Grey Street, Newcastle Upon Tyne, NE1 6AF (in respect of apparatus) Openreach Limited (10690039) of Kelvin House, 123 Judd Street, London, United Kingdom, WC1H 9NP (in respect of apparatus)

<p>4.</p>	<p>Approximately 1,463 square metres of land at Units 4, 4a and 6, East Riverside, Immingham Dock, DN40 2LZ</p>	<p>Associated British Ports (Company No. ZC000195) 25 Bedford Street London WC2E 9ES</p> <p>And of Regional Property Department Dock Office Immingham Dock Immingham DN40 2LZ</p>	<p>Philip John Drury 2 Old Vicarage Park Scawby Brigg North Lincolnshire DN20 9RL</p>	<p>Drury Engineering Services Limited (Company No. 04308124) East Riverside Immingham Dock Immingham North East Lincolnshire DN40 2LZ</p>	<p>Openreach Limited (10690039) of Kelvin House, 123 Judd Street, London, United Kingdom, WC1H 9NP (in respect of apparatus)</p>
<p>5a.</p>	<p>Approximately 7,529 square metres of land located at East Riverside Immingham Dock Immingham North East Lincolnshire</p>	<p>Associated British Ports (Company No. ZC000195) 25 Bedford Street London WC2E 9ES</p> <p>And of Regional Property Department Dock Office Immingham Dock Immingham DN40 2LZ</p>	<p>Philip John Drury 2 Old Vicarage Park Scawby Brigg North Lincolnshire DN20 9RL</p>	<p>Drury Engineering Services Limited (Company No. 04308124) East Riverside Immingham Dock Immingham North East Lincolnshire DN40 2LZ</p>	<p>Openreach Limited (10690039) of Kelvin House, 123 Judd Street, London, United Kingdom, WC1H 9NP (in respect of apparatus)</p> <p>P.K. Construction (Lincs) Limited (Company No. 04624291) Unit 2 East Riverside Immingham Dock Immingham</p>

					<p>North East Lincolnshire England DN40 2LZ (in respect of access)</p> <p>Malcolm West Fork Lifts (Immingham) Limited (Company No. 03015646) Bridge House Goulton Street Hull HU3 4DD (in respect of access) Northern Powergrid (Yorkshire) PLC (04112320) of Lloyds Court, 78 Grey Street, Newcastle Upon Tyne, NE1 6AF (in respect of apparatus)</p> <p>Openreach Limited (10690039) of Kelvin House, 123 Judd Street, London, United Kingdom, WC1H 9NP (in respect of apparatus)</p>
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5b.	Approximately 707 square metres of land located at East Riverside Immingham Dock Immingham North East Lincolnshire	Associated British Ports (Company No. ZC000195) 25 Bedford Street London WC2E 9ES And of Regional Property Department Dock Office Immingham Dock Immingham DN40 2LZ	Philip John Drury 2 Old Vicarage Park Scawby Brigg North Lincolnshire DN20 9RL	Drury Engineering Services Limited (Company No. 04308124) East Riverside Immingham Dock Immingham North East Lincolnshire DN40 2LZ	P.K. Construction (Lincs) Limited (Company No. 04624291) Unit 2 East Riverside Immingham Dock Immingham North East Lincolnshire England DN40 2LZ (in respect of access and parking) Malcolm West Fork Lifts (Immingham) Limited (Company No. 03015646) Bridge House Goulton Street Hull HU3 4DD (in respect of access and parking) Northern Powergrid (Yorkshire) PLC (04112320) of Lloyds Court, 78 Grey

					<p>Street, Newcastle Upon Tyne, NE1 6AF (in respect of apparatus)</p> <p>Openreach Limited (10690039) of Kelvin House, 123 Judd Street, London, United Kingdom, WC1H 9NP (in respect of apparatus)</p>
6.	<p>Approximately 2,654 square metres of land located at East Riverside Immingham Dock Immingham North East Lincolnshire</p>	<p>Associated British Ports (Company No. ZC000195) 25 Bedford Street London WC2E 9ES</p> <p>And of Regional Property Department Dock Office Immingham Dock Immingham DN40 2LZ</p>	<p>Philip John Drury Pas De Chat Main Street Sturton Brigg North Lincolnshire DN20 9DL</p>	<p>Drury Engineering Services Limited (Company No. 04308124) East Riverside Immingham Dock Immingham North East Lincolnshire DN40 2LZ</p>	<p>Openreach Limited (10690039) of Kelvin House, 123 Judd Street, London, United Kingdom, WC1H 9NP (in respect of apparatus)</p>
7.	Number not used	Number not used	Number not used	Number not used	Number not used

8a.	Number not used	Number not used	Number not used	Number not used	Number not used
8b.	Number not used	Number not used	Number not used	Number not used	Number not used
9.	Approximately 97,872 square metres of land at 1a and 1b of Immingham East	Associated British Ports (Company No. ZC000195) 25 Bedford Street London WC2E 9ES And of Regional Property Department Dock Office Immingham Dock Immingham DN40 2LZ	Volkswagen Group United Kingdom Limited (00514809) of Yeomans Drive, Blakelands, Milton Keynes, MK14 5AN		Openreach Limited (10690039) of Kelvin House, 123 Judd Street, London, United Kingdom, WC1H 9NP (in respect of apparatus) Cadent Gas Limited (10080864) of Cadent, Pilot Way, Ansty, Coventry, England, CV7 9JU (in respect of apparatus).
10.	Number not used	Number not used	Number not used	Number not used	Number not used
11.	Number not used	Number not used DN40 2LZ	Number not used	Number not used	Number not used
12.	Number not used	Number not used	Number not used	Number not used	Number not used
13.	Approximately 2,665 square metres of public road and verge	North East Lincolnshire Council Municipal Offices Town Hall Square			Northern Powergrid (Yorkshire) PLC (04112320) of Lloyds Court, 78 Grey

	<p>at Queens Road and Laporte Road</p> <p>NO COMPULSORY ACQUISITION POWERS SOUGHT</p>	<p>Grimsby North East Lincolnshire DN31 1HU (as local highway authority)</p> <p>Right Honourable Charles John Pelham The Eighth Earl of Yarborough Estate Office Brocklesby Park Grimsby North East Lincolnshire DN41 8PN (in respect of mines, minerals and minerals substances)</p>			<p>Street, Newcastle Upon Tyne, NE1 6AF (in respect of apparatus)</p> <p>Openreach Limited (10690039) of Kelvin House, 123 Judd Street, London, United Kingdom, WC1H 9NP (in respect of apparatus)</p> <p>Anglian Water Services Limited (02366656) of Lancaster House Lancaster Way, Ermine Business Park, Huntingdon, Cambridgeshire, United Kingdom, PE29 6XU (in respect of apparatus)</p> <p>Virgin Media Limited (02591237) of 500 Brook Drive, Reading, United Kingdom, RG2 6UU</p>
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					(in respect of apparatus)
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Part 2 – Category 3

Part 2 of this Book of Reference sets out the names and addresses of all those persons would or might be entitled to make a claim under section 10 of the Compulsory Purchase Act 1965, Part 1 of the Land Compensation Act 1973 or Section 152(3) of the PA 2008. These are persons within ‘Category 3’ as set out in s.57 of the PA 2008. This category is described as:

1. *“A Person is within Category 3 if the applicant thinks that, if the order 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”.* (s.57(4) PA 2008)
2. A person is within Category 3 *“only if the person is known to the applicant after making diligent inquiry”.* (s.57(5) PA 2008)

Category 3

There are no areas within the Order limits which come within these categories.

Part 3 – Easements and Private Rights

Part 3 of this Book of Reference sets out the names and addresses “of all those persons who are entitled to enjoy easements or other private rights over land (including private rights of navigation over water) which may be extinguished, suspended or interfered with”. (Regulation 7(1)(c) Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009)

Easement or other private rights proposed to be interfered with, suspended or extinguished		
Plot Number	Extent, description, and situation of the land	Persons entitled to enjoy easements or private rights over land
1	Approximately 126 square metres of land at Unit 2, East Riverside, Immingham Dock, DN40 2LZ	Openreach Limited Kelvin House 123 Judd Street London United Kingdom WC1H 9NP (in respect of apparatus)
2a	Approximately 329 square metres of land adjacent to Unit 2, East Riverside, Immingham Dock, DN40 2LZ.	Openreach Limited Kelvin House 123 Judd Street London United Kingdom WC1H 9NP (in respect of apparatus) Malcolm West Fork Lifts (Immingham) Limited (Company No. 03015646) Bridge House

		Goulton Street Hull HU3 4DD (in respect of access)
2b	Approximately 567 square metres of land at East Riverside, Immingham Dock, DN40 2LZ.	Openreach Limited Kelvin House 123 Judd Street London United Kingdom WC1H 9NP (in respect of apparatus)
3	Approximately 875 square metres of land at Unit 3, East Riverside, Immingham Dock, DN40 2LZ	Openreach Limited Kelvin House 123 Judd Street London United Kingdom WC1H 9NP (in respect of apparatus) Northern Powergrid Lloyds Court 78 Grey Street Newcastle Upon Tyne NE1 6AF (in respect of apparatus)
4	Approximately 1,463 square metres of land at Units 4, 4a and 6, East	Openreach Limited Kelvin House 123 Judd Street

	<p>Riverside, Immingham Dock, DN40 2LZ</p>	<p>London United Kingdom WC1H 9NP (in respect of apparatus)</p>
<p>5a</p>	<p>Approximately 7,529 square metres of land located at East Riverside Immingham Dock Immingham North East Lincolnshire</p>	<p>Openreach Limited Kelvin House 123 Judd Street London United Kingdom WC1H 9NP (in respect of apparatus)</p> <p>Northern Powergrid (Yorkshire) PLC Lloyds Court 78 Grey Street Newcastle Upon Tyne NE1 6AF (in respect of access)</p> <p>Philip John Drury 2 Old Vicarage Park Scawby Brigg North Lincolnshire DN20 9RL (in respect of access)</p> <p>P.K. Construction (Lincs) Limited Unit 2 East Riverside Immingham Dock</p>

		<p>Immingham North East Lincolnshire England DN40 2LZ (in respect of access)</p> <p>Malcolm West Fork Lifts (Immingham) Limited (Company No. 03015646) Bridge House Goulton Street Hull HU3 4DD (in respect of access)</p>
<p>5b</p>	<p>Approximately 707 square metres of land located at East Riverside Immingham Dock Immingham North East Lincolnshire</p>	<p>Openreach Limited Kelvin House 123 Judd Street London United Kingdom WC1H 9NP (in respect of apparatus)</p> <p>Northern Powergrid (Yorkshire) PLC Lloyds Court 78 Grey Street Newcastle Upon Tyne NE1 6AF (in respect of access)</p> <p>Philip John Drury 2 Old Vicarage Park Scawby</p>

		<p>Brigg North Lincolnshire DN20 9RL (in respect of access)</p> <p>P.K. Construction (Lincs) Limited Unit 2 East Riverside Immingham Dock Immingham North East Lincolnshire England DN40 2LZ (in respect of access and parking)</p> <p>Malcolm West Fork Lifts (Immingham) Limited (Company No. 03015646) Bridge House Goulton Street Hull HU3 4DD (in respect of access and parking)</p>
6	<p>Approximately 2,654 square metres of land located at East Riverside Immingham Dock Immingham North East Lincolnshire</p>	<p>Openreach Limited Kelvin House 123 Judd Street London United Kingdom WC1H 9NP (in respect of apparatus)</p> <p>Philip John Drury Pas De Chat</p>

		Main Street Sturton Brigg North Lincolnshire DN20 9DL (in respect of access)
7	Number not used	Number not used
8a	Number not used	Number not used
8b	Number not used	Number not used
9	Approximately 97,872 square metres of land at 1a and 1b of Immingham East	Openreach Limited Kelvin House 123 Judd Street London United Kingdom WC1H 9NP (in respect of apparatus) Cadent Gas Limited Cadent Pilot Way Ansty Coventry England CV7 9JU (in respect of apparatus)
10	Number not used	Number not used
11	Number not used	Number not used

<p>13</p>	<p>Approximately 2,665 square metres of public road and verge at Queens Road and Laporte Road</p>	<p>Northern Powergrid (Yorkshire) PLC Lloyds Court 78 Grey Street Newcastle Upon Tyne NE1 6AF (in respect of apparatus)</p> <p>Openreach Limited Kelvin House 123 Judd Street London United Kingdom WC1H 9NP (in respect of apparatus)</p> <p>Anglian Water Services Limited Lancaster House Lancaster Way Ermine Business Park Huntingdon Cambridgeshire United Kingdom PE29 6XU (in respect of apparatus)</p> <p>Virgin Media Limited 500 Brook Drive Reading United Kingdom RG2 6UU (in respect of apparatus)</p>
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Part 4 – Crown Interests

Part 4 of this Book of Reference sets out the names and addresses of “*any 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*”. (Regulation 7(1)(d) Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009)

Crown Interests		
Plot Number	Extent, description, and situation of the land	Freehold Owners or Reputed Freehold Owners
12.	Number not used	Number not used
14.	All interests and rights in approximately 294,273 square metres of the foreshores and bed of the Humber and the Estuary thereof from the confluence into the same of the Ouse and Trent to the Sea	The King's Most Excellent Majesty In Right Of His Crown The Crown Estate Commissioners The Crown Estate 16 New Burlington Place London W1S 2HX

Part 5 – Special Parliamentary Procedure Land, Special Category Land and Replacement Land

Part 5 of this Book of Reference “*specifies land –*

- i. the acquisition of which is subject to special parliamentary procedure;*
- ii. which is special category land;*
- iii. which is replacement land;*

and for each plot of such land within which it is intended that all or part of the proposed development and works shall be carried out, the area in square metres of that plot’. (Regulation 7(1)(e) Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009)

Special parliamentary procedure, special category, or replacement land		
Plot Number	Extent, description, and situation of the land	Land the acquisition of which is subject to Special Parliamentary Procedure, is Special Category Land or is Replacement Land

There are no areas within the Order limits which fall within any of these categories.