

## Rachael Beard

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**From:** PCU  
**Sent:** 09 May 2019 16:37  
**To:** Rachael Beard  
**Subject:** FW: The South Tees Development Corporation (Land at the former Redcar Steel Works, Redcar) - Compulsory Purchase Order 2019 ("the CPO") [CRSLLP-WORKSITE.FID280347599]  
**Attachments:** Signed - Letter to Secretary of State for Housing Communities and Local Government 09.05.19\_289157658\_1.PDF  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Another for you.

Tab

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**From:** Amy Shepherd <Amy.Shepherd@crsblaw.com> **On Behalf Of** Oliver Park  
**Sent:** 09 May 2019 16:28  
**To:** PCU <PCU@communities.gov.uk>  
**Cc:** Richard Flenley <Richard.Flenley@crsblaw.com>; David Haines <David.Haines@crsblaw.com>; Ingrid Saffin <Ingrid.Saffin@crsblaw.com>; Claire Timmings <Claire.Timmings@crsblaw.com>  
**Subject:** The South Tees Development Corporation (Land at the former Redcar Steel Works, Redcar) - Compulsory Purchase Order 2019 ("the CPO") [CRSLLP-WORKSITE.FID280347599]

Dear Sirs

Please find attached.

Yours faithfully

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Our Ref: OXP/DKH/209088/00013



*Rachael*

**CRS**  
**Charles Russell**  
**Speechlys**

Secretary of State for Housing Communities and Local Government  
Planning Casework Unit  
5 St Philips Place  
Colmore Row  
Birmingham  
B3 2PW

By Email and Hand  
pcu@communities.gsi.gov.uk

Charles Russell Speechlys LLP  
One London Square  
Cross Lanes, Guildford, Surrey  
GU1 1UN UK

T: +44 (0)1483 252525  
F: +44 (0)1483 252550  
DX: 2456 Guildford

charlesrussellspeechlys.com

oliver.park@crslaw.com  
D: +44 (0)1483 252538  
F: +44 (0)1483 252552

9 May 2019

Dear Sirs

**The South Tees Development Corporation (Land at the former Redcar Steel Works, Redcar)**  
**Compulsory Purchase Order 2019 (the "CPO")**  
**Plots - 47, 48, 49, 54, 55, 56, 57, 58, 59, 60**

We act on behalf of Air Products PLC and Air Products Renewable Energy Limited (both of Hersham Place Technology Park, Molesey Road, Walton on Thames, Surrey KT12 4RZ) ("Air Products") and we write to formally object to the Compulsory Purchase order made by the Council on 4 April 2019 for the redevelopment of the former Redcar Steel Works.

Air Products has been granted an easement which runs along the Sembcorp Utilities Corridor. Air Products and Millennium EFW Limited ("MEFW") have entered into an asset purchase agreement and MEFW have been granted subleases of premises known as TV1 and TV2 at Reclamation Ponds, Stockton-on-Tees, such property having the benefit of the easement. The schedule of interests highlights the interest of Air Products. Air Products has provided MEFW with a copy of the letter dated 10 April 2019 and MEFW will contact you separately regarding the pipeline.

You are intending to acquire a right to access the specified plots. The statement of reasons says that the Sembcorp Corridor exists at a lower ground level than the surrounding site and that it will be crossed by rail, road and utilities bridges to enable a cohesive development, but no further information as to how this will be achieved and no information is provided as to the impact of any such access.

The easement is critical for the pipeline it contains, and the pipeline is critical because it provides the route for waste water from two of MEFW's facilities (TV1 and TV2) to Bran Sands. If waste water disposal was affected by the exercise of the access rights to be acquired under the CPO then MEFW would need to seek a suitable alternative method of disposal. This might involve setting up new easements, pipeline fabrication and installation costs or the construction of a water treatment plant. Any action required brings with it the risk of significant financial burden but also potential project delays in terms of agreeing easements or designing, fabricating and installing new on-site water treatment infrastructure.

It is Air Products' contention that there has been inadequate engagement, consultation and consideration of Air Products' position and the impact of the CPO on Air Products' rights. Indeed, it is not clear what the justification is for the Acquisition of the land in question and why this is necessary for the proposed scheme. Air Products therefore objects to the CPO.

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We are happy to discuss the proposals in more detail so that Air Products' risk may be fully assessed, but until the full impact of the interference with Air Products' interest is understood Air Products must object to the proposed development.

Our client wishes its objection to be heard at a public inquiry and to be given the chance to make representations at the same.

Yours faithfully

*Charles Russell Speechlys LLP*

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