

Rachael Beard

From: PCU
Sent: 10 May 2019 09:06
To: Rachael Beard
Subject: FW: CPO Objection Letter - Land at the Former Redcar Steel Works, Redcar
Attachments: MEFW CPO Objection.PDF

Follow Up Flag: Follow up
Flag Status: Flagged

From: Evans, Kee <KeeEvans@eversheds-sutherland.com>
Sent: 09 May 2019 17:24
To: PCU <PCU@communities.gov.uk>
Subject: CPO Objection Letter - Land at the Former Redcar Steel Works, Redcar

Please find attached an electronic copy of the letter which has been hand delivered to you today.

Please let me know if any further information is required.

Kind regards
Kee

Kee Evans | Principal Associate | Planning & Infrastructure Consenting Team | Eversheds Sutherland

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Secretary of State for Housing , Communities and Local
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Planning Casework Unit
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Birmingham
B3 2PW

Date 9 May 2019
Your ref 2641987/AZT/TAW1
Our ref EVANSKW/new
Direct dial 02920 47 7473
keeevans@eversheds.com

BY COURIER

Dear Sir/Madam

**THE SOUTH TEES DEVELOPMENT CORPORATION (LAND AT THE FORMER REDCAR
STEEL WORKS, REDCAR) COMPULSORY PURCHASE ORDER 2019 PLOTS - 47,
48, 49, 54, 55, 56, 57, 58, 59, 60**

We act on behalf of Millennium EFW Limited ("MEFW") 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.

MEFW owns a waste water pipe which travels through an easement granted to Air Products. This runs along the Sembcorp Utilities Corridor. The pipe has been acquired to carry waste water from the MEFW plant to the north of the proposed development to the Bran Sands Waste Water plant. The schedule of interests highlights the interest of Air Products but does not refer to the interests of MEFW. Air Products provided MEFW with a copy of the letter dated 10 April 2019 and we understand that Air Products will also be contacting you separately.

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, Reclamation Ponds, Stockton-on Tees) 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.

We are happy to discuss the proposals in more detail so that MEFW's risk may be fully assessed, but we do not believe that there has been an appropriate consideration of the impact of the CPO upon MEFW's interest and until the full impact of the interference with MEFW's interest is understood, MEFW must object to the proposed CPO.

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Should this matter proceed to a public inquiry we would expect our clients to be represented.

Yours faithfully

Eversheds - Sutherland LLP

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