

[REDACTED]
[REDACTED]
31.08.22

Our Ref: 0006-P1A4.5NTLLET013

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 (“NZT”) project****Planning Inspectorate Reference: EN010103****Deadline 7 - ExQ1 CA.1.8**

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 NZT 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”).

NTG plans as per ExQ1 CA.1.8 are attached to this Letter. The below will assist in reading the Plans.

- I. Drawings 001 and 002 show the mapping data obtained by The LSH Team by undertaking a GPS survey, in addition to pertinent photographs taken contemporaneously with our inspection to show ‘landmarks’ along the route.
- II. Drawings 003 and 004 show a comparison between the LSH GPS Survey and the overlaid OS Map data provided by Dalcour Maclaren.
- III. Drawings 005 and 006 show a comparison between the LSH GPS Survey and the overlaid proposed C02 Pipeline Layout drawing provided by Dalcour Maclaren.
- IV. Drawings 007 and 008 show a comparison between the LSH GPS Survey and the overlaid NTL Ownership Boundary.
- V. Drawing 009 shows a comparison between the LSH GPS Survey and the overlaid indicative Sembcorp Reversionary Boundary.

- VI. Drawings 010 & 011 show the designation between the Permanent and Temporary Order land, based on draft Ardent Drawing 026_ARDG_TCC_LP Sheet 4 of 14. These drawings are based on mapping information provided by Ardent which currently only has a 'draft' status and is not yet on the PINS website.

It is NTG's view that the site boundary/ easement area is simply too large and in part, inappropriate. Therefore, the sterilisation area is too large, and the extent is excessive for the NZT Project requirements. As per the EN010103-000883-NZT DCO 4.2 Land Plans, the width of plots 124 and 128 is in excess of 90 metres, which in NTG's view is wholly excessive and inappropriate for a 22-inch pipe within a 1 metre easement. The pipezone area is clearly marked on the plans and all pipes are laid within these extents. The rights that are being sought fall outside these extents. Rights are sought over an established multi- user service corridor for which there is an established market.

As outlined and highlighted from the outset, the nature of the rights being sought are too extensive, wide ranging and in part, inappropriate in the circumstances. There simply cannot be a compelling case for the compulsory acquisition of rights nor a right to extinguish existing easements in pipeline corridors where this will negatively impact NTG, NTG's tenants or limit its or their future developments.

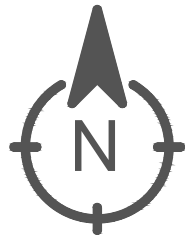
Kind Regards.

North Tees

[REDACTED]

[REDACTED]

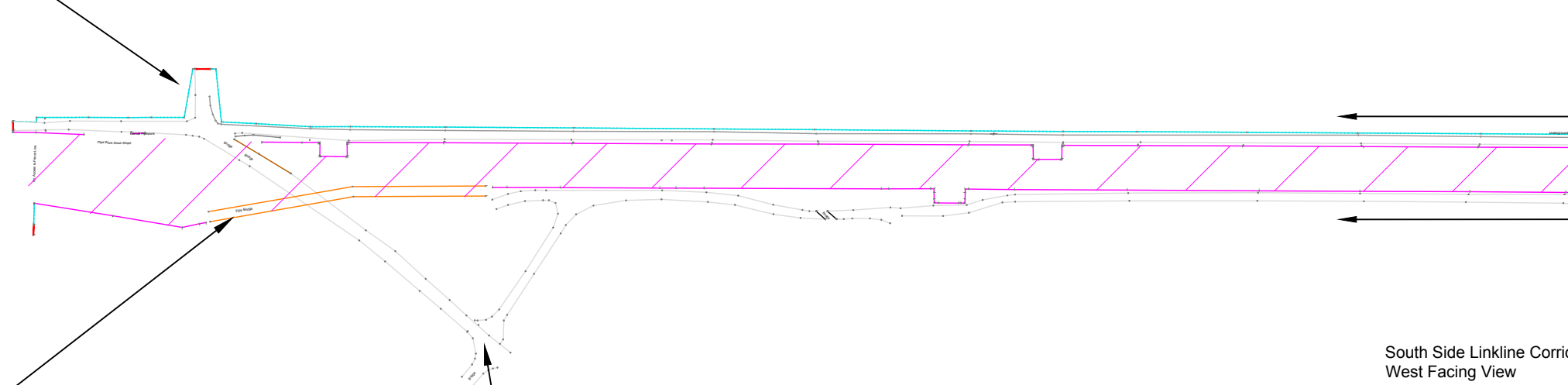
**NORTH TEES**



Access Road from Ineos



North Side Linkline Corridor
West Facing View



West Side Pipe Bridge



Access Road to Pipe Bridge



South Side Linkline Corridor
West Facing View



Notes

Where dimensions are not given, drawings must not be scaled and the matter referred to Lambert Smith Hampton.

In the event of any dimensional conflict between Lambert Smith Hampton Drawings, the matter must be referred to Lambert Smith Hampton for clarification.

The Contractor must also refer to any separate Lambert Smith Hampton Specification to be read in conjunction with this drawing.

This Drawing is only for the use identified. Do not build from this drawing unless marked 'For Construction'.

Information Provided LSH GPS Survey

- Pipezone Area
- Access and Egress Roads
- Fences
- Pipe Bridge

Revisions

Lambert Smith Hampton

Newcastle Building Consultancy
Suite One, Second Floor
St Ann's Quay, 122 Quayside
Newcastle upon Tyne, NE1 3BD
Telephone: 0191 232 6291
www.lsh.co.uk

Client

North Tees Limited
North Tees Land Limited
North Tees Rail Limited

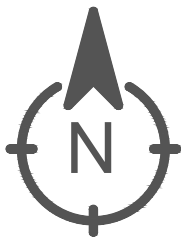
Project

Net Zero Project Teesside

Drawing

GPS Survey of NTL Linkline Corridor - As Existing Photo Sheet
Sheet 1 of 2

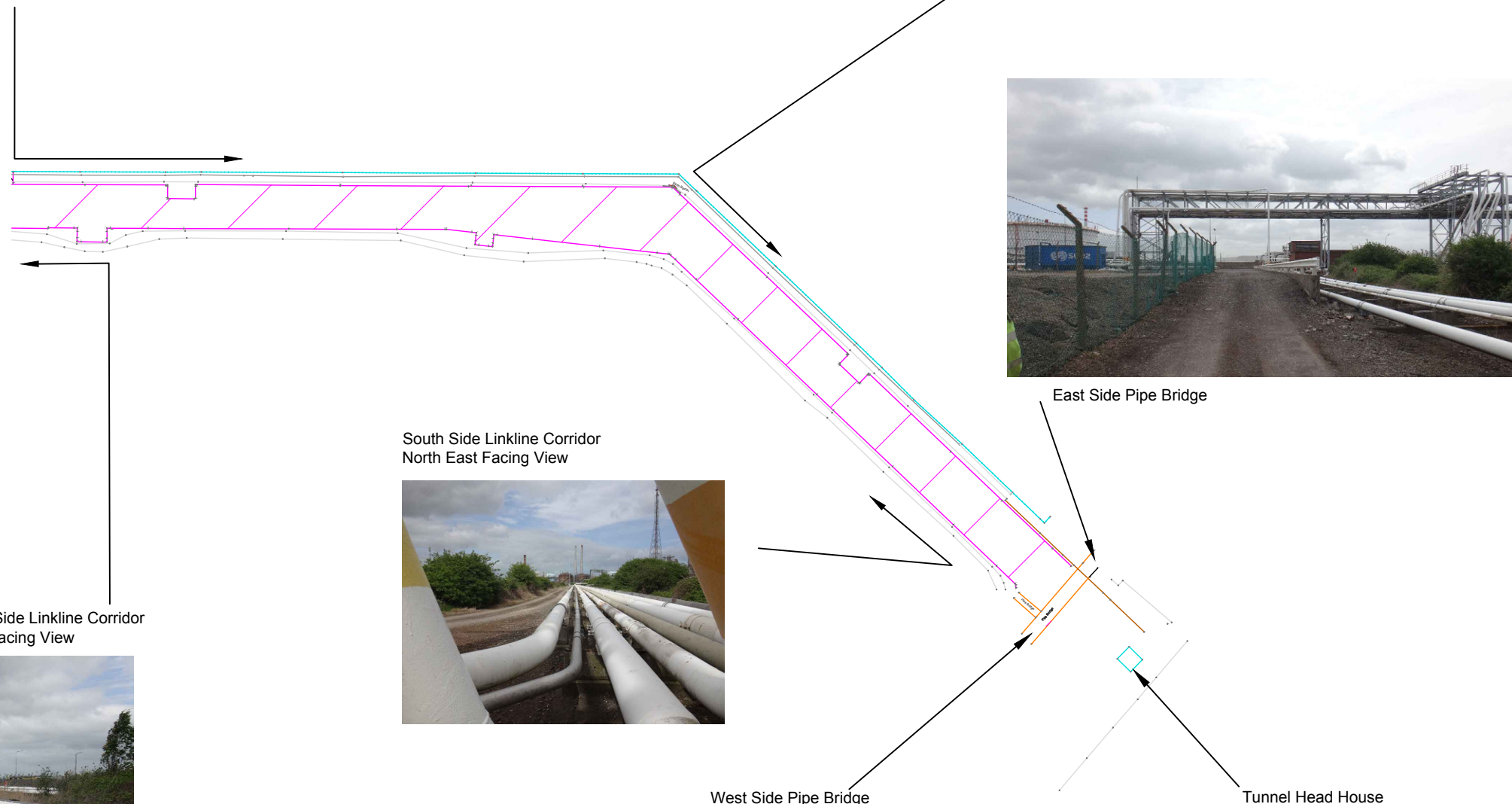
Job No.		DWG No.	
CBN 3247		001	
Scale	Date	Drawn	Checked
1:12500 @A3	August 22'	JB	MSF



Linkline Corridor East Facing View



Linkline Corridor South Facing View



South Side Linkline Corridor West Facing View



South Side Linkline Corridor North East Facing View







East Side Pipe Bridge



West Side Pipe Bridge



Tunnel Head House

Notes			
Where dimensions are not given, drawings must not be scaled and the matter referred to Lambert Smith Hampton.			
In the event of any dimensional conflict between Lambert Smith Hampton Drawings, the matter must be referred to Lambert Smith Hampton for clarification.			
The Contractor must also refer to any separate Lambert Smith Hampton Specification to be read in conjunction with this drawing.			
This Drawing is only for the use identified. Do not build from this drawing unless marked 'For Construction'.			
Information Provided LSH GPS Survey			
	Pipezone Area		
	Access and Egress Roads		
	Fences		
	Pipe Bridge		

Revisions			

Lambert Smith Hampton

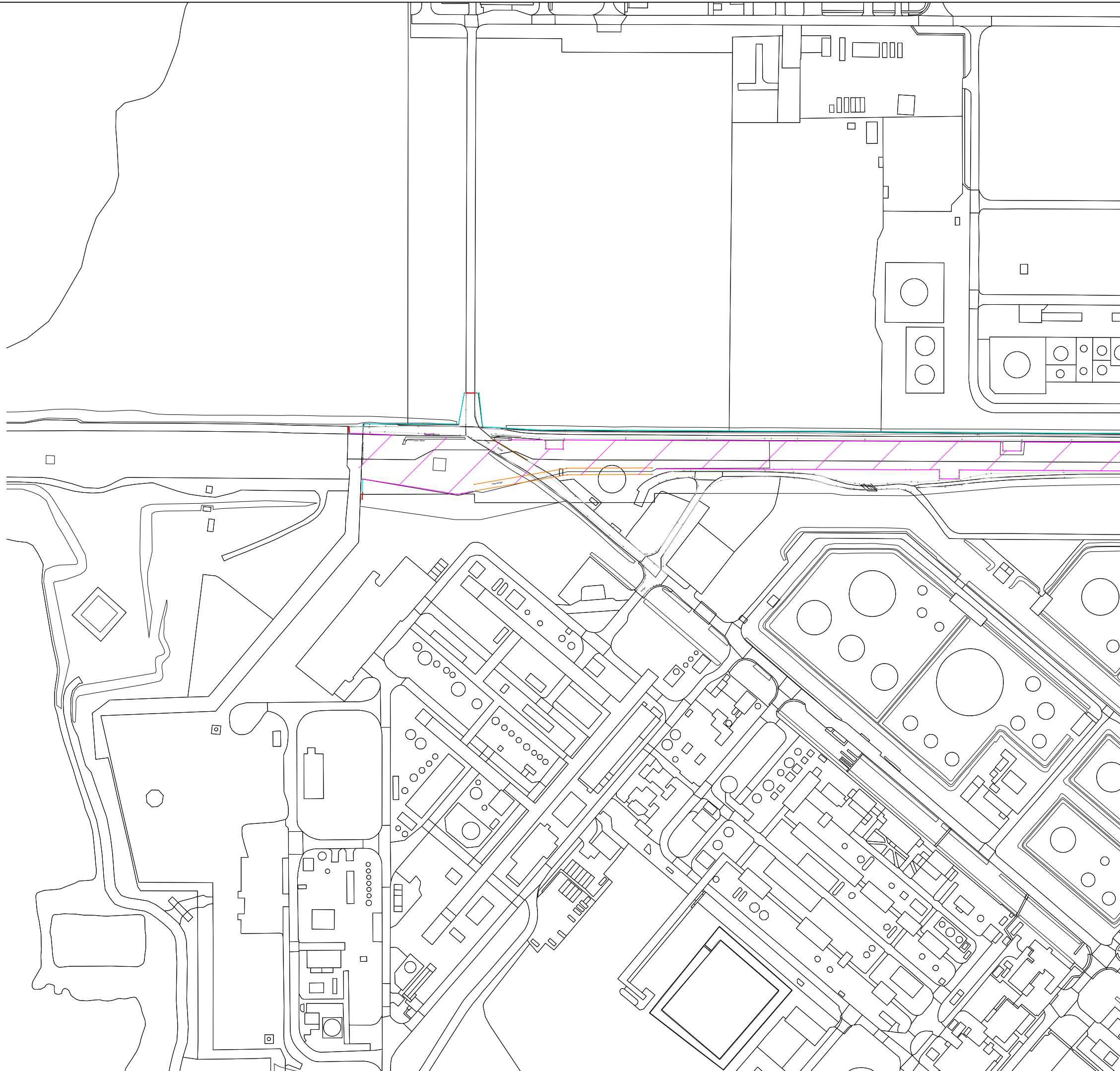
Newcastle Building Consultancy
 Suite One, Second Floor
 St Ann's Quay, 122 Quayside
 Newcastle upon Tyne, NE1 3BD
 Telephone: 0191 232 6291
 www.lsh.co.uk

Client			
North Tees Limited North Tees Land Limited North Tees Rail Limited			

Project			
Net Zero Project Teesside			

Drawing			
GPS Survey of NTL Linkline Corridor - As Existing Photo Sheet Sheet 2 of 2			

Job No.		DWG No.	
CBN 3247		002	
Scale	Date	Drawn	Checked
1:12500 @A3	August 22'	JB	MSF







Notes

Where dimensions are not given, drawings must not be scaled and the matter referred to Lambert Smith Hampton.
In the event of any dimensional conflict between Lambert Smith Hampton Drawings, the matter must be referred to Lambert Smith Hampton for clarification.
The Contractor must also refer to any separate Lambert Smith Hampton Specification to be read in conjunction with this drawing.
This Drawing is only for the use identified. Do not build from this drawing unless marked "For Construction".

Information Provided By Dalcour Maclaren

— OS Map

Information Provided LSH GPS Survey

-  Pipezone Area
-  Access and Egress Roads
-  Fences
-  Pipe Bridge

Revisions



Newcastle Building Consultancy
Suite One, Second Floor
St Ann's Quay, 122 Quayside
Newcastle upon Tyne, NE1 3BD
Telephone: 0191 232 6291
www.lsh.co.uk

Client

North Tees Limited
North Tees Land Limited
North Tees Rail Limited

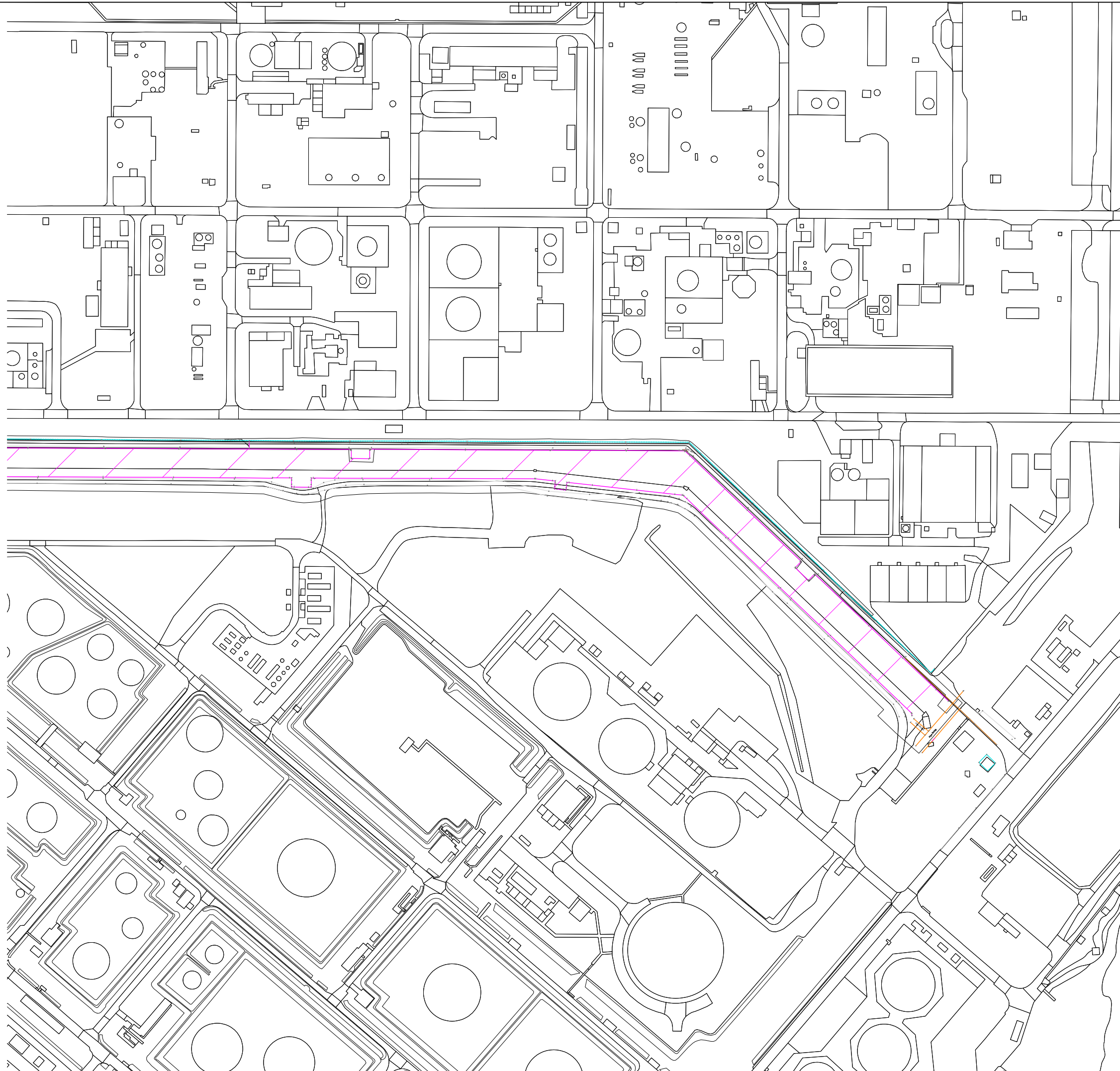
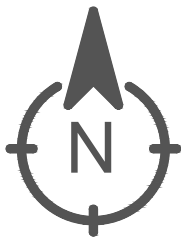
Project

Net Zero Project Teesside

Drawing

GPS Survey of NTL Linkline
Corridor - As Existing
Sheet 1 of 2

Job No.		DWG No.	
CBN 3247		003	
Scale	Date	Drawn	Checked
1:12500 @A3	August 22'	JB	MSF







Notes

Where dimensions are not given, drawings must not be scaled and the matter referred to Lambert Smith Hampton.
In the event of any dimensional conflict between Lambert Smith Hampton Drawings, the matter must be referred to Lambert Smith Hampton for clarification.
The Contractor must also refer to any separate Lambert Smith Hampton Specification to be read in conjunction with this drawing.
This Drawing is only for the use identified. Do not build from this drawing unless marked "For Construction".

Information Provided By Dalcour Maclaren

— OS Map

Information Provided LSH GPS Survey

-  Pipezone Area
-  Acces and Egress Roads
-  Fences
-  Pipe Bridge

Revisions



Newcastle Building Consultancy
Suite One, Second Floor
St Ann's Quay, 122 Quayside
Newcastle upon Tyne, NE1 3BD
Telephone: 0191 232 6291
www.lsh.co.uk

Client

North Tees Limited
North Tees Land Limited
North Tees Rail Limited

Project

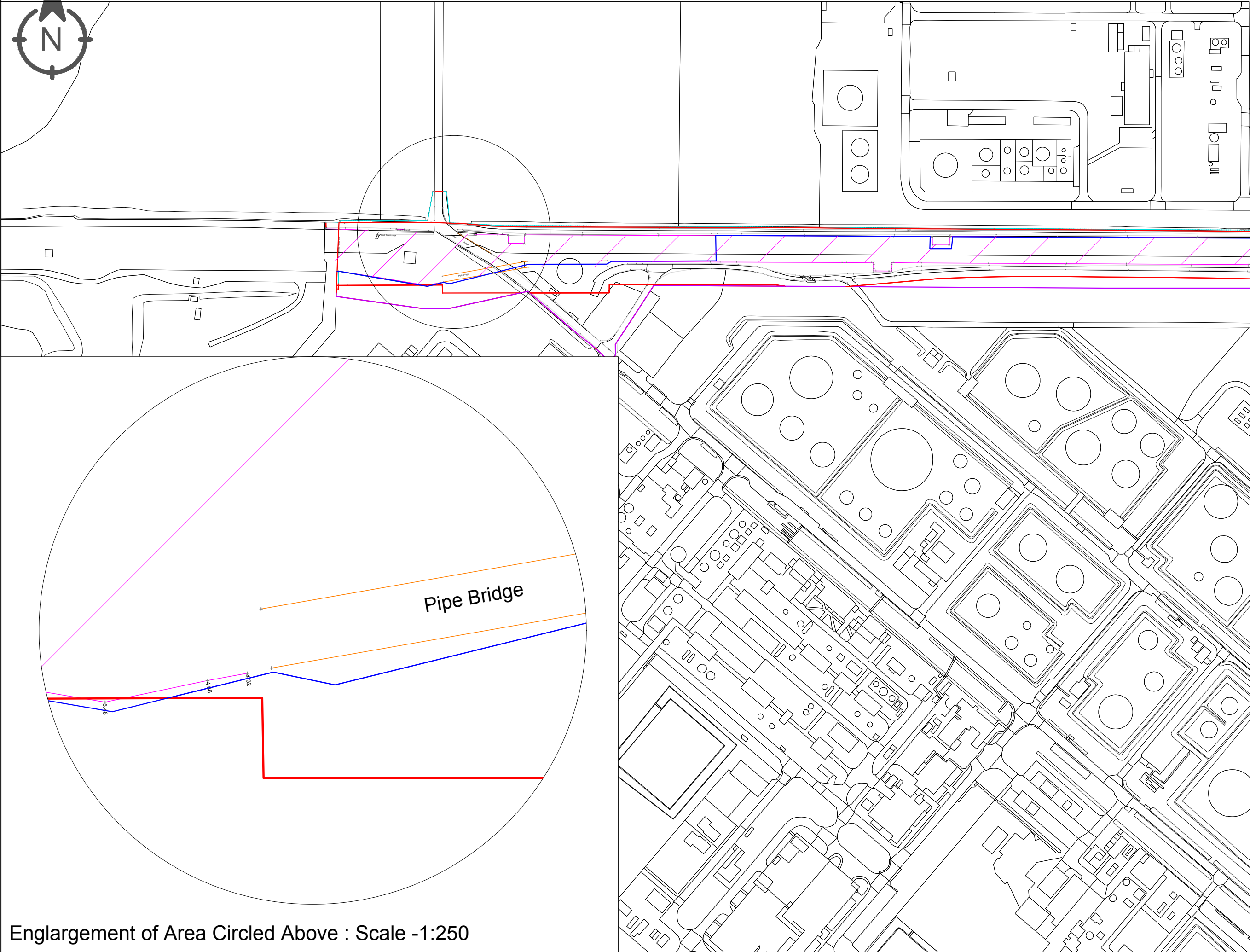
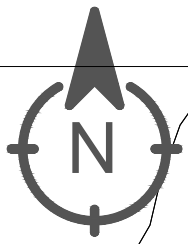
Net Zero Project Teesside

Drawing

GPS Survey of NTL Linkline
Corridor - As Existing
Sheet 2 of 2

Job No.	DWG No.		
CBN 3247	004		
Scale	Date	Drawn	Checked
1:12500 @A3	August 22'	JB	MSF

Scale -1:2500



Notes
 Where dimensions are not given, drawings must not be scaled and the matter referred to Lambert Smith Hampton.
 In the event of any dimensional conflict between Lambert Smith Hampton Drawings, the matter must be referred to Lambert Smith Hampton for clarification.
 The Contractor must also refer to any separate Lambert Smith Hampton Specification to be read in conjunction with this drawing.
 This Drawing is only for the use identified. Do not build from this drawing unless marked 'For Construction'.

Information Provided By Dalcour Maclaren

- NTL Land Boundary
- Indicative Proposed CO2 Pipeline
- DCO Boundary
- OS Map

Information Provided LSH GPS Survey

- Pipezone Area
- Access and Egress Roads
- Fences
- Pipe Bridge

Revisions

--	--

Lambert Smith Hampton

Newcastle Building Consultancy
 Suite One, Second Floor
 St Ann's Quay, 122 Quayside
 Newcastle upon Tyne, NE1 3BD
 Telephone: 0191 232 6291
 www.lsh.co.uk

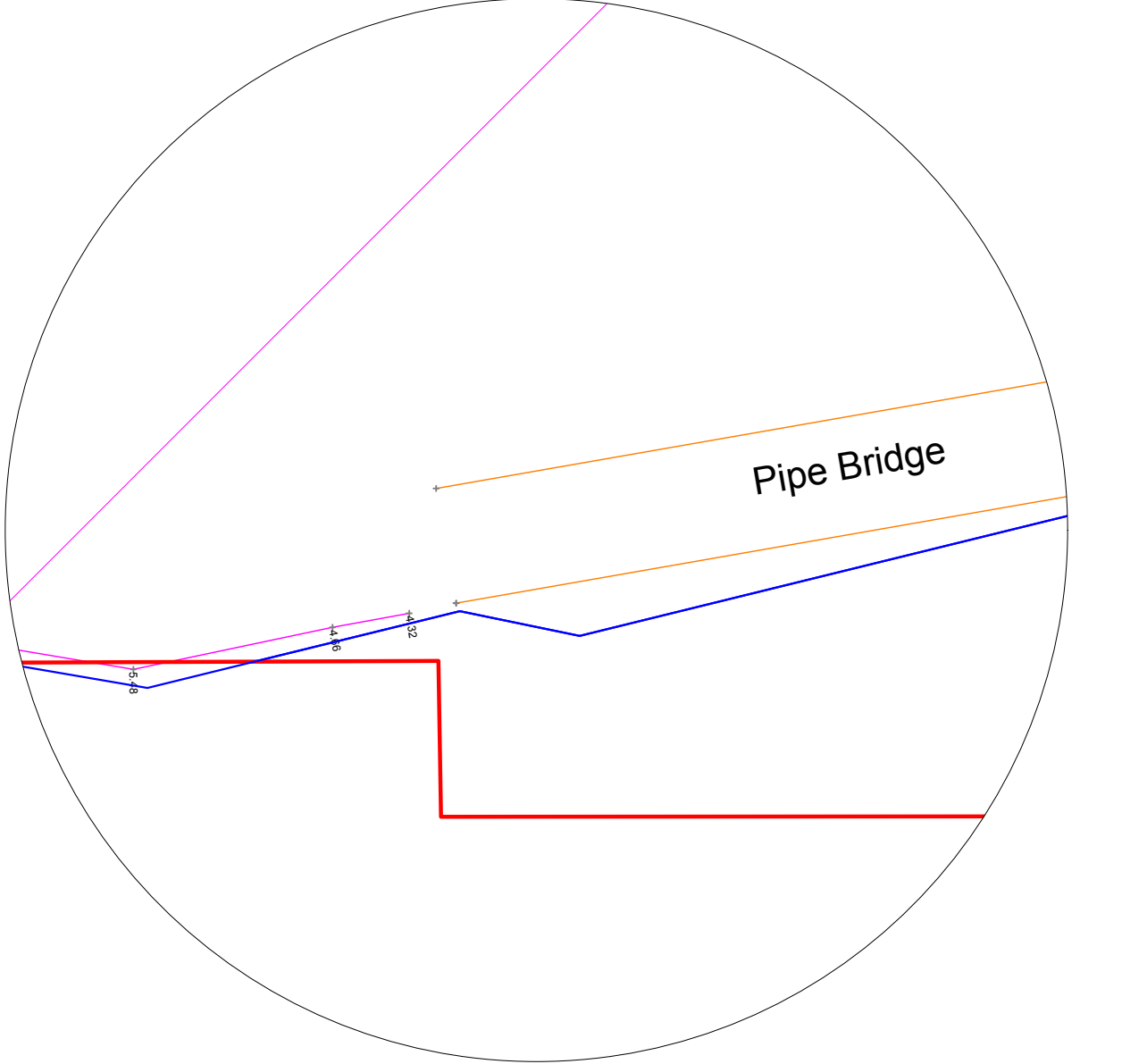
Client
 North Tees Limited
 North Tees Land Limited
 North Tees Rail Limited

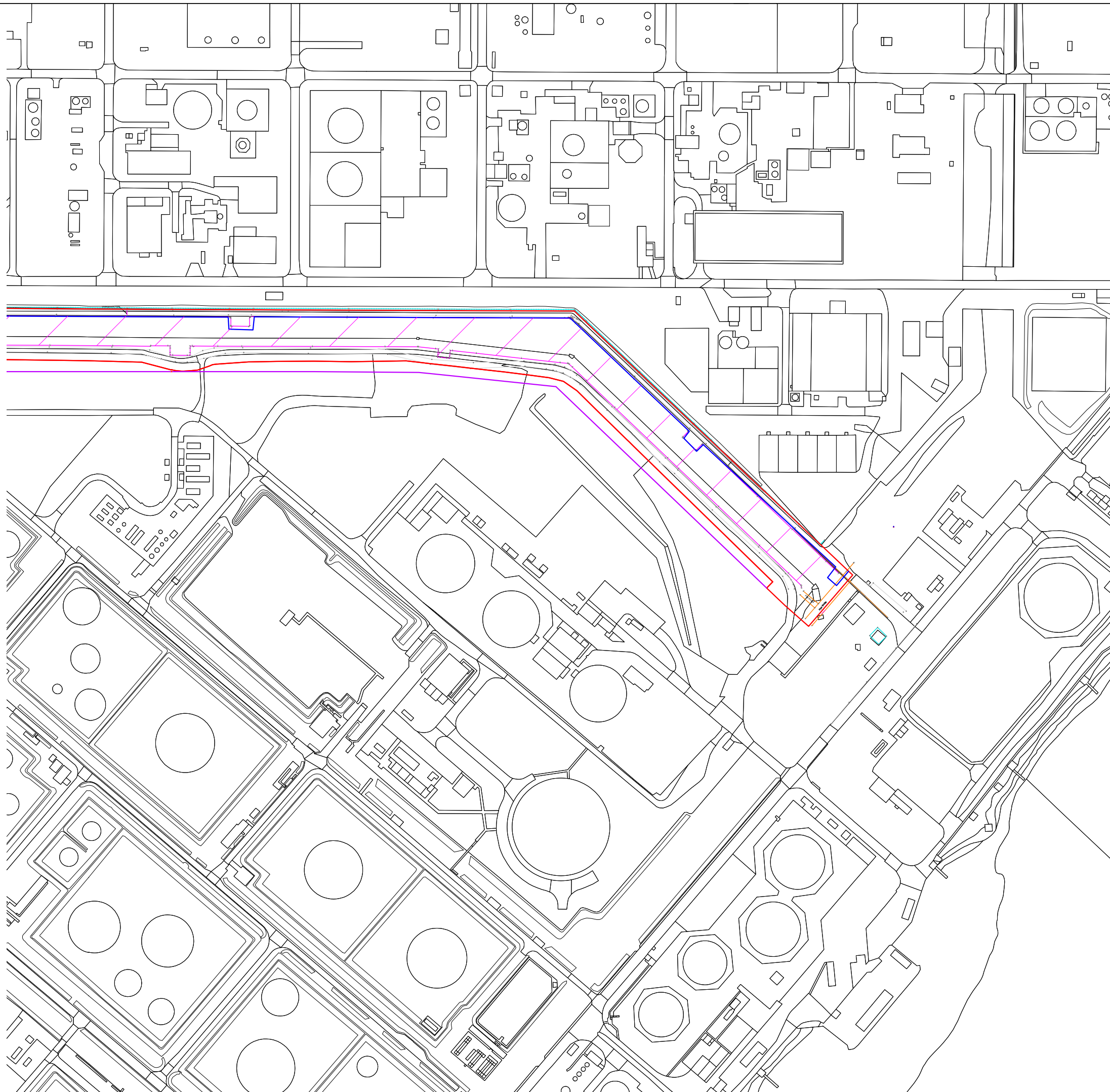
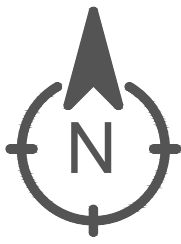
Project
 Net Zero Project Teesside

Drawing
 GPS Survey of NTL Linkline Corridor - Comparison with Proposed CO2 Pipeline Layout
 Sheet 1 of 2

Job No.		DWG No.	
CBN 3247		005	
Scale	Date	Drawn	Checked
As Shown @A3	August 22'	JB	MSF

Enlargement of Area Circled Above : Scale -1:250





Notes

Where dimensions are not given, drawings must not be scaled and the matter referred to Lambert Smith Hampton.

In the event of any dimensional conflict between Lambert Smith Hampton Drawings, the matter must be referred to Lambert Smith Hampton for clarification.

The Contractor must also refer to any separate Lambert Smith Hampton Specification to be read in conjunction with this drawing.

This Drawing is only for the use identified. Do not build from this drawing unless marked 'For Construction'.

Information Provided By Dalcour Maclaren

- NTL Land Boundary
- Indicative Proposed CO2 Pipeline
- DCO Boundary
- OS Map

Information Provided LSH GPS Survey

- Pipezone Area
- Access and Egress Roads
- Fences
- Pipe Bridge

Revisions

No.	Description
-----	-------------

Lambert Smith Hampton

Newcastle Building Consultancy
Suite One, Second Floor
St Ann's Quay, 122 Quayside
Newcastle upon Tyne, NE1 3BD
Telephone: 0191 232 6291
www.lsh.co.uk

Client

North Tees Limited
North Tees Land Limited
North Tees Rail Limited

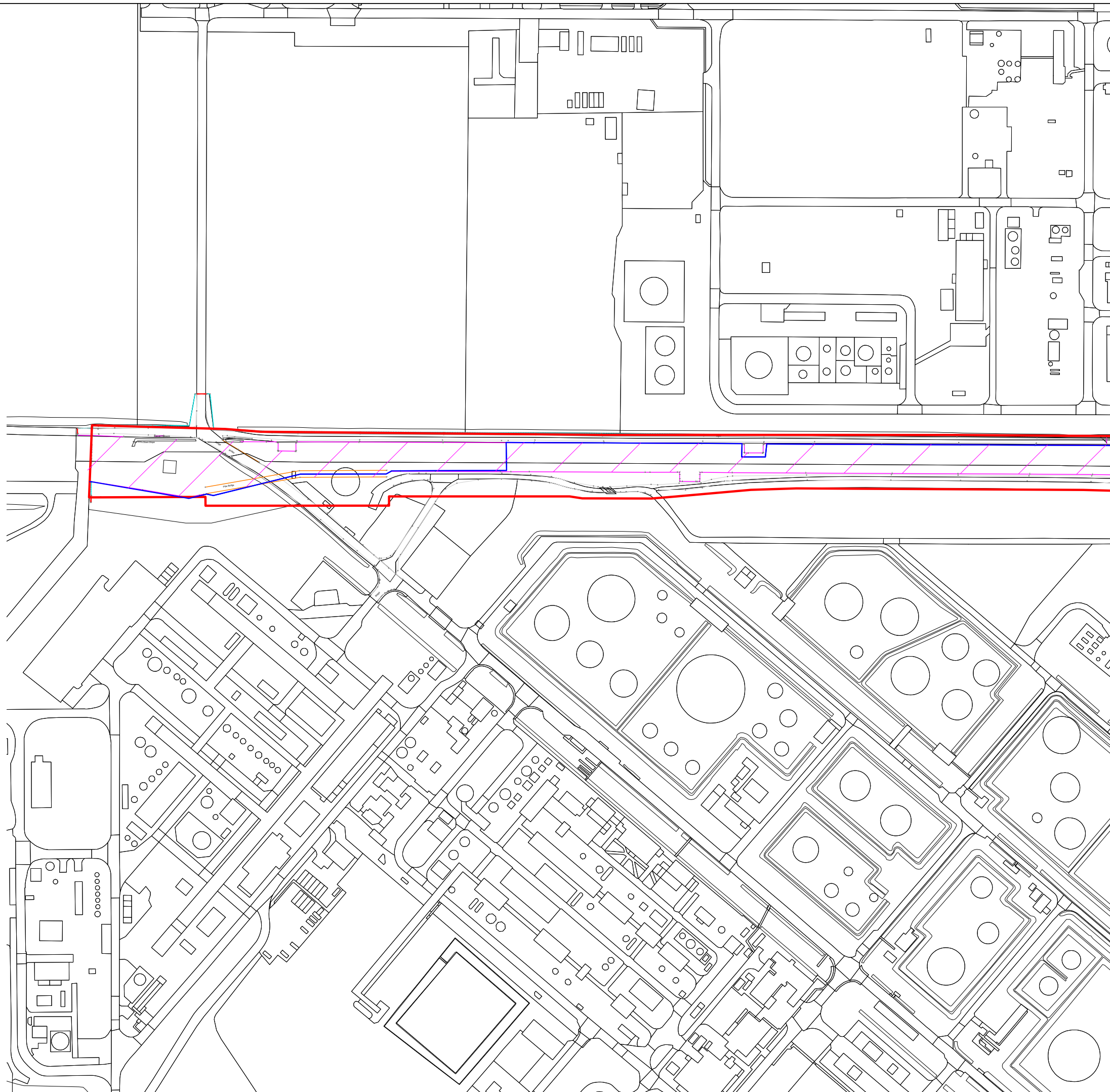
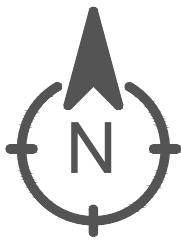
Project

Net Zero Project Teesside

Drawing

GPS Survey of NTL Linkline Corridor - Comparison with Proposed CO2 Pipeline Layout
Sheet 2 of 2

Job No.	DWG No.		
CBN 3247	006		
Scale	Date	Drawn	Checked
1:12500 @A3	August 22'	JB	MSF



Notes

Where dimensions are not given, drawings must not be scaled and the matter referred to Lambert Smith Hampton.

In the event of any dimensional conflict between Lambert Smith Hampton Drawings, the matter must be referred to Lambert Smith Hampton for clarification.

The Contractor must also refer to any separate Lambert Smith Hampton Specification to be read in conjunction with this drawing.

This Drawing is only for the use identified. Do not build from this drawing unless marked 'For Construction'.

Information Provided By Dalcour Maclaren

- Indicative Proposed CO2 Pipeline
- OS Map

Information Provided LSH GPS Survey

- Pipezone Area
- Access and Egress Roads
- Fences
- Pipe Bridge

Information Provided LSH

- NTL Land Boundary

Revisions

No.	Description
-----	-------------

Lambert Smith Hampton

Newcastle Building Consultancy
Suite One, Second Floor
St Ann's Quay, 122 Quayside
Newcastle upon Tyne, NE1 3BD
Telephone: 0191 232 6291
www.lsh.co.uk

Client

North Tees Limited
North Tees Land Limited
North Tees Rail Limited

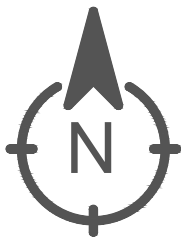
Project

Net Zero Project Teesside

Drawing

GPS Survey of NTL Linkline Corridor - NTL Ownership Boundary
Sheet 1 of 2

Job No.		DWG No.	
CBN 3247		007	
Scale	Date	Drawn	Checked
1:12500 @A3	August 22'	JB	MSF



Notes



Where dimensions are not given, drawings must not be scaled and the matter referred to Lambert Smith Hampton.

In the event of any dimensional conflict between Lambert Smith Hampton Drawings, the matter must be referred to Lambert Smith Hampton for clarification.





The Contractor must also refer to any separate Lambert Smith Hampton Specification to be read in conjunction with this drawing.

This Drawing is only for the use identified. Do not build from this drawing unless marked 'For Construction'.


Information Provided By Dalcour Maclaren

-  Indicative Proposed CO2 Pipeline
-  OS Map

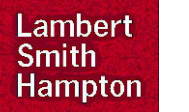
Information Provided LSH GPS Survey

-  Pipezone Area
-  Access and Egress Roads
-  Fences
-  Pipe Bridge

Information Provided LSH

-  NTL Land Boundary

Revisions



Newcastle Building Consultancy
Suite One, Second Floor
St Ann's Quay, 122 Quayside
Newcastle upon Tyne, NE1 3BD
Telephone: 0191 232 6291
www.lsh.co.uk

Client

North Tees Limited
North Tees Land Limited
North Tees Rail Limited

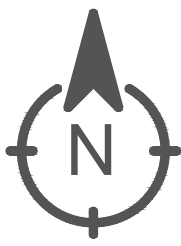
Project

Net Zero Project Teesside

Drawing

GPS Survey of NTL Linkline
Corridor - NTL Ownership
Boundary
Sheet 2 of 2

Job No.		DWG No.	
CBN 3247		008	
Scale	Date	Drawn	Checked
1:12500 @A3	August 22'	JB	MSF



Notes

Where dimensions are not given, drawings must not be scaled and the matter referred to Lambert Smith Hampton.

In the event of any dimensional conflict between Lambert Smith Hampton Drawings, the matter must be referred to Lambert Smith Hampton for clarification.

The Contractor must also refer to any separate Lambert Smith Hampton Specification to be read in conjunction with this drawing.

This Drawing is only for the use identified. Do not build from this drawing unless marked 'For Construction'.

Information Provided By Dalcour Maclaren

- Indicative Proposed CO2 Pipeline
- OS Map

Information Provided LSH GPS Survey

- Pipezone Area
- Access and Egress Roads
- Fences
- Pipe Bridge

Information Provided LSH Desktop Study

- Indicative Sembcorp Reversionary Boundary

Revisions

No.	Description
-----	-------------

Lambert Smith Hampton

Newcastle Building Consultancy
Suite One, Second Floor
St Ann's Quay, 122 Quayside
Newcastle upon Tyne, NE1 3BD
Telephone: 0191 232 6291
www.lsh.co.uk

Client

North Tees Limited
North Tees Land Limited
North Tees Rail Limited

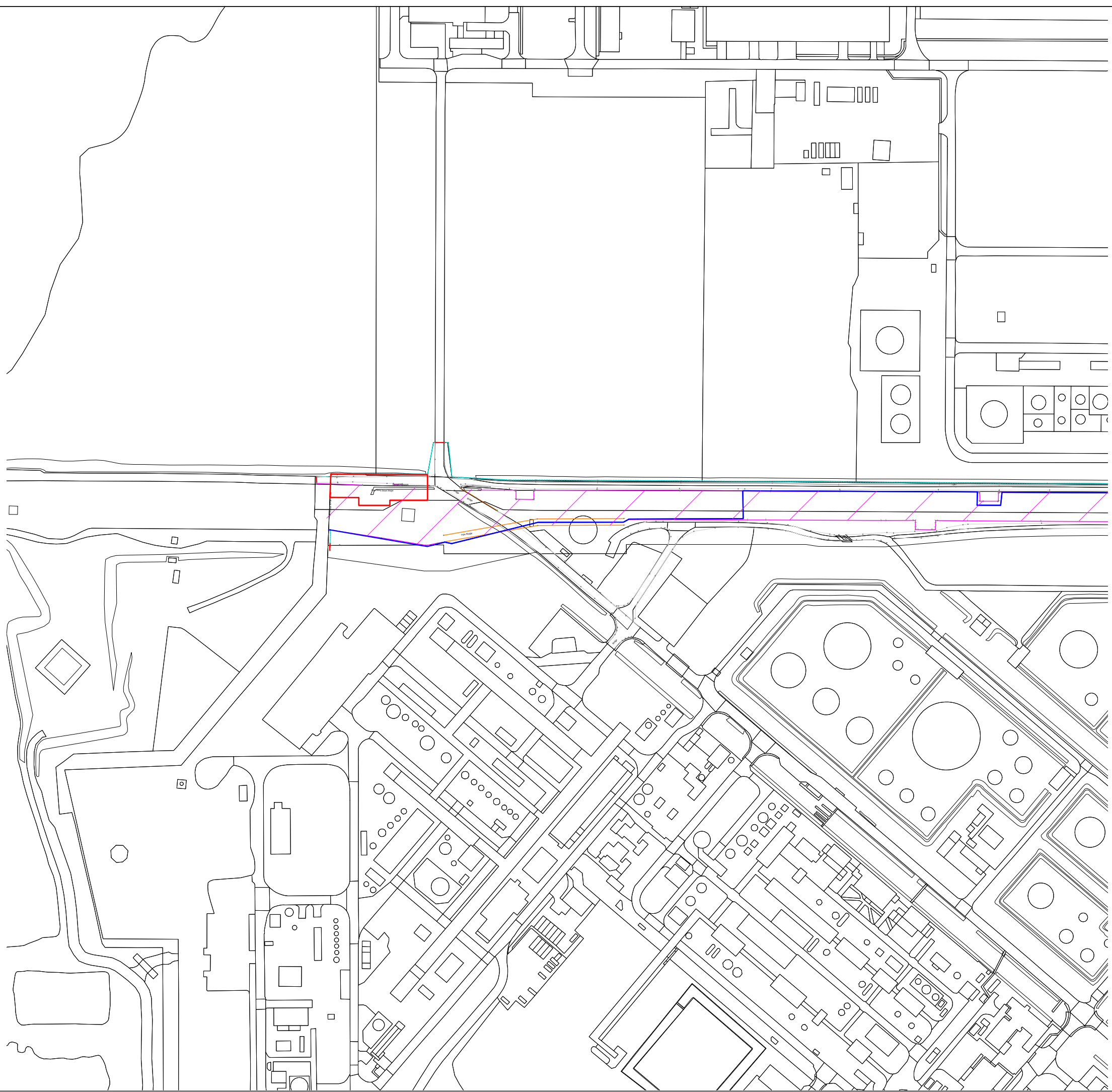
Project

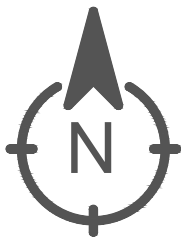
Net Zero Project Teesside

Drawing

Linkline Corridor - Sembcorp Reversionary Boundary

Job No.		DWG No.	
CBN 3247		009	
Scale	Date	Drawn	Checked
1:12500 @A3	August 22'	JB	MSF





Notes

Where dimensions are not given, drawings must not be scaled and the matter referred to Lambert Smith Hampton.
In the event of any dimensional conflict between Lambert Smith Hampton Drawings, the matter must be referred to Lambert Smith Hampton for clarification.
The Contractor must also refer to any separate Lambert Smith Hampton Specification to be read in conjunction with this drawing.
This Drawing is only for the use identified. Do not build from this drawing unless marked 'For Construction'.

Information Provided By Dalcour Maclaren

- OS Map
- Order Land - New rights to be compulsory acquired.
- Order Land - Freehold to be compulsory acquired
- Order Land - Temporary use of land

Information Provided LSH GPS Survey

- ▨ Pipezone Area
- Access and Egress Roads
- Fences
- Pipe Bridge

Revisions



Newcastle Building Consultancy
Suite One, Second Floor
St Ann's Quay, 122 Quayside
Newcastle upon Tyne, NE1 3BD
Telephone: 0191 232 6291
www.lsh.co.uk

Client

North Tees Limited
North Tees Land Limited
North Tees Rail Limited

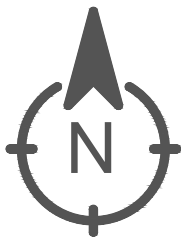
Project

Net Zero Project Teesside

Drawing

Designation Between Permanent and Temporary Order Land - Based on Draft Ardent Drawing 026_ARDG_TCC_LP Sheet 4 of 14

Job No.	DWG No.		
CBN 3247	010		
Scale	Date	Drawn	Checked
1:12500 @A3	August 22'	JB	MSF



Notes

Where dimensions are not given, drawings must not be scaled and the matter referred to Lambert Smith Hampton.

In the event of any dimensional conflict between Lambert Smith Hampton Drawings, the matter must be referred to Lambert Smith Hampton for clarification.

The Contractor must also refer to any separate Lambert Smith Hampton Specification to be read in conjunction with this drawing.

This Drawing is only for the use identified. Do not build from this drawing unless marked 'For Construction'.

Information Provided By Dalcour Maclaren

— OS Map

Information Provided By Ardent

— Order Land - New rights to be compulsory acquired.

— Order Land - Freehold to be compulsory acquired

— Order Land - Temporary use of land

Information Provided LSH GPS Survey

▨ Pipezone Area

— Access and Egress Roads

— Fences

— Pipe Bridge

Revisions

No.	Description
-----	-------------

Lambert Smith Hampton

Newcastle Building Consultancy
Suite One, Second Floor
St Ann's Quay, 122 Quayside
Newcastle upon Tyne, NE1 3BD
Telephone: 0191 232 6291
www.lsh.co.uk

Client

North Tees Limited
North Tees Land Limited
North Tees Rail Limited

Project

Net Zero Project Teesside

Drawing

Designation Between Permanent and Temporary Order Land - Based on Draft Ardent Drawing 026_ARDG_TCC_LP Sheet 4 of 14

Job No.	DWG No.		
CBN 3247	011		
Scale	Date	Drawn	Checked
1:12500 @A3	August 22'	JB	MSF