

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: 3.1b

Second Supplementary Book of Reference

The Planning Act 2008

The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 - Regulation 5(2)(d)



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

Date: January 2025

DOCUMENT HISTORY

Document Ref	3.1b		
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Author	Jack Withington (JW)		
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Approved By	Alex Crow (AC)		
Signed	AC	Date	06/01/2025
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SECOND SUPPLEMENTARY BOOK OF REFERENCE

Contents

Land within the administrative boundaries of Redcar and Cleveland and Stockton-on-Tees

1. Introduction	Page 1 to 3
Part 1 – Categories 1 & 2: Owners, Lessees, Tenants, Occupiers, Other Interest, Power to Convey or Release Land	Page 4 to 25
Part 2 – Category 3: Section 10 Land Compensation Act 1965 and Part 1 Land Compensation Act 1973	Page 25
Part 3 – Easements or other private rights proposed to be interfered with, suspended or extinguished	Page 26 to 41
Part 4 – Crown Interests	Page 41
Part 5 – Special Category and Replacement Land	Page 41

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 'Applicants'). It forms part of the application (the 'Application') for a non-material change to the Net Zero Teesside Order 2024 that is being submitted by the Applicants to the Secretary of State (the 'SoS').
- 1.2 The ‘supplemental land’ as shown shaded orange on the Land Plans (Application Document Ref 4.2, version 7 dated January 2025) is not subject to powers of compulsory acquisition and temporary possession.
- 1.3 This Supplementary BoR has been prepared as supplementary to the main Book of Reference (dated April 2023) which was prepared pursuant to Regulation 5(2)(d) of the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 (“the APFP Regulations”) in support of the application for the Net Zero Teesside Order 2024. This document describes all the ‘supplemental land’ that is the subject of the Application, and identifies all the interests affected by the proposed non-material change to the Net Zero Teesside Order 2024.
- 1.4 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 Land Plans (Document Ref 4.2 version 7 dated January 2025) which accompany the Application, and are listed in the relevant Parts of the Supplementary BoR.
- 1.5 This Supplementary 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;
- 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.

The Net Zero Teesside Order 2024

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

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.
3	100c	2563.53 square metres of grassland and shrubbery south of Seal Sands Road, Billingham (CE188245 - Absolute Freehold)	Sembcorp Utilities (UK) Limited Sembcorp UK Headquarters Wilton International Middlesbrough TS90 8WS (Org No. - 04636301)		Sembcorp Utilities (UK) Limited Sembcorp UK Headquarters Wilton International Middlesbrough TS90 8WS (Org No. - 04636301)	
8	541	3969.13 square metres of grassland, pipeline structures and verge adjoining unnamed private road, north west of Trunk Road (A1085), Redcar (CE253422 - Pending Application) (CE175027 - Absolute Freehold)	Unregistered/Unknown (in respect of pending title application CE253422) South Tees Developments Limited Teesside Airport Business Suite Teesside International Airport Darlington DL2 1NJ (Org No. - 11747311)	-	South Tees Developments Limited Teesside Airport Business Suite Teesside International Airport Darlington DL2 1NJ (Org No. - 11747311) Northern Powergrid (Northeast) PLC Lloyds Court 78 Grey Street Newcastle upon Tyne NE1 6AF	Teesworks Limited Venture House Ayckley Heads Durham DH1 5TS (Org No. - 12351851) (in respect of a restriction against the disposition of the registered estate on title CE175027)

The Net Zero Teesside Order 2024

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.
					<p>(Org No. - 02906593) (in respect of underground electricity cables)</p> <p>Openreach Limited Kelvin House 123 Judd Street London WC1H 9NP (Org No. - 10690039) (in respect of apparatus)</p> <p>BOC Limited Forge 43 Church Street West Woking GU21 6HT (Org No. - 00337663) (in respect of apparatus)</p> <p>Cats North Sea Limited Suite 1 7th Floor 50 Broadway London SW1H 0BL</p>	

The Net Zero Teesside Order 2024

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			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.
					(Org No. - 09250798) (in respect of high pressure gas pipeline) Amoco (U.K.) Exploration Company, LLC 1-4 Wellheads Avenue Dyce Aberdeen AB21 7PB (Org No. - BR005086) (in respect of gas pipeline)	
8	542	1426.27 square metres of grassland, shrubbery, pipeline structures, apparatus and beck (The Fleet), north west of Trunk Road (A1085), Redcar (CE253422 - Pending Application) (CE130906 - Absolute Freehold)	Unregistered/Unknown (in respect of pending title application CE253422) South Tees Developments Limited Teesside Airport Business Suite Teesside International Airport Darlington DL2 1NJ (Org No. - 11747311)	-	South Tees Developments Limited Teesside Airport Business Suite Teesside International Airport Darlington DL2 1NJ (Org No. - 11747311) Cats North Sea Limited Suite 1	-

The Net Zero Teesside Order 2024

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			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.
			Unregistered/Unknown (in respect of mines and minerals)		<p>7th Floor 50 Broadway London SW1H 0BL (Org No. - 09250798) (in respect of high pressure gas pipeline)</p> <p>BOC Limited Forge 43 Church Street West Woking GU21 6HT (Org No. - 00337663) (in respect of apparatus)</p> <p>Amoco (U.K.) Exploration Company, LLC 1-4 Wellheads Avenue Dyce Aberdeen AB21 7PB (Org No. - BR005086) (in respect of gas pipeline)</p> <p>Northern Powergrid</p>	

The Net Zero Teesside Order 2024

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			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.
					(Northeast) PLC Lloyds Court 78 Grey Street Newcastle upon Tyne NE1 6AF (Org No. - 02906593) (in respect of underground electricity cables) Openreach Limited Kelvin House 123 Judd Street London WC1H 9NP (Org No. - 10690039) (in respect of apparatus)	
8	543	6951.23 square metres of grassland, shrubbery, pipeline structures, apparatus and beck (The Fleet), north west of Trunk Road (A1085), Redcar (CE253422 - Pending Application)	Unregistered/Unknown (in respect of pending title application CE253422) South Tees Developments Limited Teesside Airport Business Suite Teesside International Airport	-	South Tees Developments Limited Teesside Airport Business Suite Teesside International Airport Darlington DL2 1NJ	Teesworks Limited Venture House Aykley Heads Durham DH1 5TS (Org No. - 12351851) (in respect of a restriction against the disposition of

The Net Zero Teesside Order 2024

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			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.
		(CE175027 - Absolute Freehold)	Darlington DL2 1NJ (Org No. - 11747311)		(Org No. - 11747311) Northern Powergrid (Northeast) PLC Lloyds Court 78 Grey Street Newcastle upon Tyne NE1 6AF (Org No. - 02906593) (in respect of underground electricity cables) Openreach Limited Kelvin House 123 Judd Street London WC1H 9NP (Org No. - 10690039) (in respect of apparatus)	the registered estate on title CE175027)
8	544	302.88 square metres of unnamed private road and verge, north west of Trunk Road (A1085), Redcar	Unregistered/Unknown (in respect of pending title application CE253422) South Tees Developments	-	South Tees Developments Limited Teesside Airport Business Suite Teesside International	DCS Industrial Limited Venture House Aykley Heads Durham DH1 5TS

The Net Zero Teesside Order 2024

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			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.
		(CE253422 - Pending Application) (CE246350 - Absolute Freehold)	Limited Teesside Airport Business Suite Teesside International Airport Darlington DL2 1NJ (Org No. - 11747311)		Airport Darlington DL2 1NJ (Org No. - 11747311) M & G Solid Fuels LLP Unit 9 Sandgate Industrial Estate Mainsforth Terrace Hartlepool TS25 1TZ (Org No. - OC334054) (in respect of access) PD Teesport Limited 17-27 Queen's Square Middlesbrough TS2 1AH (Org No. - 02636007) (in respect of access) PMA Consultancy Limited 5 West Cote Farm Wold Road Barrow Upon Humber DN19 7DY	(Org No. - 12332498) (in respect of a restriction against the disposition of the registered estate on title CE246350) Teesworks Limited Venture House Aykley Heads Durham DH1 5TS (Org No. - 12351851) (in respect of a restriction against the disposition of the registered estate on title CE246350)

The Net Zero Teesside Order 2024

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			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.
					<p>(Org No. - 08206336) (in respect of access)</p> <p>Donald Ward Limited Donald Ward House East Street Ilkeston DE7 5JB (Org No. - 01292288) (in respect of access)</p> <p>ICL Europe B.V. Fosfaatweg 48 Amsterdam 1013 BM Netherlands (Org No. - 51376490) (in respect of access)</p> <p>SMS Towage Limited Francis House 6 Humber Place Hull HU1 1UD (Org No. - 04527156) (in respect of access)</p>	

The Net Zero Teesside Order 2024

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					<p>Anglo American Woodsmith Limited 17 Charterhouse Street London EC1N 6RA (Org No. - 07251600) (in respect of easement)</p> <p>Anglo American Woodsmith (Teesside) Limited 17 Charterhouse Street London EC1N 6RA (Org No. - 08270855) (in respect of easement)</p> <p>Anglo American Crop Nutrients Limited 17 Charterhouse Street London EC1N 6RA (Org No. - 04948435) (in respect of easement)</p> <p>Aggregate Industries Limited</p>	

The Net Zero Teesside Order 2024

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			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.
					<p>Bardon Hall Copt Oak Road Markfield LE67 9PJ (Org No. - 05655952) (in respect of access)</p> <p>Redcar Bulk Terminal Limited Time Central 32 Gallowgate Newcastle Upon Tyne NE1 4BF (Org No. - 07402297) (in respect of access)</p>	
8	545	227.14 square metres of unnamed private road and verge, north west of Trunk Road (A1085), Redcar (CE253422 - Pending Application) (CE246350 - Absolute Freehold)	<p>Unregistered/Unknown (in respect of pending title application CE253422)</p> <p>South Tees Developments Limited Teesside Airport Business Suite Teesside International Airport Darlington DL2 1NJ</p>		<p>South Tees Developments Limited Teesside Airport Business Suite Teesside International Airport Darlington DL2 1NJ (Org No. - 11747311)</p>	<p>DCS Industrial Limited Venture House Aykley Heads Durham DH1 5TS (Org No. - 12332498) (in respect of a restriction against the disposition of the registered estate on title CE246350)</p>

The Net Zero Teesside Order 2024

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			(Org No. - 11747311)		<p>M & G Solid Fuels LLP Unit 9 Sandgate Industrial Estate Mainsforth Terrace Hartlepool TS25 1TZ (Org No. - OC334054) (in respect of access)</p> <p>PD Teesport Limited 17-27 Queen's Square Middlesbrough TS2 1AH (Org No. - 02636007) (in respect of access)</p> <p>PMA Consultancy Limited 5 West Cote Farm Wold Road Barrow Upon Humber DN19 7DY (Org No. - 08206336) (in respect of access)</p> <p>Donald Ward Limited Donald Ward House</p>	<p>Teesworks Limited Venture House Aykley Heads Durham DH1 5TS (Org No. - 12351851) (in respect of a restriction against the disposition of the registered estate on title CE246350)</p>

The Net Zero Teesside Order 2024

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			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.
					<p>East Street Ilkeston DE7 5JB (Org No. - 01292288) (in respect of access)</p> <p>ICL Europe B.V. Fosfaatweg 48 Amsterdam 1013 BM Netherlands (Org No. - 51376490) (in respect of access)</p> <p>SMS Towage Limited Francis House 6 Humber Place Hull HU1 1UD (Org No. - 04527156) (in respect of access)</p> <p>Anglo American Woodsmith Limited 17 Charterhouse Street London</p>	

The Net Zero Teesside Order 2024

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			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.
					<p>EC1N 6RA (Org No. - 07251600) (in respect of easement)</p> <p>Anglo American Woodsmith (Teesside) Limited 17 Charterhouse Street London EC1N 6RA (Org No. - 08270855) (in respect of easement)</p> <p>Anglo American Crop Nutrients Limited 17 Charterhouse Street London EC1N 6RA (Org No. - 04948435) (in respect of easement)</p> <p>Aggregate Industries Limited Bardon Hall Copt Oak Road Markfield LE67 9PJ (Org No. - 05655952)</p>	

The Net Zero Teesside Order 2024

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			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.
					(in respect of access) Redcar Bulk Terminal Limited Time Central 32 Gallowgate Newcastle Upon Tyne NE1 4BF (Org No. - 07402297) (in respect of access)	
12	546	116.28 square metres of unnamed private road and verge, north west of Trunk Road (A1085), Redcar (CE253422 - Pending Application) (CE246350 - Absolute Freehold)	Unregistered/Unknown (in respect of pending title application CE253422) South Tees Developments Limited Teesside Airport Business Suite Teesside International Airport Darlington DL2 1NJ (Org No. - 11747311)	-	South Tees Developments Limited Teesside Airport Business Suite Teesside International Airport Darlington DL2 1NJ (Org No. - 11747311) M & G Solid Fuels LLP Unit 9 Sandgate Industrial Estate Mainsforth Terrace Hartlepool	DCS Industrial Limited Venture House Aykley Heads Durham DH1 5TS (Org No. - 12332498) (in respect of a restriction against the disposition of the registered estate on title CE246350) Teesworks Limited Venture House Aykley Heads Durham

The Net Zero Teesside Order 2024

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					<p>TS25 1TZ (Org No. - OC334054) (in respect of access)</p> <p>PD Teesport Limited 17-27 Queen's Square Middlesbrough TS2 1AH (Org No. - 02636007) (in respect of access)</p> <p>PMA Consultancy Limited 5 West Cote Farm Wold Road Barrow Upon Humber DN19 7DY (Org No. - 08206336) (in respect of access)</p> <p>Donald Ward Limited Donald Ward House East Street Ilkeston DE7 5JB (Org No. - 01292288) (in respect of access)</p>	<p>DH1 5TS (Org No. - 12351851) (in respect of a restriction against the disposition of the registered estate on title CE246350)</p>

The Net Zero Teesside Order 2024

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					<p>ICL Europe B.V. Fosfaatweg 48 Amsterdam 1013 BM Netherlands (Org No. - 51376490) (in respect of access)</p> <p>SMS Towage Limited Francis House 6 Humber Place Hull HU1 1UD (Org No. - 04527156) (in respect of access)</p> <p>Anglo American Woodsmith Limited 17 Charterhouse Street London EC1N 6RA (Org No. - 07251600) (in respect of easement)</p> <p>Anglo American Woodsmith</p>	

The Net Zero Teesside Order 2024

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The Net Zero Teesside Order 2024

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.
					Newcastle Upon Tyne NE1 4BF (Org No. - 07402297) (in respect of access)	
12	547	1546.99 square metres of grassland and shrubbery adjoining unnamed private road, north of railway line (Tees Valley Line), Redcar (CE253422 - Pending Application) (CE175027 - Absolute Freehold)	Unregistered/Unknown (in respect of pending title application CE253422) South Tees Developments Limited Teesside Airport Business Suite Teesside International Airport Darlington DL2 1NJ (Org No. - 11747311)	-	South Tees Developments Limited Teesside Airport Business Suite Teesside International Airport Darlington DL2 1NJ (Org No. - 11747311) OCU Group Limited Artemis House 6-8 Greek Street Stockport SK3 8AB (Org No. - 09307607) (in respect of rail cable)	Teesworks Limited Venture House Ayckley Heads Durham DH1 5TS (Org No. - 12351851) (in respect of a restriction against the disposition of the registered estate on title CE175027)
12	548	627.78 square metres of railway line (Tees Valley	Unregistered/Unknown (in respect of pending title	-	Network Rail Infrastructure Limited	

The Net Zero Teesside Order 2024

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.
		Line), west of Trunk Road (A1085), Redcar (CE253422 - Pending Application) (CE130867 - Absolute Freehold)	application CE253422) Network Rail Infrastructure Limited Waterloo General Office London SE1 8SW (Org No. - 02904587)		Waterloo General Office London SE1 8SW (Org No. - 02904587) Anglo American Woodsmith Limited 17 Charterhouse Street London EC1N 6RA (Org No. - 07251600) (in respect of easement) Anglo American Woodsmith (Teesside) Limited 17 Charterhouse Street London EC1N 6RA (Org No. - 08270855) (in respect of easement) Anglo American Crop Nutrients Limited 17 Charterhouse Street London EC1N 6RA	

The Net Zero Teesside Order 2024

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.
					(Org No. - 04948435) (in respect of easement) South Tees Developments Limited Teesside Airport Business Suite Teesside International Airport Darlington DL2 1NJ (Org No. - 11747311) (in respect of rights) OCU Group Limited Artemis House 6-8 Greek Street Stockport SK3 8AB (Org No. - 09307607) (in respect of rail cable)	
12	549	1870.16 square metres of grassland and shrubbery, adjoining unnamed private	Unregistered/Unknown (in respect of pending title application CE253422)	-	South Tees Developments Limited Teesside Airport Business	DCS Industrial Limited Venture House Aykley Heads

The Net Zero Teesside Order 2024

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.
		road north west of Trunk Road (A1085), Redcar (CE253422 - Pending Application) (CE246350 - Absolute Freehold)	South Tees Developments Limited Teesside Airport Business Suite Teesside International Airport Darlington DL2 1NJ (Org No. - 11747311)		Suite Teesside International Airport Darlington DL2 1NJ (Org No. - 11747311) Anglo American Woodsmith Limited 17 Charterhouse Street London EC1N 6RA (Org No. - 07251600) (in respect of easement) Anglo American Woodsmith (Teesside) Limited 17 Charterhouse Street London EC1N 6RA (Org No. - 08270855) (in respect of easement) Anglo American Crop Nutrients Limited 17 Charterhouse Street	Durham DH1 5TS (Org No. - 12332498) (in respect of a restriction against the disposition of the registered estate on title CE246350) Teesworks Limited Venture House Aykley Heads Durham DH1 5TS (Org No. - 12351851) (in respect of a restriction against the disposition of the registered estate on title CE246350) Anglo American Woodsmith (Teesside) Limited 17 Charterhouse Street London EC1N 6RA (Org No. - 08270855)

The Net Zero Teesside Order 2024

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.
					London EC1N 6RA (Org No. - 04948435) (in respect of easement)	(in respect of a restriction against the disposition of the registered estate on title CE246350)

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

It is confirmed that there is no qualifying persons under Category 3

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

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
8	541	1904.08 square metres of grassland, pipeline structures and verge adjoining unnamed private road, north west of Trunk Road (A1085), Redcar (CE253422 - Pending Application) (CE175027 - Absolute Freehold)	Northern Powergrid (Northeast) PLC Lloyds Court 78 Grey Street Newcastle upon Tyne NE1 6AF (Org No. - 02906593)	(in respect of underground electricity cables)
			Openreach Limited Kelvin House 123 Judd Street London WC1H 9NP (Org No. - 10690039)	(in respect of apparatus)
			BOC Limited Forge 43 Church Street West Woking GU21 6HT (Org No. - 00337663)	(in respect of apparatus)
			Cats North Sea Limited Suite 1 7th Floor 50 Broadway London SW1H 0BL (Org No. - 09250798)	(in respect of high pressure gas pipeline)

The Net Zero Teesside Order 2024

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
			Amoco (U.K.) Exploration Company, LLC 1-4 Wellheads Avenue Dyce Aberdeen AB21 7PB (Org No. - BR005086)	(in respect of gas pipeline)
8	542	1426.27 square metres of grassland, shrubbery, pipeline structures, apparatus and beck (The Fleet), north west of Trunk Road (A1085), Redcar (CE253422 - Pending Application) (CE130906 - Absolute Freehold)	Cats North Sea Limited Suite 1 7th Floor 50 Broadway London SW1H 0BL (Org No. - 09250798) BOC Limited Forge 43 Church Street West Woking GU21 6HT (Org No. - 00337663) Amoco (U.K.) Exploration Company, LLC 1-4 Wellheads Avenue Dyce Aberdeen AB21 7PB	(in respect of high pressure gas pipeline) (in respect of apparatus) (in respect of gas pipeline)

The Net Zero Teesside Order 2024

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
			<p>(Org No. - BR005086)</p> <p>Northern Powergrid (Northeast) PLC Lloyds Court 78 Grey Street Newcastle upon Tyne NE1 6AF (Org No. - 02906593)</p> <p>Openreach Limited Kelvin House 123 Judd Street London WC1H 9NP (Org No. - 10690039)</p>	<p>(in respect of underground electricity cables)</p> <p>(in respect of apparatus)</p>
8	543	<p>1426.27 square metres of grassland, shrubbery, pipeline structures, apparatus and beck (The Fleet), north west of Trunk Road (A1085), Redcar (CE253422 - Pending Application) (CE130906 - Absolute Freehold)</p>	<p>Northern Powergrid (Northeast) PLC Lloyds Court 78 Grey Street Newcastle upon Tyne NE1 6AF (Org No. - 02906593)</p> <p>Openreach Limited Kelvin House 123 Judd Street London WC1H 9NP (Org No. - 10690039)</p>	<p>(in respect of underground electricity cables)</p> <p>(in respect of apparatus)</p>

The Net Zero Teesside Order 2024

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
8	543	6951.23 square metres of grassland, shrubbery, pipeline structures, apparatus and beck (The Fleet), north west of Trunk Road (A1085), Redcar (CE253422 - Pending Application) (CE175027 - Absolute Freehold)	<p>M & G Solid Fuels LLP Unit 9 Sandgate Industrial Estate Mainsforth Terrace Hartlepool TS25 1TZ (Org No. - OC334054) (in respect of access)</p> <p>PD Teesport Limited 17-27 Queen's Square Middlesbrough TS2 1AH (Org No. - 02636007) (in respect of access)</p> <p>PMA Consultancy Limited 5 West Cote Farm Wold Road Barrow Upon Humber DN19 7DY (Org No. - 08206336) (in respect of access)</p> <p>Donald Ward Limited Donald Ward House East Street Ilkeston</p>	

The Net Zero Teesside Order 2024

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
			<p>DE7 5JB (Org No. - 01292288) (in respect of access)</p> <p>ICL Europe B.V. Fosfaatweg 48 Amsterdam 1013 BM Netherlands (Org No. - 51376490) (in respect of access)</p> <p>SMS Towage Limited Francis House 6 Humber Place Hull HU1 1UD (Org No. - 04527156) (in respect of access)</p> <p>Anglo American Woodsmith Limited 17 Charterhouse Street London EC1N 6RA (Org No. - 07251600) (in respect of easement)</p> <p>Anglo American Woodsmith (Teesside) Limited 17 Charterhouse Street London</p>	

The Net Zero Teesside Order 2024

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
			<p>EC1N 6RA (Org No. - 08270855) (in respect of easement)</p> <p>Anglo American Crop Nutrients Limited 17 Charterhouse Street London EC1N 6RA (Org No. - 04948435) (in respect of easement)</p> <p>Aggregate Industries Limited Bardon Hall Copt Oak Road Markfield LE67 9PJ (Org No. - 05655952) (in respect of access)</p> <p>Redcar Bulk Terminal Limited Time Central 32 Gallowgate Newcastle Upon Tyne NE1 4BF (Org No. - 07402297) (in respect of access)</p>	
8	544	302.88 square metres of unnamed private road and verge, north west of Trunk Road (A1085),	M & G Solid Fuels LLP Unit 9	(in respect of access)

The Net Zero Teesside Order 2024

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
		Redcar (CE253422 - Pending Application) (CE246350 - Absolute Freehold)	<p>Sandgate Industrial Estate Mainsforth Terrace Hartlepool TS25 1TZ (Org No. - OC334054)</p> <p>PD Teesport Limited 17-27 Queen's Square Middlesbrough TS2 1AH (Org No. - 02636007)</p> <p>PMA Consultancy Limited 5 West Cote Farm Wold Road Barrow Upon Humber DN19 7DY (Org No. - 08206336)</p> <p>Donald Ward Limited Donald Ward House East Street Ilkeston DE7 5JB (Org No. - 01292288)</p> <p>ICL Europe B.V. Fosfaatweg 48 Amsterdam</p>	<p>(in respect of access)</p> <p>(in respect of access)</p> <p>(in respect of access)</p> <p>(in respect of access)</p>

The Net Zero Teesside Order 2024

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
			<p>1013 BM Netherlands (Org No. - 51376490)</p> <p>SMS Towage Limited Francis House 6 Humber Place Hull HU1 1UD (Org No. - 04527156)</p> <p>Anglo American Woodsmith Limited 17 Charterhouse Street London EC1N 6RA (Org No. - 07251600)</p> <p>Anglo American Woodsmith (Teesside) Limited 17 Charterhouse Street London EC1N 6RA (Org No. - 08270855)</p> <p>Anglo American Crop Nutrients Limited 17 Charterhouse Street London EC1N 6RA (Org No. - 04948435)</p>	<p>(in respect of access)</p> <p>(in respect of easement)</p> <p>(in respect of easement)</p> <p>(in respect of easement)</p>

The Net Zero Teesside Order 2024

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
			<p>Aggregate Industries Limited Bardon Hall Copt Oak Road Markfield LE67 9PJ (Org No. - 05655952)</p> <p>Redcar Bulk Terminal Limited Time Central 32 Gallowgate Newcastle Upon Tyne NE1 4BF (Org No. - 07402297)</p>	<p>(in respect of access)</p> <p>(in respect of access)</p>
8	545	227.14 square metres of unnamed private road and verge, north west of Trunk Road (A1085), Redcar (CE253422 - Pending Application) (CE246350 - Absolute Freehold)	<p>M & G Solid Fuels LLP Unit 9 Sandgate Industrial Estate Mainsforth Terrace Hartlepool TS25 1TZ (Org No. - OC334054)</p> <p>PD Teesport Limited 17-27 Queen's Square Middlesbrough TS2 1AH</p>	<p>(in respect of access)</p> <p>(in respect of access)</p>

The Net Zero Teesside Order 2024

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			Persons enjoying easement or right over land	Description of interest
			(Org No. - 02636007)	
			PMA Consultancy Limited 5 West Cote Farm Wold Road Barrow Upon Humber DN19 7DY (Org No. – 08206336)	(in respect of access)
			Donald Ward Limited Donald Ward House East Street Ilkeston DE7 5JB (Org No. - 01292288)	(in respect of access)
			ICL Europe B.V. Fosfaatweg 48 Amsterdam 1013 BM Netherlands (Org No. - 51376490)	(in respect of access)
			SMS Towage Limited Francis House 6 Humber Place Hull HU1 1UD (Org No. - 04527156)	(in respect of access)

The Net Zero Teesside Order 2024

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
			Anglo American Woodsmith Limited 17 Charterhouse Street London EC1N 6RA (Org No. - 07251600)	(in respect of easement)
			Anglo American Woodsmith (Teesside) Limited 17 Charterhouse Street London EC1N 6RA (Org No. - 08270855)	(in respect of easement)
			Anglo American Crop Nutrients Limited 17 Charterhouse Street London EC1N 6RA (Org No. - 04948435)	(in respect of easement)
			Aggregate Industries Limited Bardon Hall Copt Oak Road Markfield LE67 9PJ (Org No. - 05655952)	(in respect of access)
			Redcar Bulk Terminal Limited Time Central 32 Gallowgate Newcastle Upon Tyne NE1 4BF	(in respect of access)

The Net Zero Teesside Order 2024

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
			(Org No. - 07402297)	
12	546	116.28 square metres of unnamed private road and verge, north west of Trunk Road (A1085), Redcar (CE253422 - Pending Application) (CE246350 - Absolute Freehold)	<p>M & G Solid Fuels LLP Unit 9 Sandgate Industrial Estate Mainsforth Terrace Hartlepool TS25 1TZ (Org No. - OC334054)</p> <p>PD Teesport Limited 17-27 Queen's Square Middlesbrough TS2 1AH (Org No. - 02636007)</p> <p>PMA Consultancy Limited 5 West Cote Farm Wold Road Barrow Upon Humber DN19 7DY (Org No. - 08206336)</p> <p>Donald Ward Limited Donald Ward House East Street Ilkeston DE7 5JB (Org No. - 01292288)</p>	<p>(in respect of access)</p> <p>(in respect of access)</p> <p>(in respect of access)</p> <p>(in respect of access)</p>

The Net Zero Teesside Order 2024

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			Persons enjoying easement or right over land	Description of interest
			ICL Europe B.V. Fosfaatweg 48 Amsterdam 1013 BM Netherlands (Org No. - 51376490)	(in respect of access)
			SMS Towage Limited Francis House 6 Humber Place Hull HU1 1UD (Org No. - 04527156)	(in respect of access)
			Anglo American Woodsmith Limited 17 Charterhouse Street London EC1N 6RA (Org No. - 07251600)	(in respect of easement)
			Anglo American Woodsmith (Teesside) Limited 17 Charterhouse Street London EC1N 6RA (Org No. - 08270855)	(in respect of easement)
			Anglo American Crop Nutrients Limited 17 Charterhouse Street	(in respect of easement)

The Net Zero Teesside Order 2024

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			Persons enjoying easement or right over land	Description of interest
			<p>London EC1N 6RA (Org No. - 04948435)</p> <p>Aggregate Industries Limited Bardon Hall Copt Oak Road Markfield LE67 9PJ (Org No. - 05655952)</p> <p>Redcar Bulk Terminal Limited Time Central 32 Gallowgate Newcastle Upon Tyne NE1 4BF (Org No. - 07402297)</p>	<p>(in respect of access)</p> <p>(in respect of access)</p>
12	547	1546.99 square metres of grassland and shrubbery adjoining unnamed private road, north of railway line (Tees Valley Line), Redcar (CE253422 - Pending Application) (CE175027 - Absolute Freehold)	<p>OCU Group Limited Artemis House 6-8 Greek Street Stockport SK3 8AB (Org No. - 09307607)</p>	(in respect of rail cable)
12	548	627.78 square metres of railway line (Tees Valley Line), west of Trunk Road (A1085), Redcar (CE253422 - Pending Application)	<p>Anglo American Woodsmith Limited 17 Charterhouse Street London EC1N 6RA</p>	(in respect of easement)

The Net Zero Teesside Order 2024

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
		(CE130867 - Absolute Freehold)	<p>(Org No. - 07251600)</p> <p>Anglo American Woodsmith (Teesside) Limited 17 Charterhouse Street London EC1N 6RA (Org No. - 08270855)</p> <p>Anglo American Crop Nutrients Limited 17 Charterhouse Street London EC1N 6RA (Org No. - 04948435)</p> <p>South Tees Developments Limited Teesside Airport Business Suite Teesside International Airport Darlington DL2 1NJ (Org No. - 11747311)</p> <p>OCU Group Limited Artemis House 6-8 Greek Street Stockport SK3 8AB (Org No. - 09307607)</p>	<p>(in respect of easement)</p> <p>(in respect of easement)</p> <p>(in respect of rights)</p> <p>(in respect of rail cable)</p>
12	549	1870.16 square metres of grassland and	Anglo American Woodsmith Limited	(in respect of easement)

The Net Zero Teesside Order 2024

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
		shrubbery, adjoining unnamed private road north west of Trunk Road (A1085), Redcar (CE253422 - Pending Application) (CE246350 - Absolute Freehold)	<p>17 Charterhouse Street London EC1N 6RA (Org No. - 07251600)</p> <p>Anglo American Woodsmith (Teesside) Limited 17 Charterhouse Street London EC1N 6RA (Org No. - 08270855)</p> <p>Anglo American Crop Nutrients Limited 17 Charterhouse Street London EC1N 6RA (Org No. - 04948435)</p>	<p>(in respect of easement)</p> <p>(in respect of easement)</p>

Part 4 – Crown Interests

It is confirmed that there is no Crown Land Required for the Non Material Change.

Part 5 – Special Category and Replacement Land

It is confirmed that there is no Special Category and Replacement Land Required for the Non Material Change.

