

**THE SOUTH TEES DEVELOPMENT CORPORATION (LAND AT THE FORMER REDCAR STEEL WORKS, REDCAR) COMPULSORY PURCHASE ORDER 2019**

**GENERAL VESTING DECLARATION – NO. 1**

This GENERAL VESTING DECLARATION is executed on the 30<sup>TH</sup> day of JUNE 2020 by South Tees Development Corporation ("the Authority").

**WHEREAS:**

- (1) On 29 April 2020 an order entitled The South Tees Development Corporation (Land at the former Redcar Steel Works, Redcar) Compulsory Purchase Order 2019 was confirmed by an Inspector appointed by the Secretary of State under the powers conferred on him by the Localism Act 2011 authorising the Authority to acquire the land specified in the Schedule hereto.
- (2) Notice of the confirmation of the order was first published in accordance with section 15 of the Acquisition of Land Act 1981 on 4 June 2020.
- (3) That notice included the statement and form prescribed under section 15(4)(e) and (f) of the Acquisition of Land Act 1981.

NOW THIS DEED WITNESSETH that, in exercise of the powers conferred on them by section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981 ("the Act"), the Authority hereby declare:

1. The land described in the Schedule hereto (being part of the land authorised to be acquired by the order) and more particularly delineated on the plans annexed hereto, together with the right to enter and take possession of the land shall vest in the Authority as from the end of the period of 3 months from the date on which the service of notices required by section 6 of the Act is completed.
2. For the purposes of section 2(2) of the Act, the specified period in relation to the land comprised in this declaration is one year and one day.

**SCHEDULE**

<b>Number on plans</b>	<b>Description</b>
1	All interests in approximately 2,150,977 square metres of land formerly known as Redcar Ironworks Site, buildings, railway lines, access roads, conveyors, travelling cranes, tanks, hopper, gas distribution station, gas holder, chimneys, flare stack, cooling tower, ponds, signal box, signal lamps, electricity substation, light towers, Redcar Area Workshop, Redcar Central Store, Redcar Coke Oven, Electricity Transformer, Pipe gantry, Ore Handling Area, Redcar Blast Furnace Buildings, Conveyor Tower, Redcar Power Station, Redcar Sinter Plant, Car Park, Sinter Cooler, Bridges, Disused/Vacant Land, Former Store, Coke Oven Gas Main and Burn Off Stack situated to the east of River Tees and north of Northumbrian Sewage Works, Redcar EXCEPT FOR THOSE INTERESTS OWNED BY THE AUTHORITY AND THE CROWN
2	All interests in approximately 3,196 square metres of land formerly known as Bi-product Handling and buildings situated to the east of River Tees and north of Northumbrian Sewage Works, Redcar, EXCEPT FOR THOSE INTERESTS OWNED BY THE CROWN
3	All interests in approximately 3,161 square metres of land formerly known as Bi-product Handling and buildings situated to the east of River Tees and north of Northumbrian Sewage Works, Redcar, EXCEPT FOR THOSE INTERESTS OWNED BY THE CROWN
20	All interests in approximately 13,977 square metres of land, hot metal railway lines and pipe gantry situated to the east of land known as the Teardrop Site and to the west of land known as the CLE31 Site, Redcar
33	All interests in approximately 883 square metres of land and railway line (Darlington to Saltburn railway) and above access road and overline railway and bridge situated to the south west of Coatham Marsh Nature Reserve and to the east of Redcar British Steel Railway Station, EXCEPT FOR THOSE INTERESTS OWNED BY NETWORK RAIL INFRASTRUCTURE LIMITED AND SOUTH TEES DEVELOPMENTS LIMITED
37	All interests in approximately 109,027 square metres of land, premises known as Steel House, woodland, access roads, car parks, hot metal railway line, pond, watercourse, water apparatus,

	pipelines, bridges and subway situated east of Redcar British Steel Railway Station, Redcar, EXCEPT FOR THOSE INTERESTS OWNED BY NORTHUMBRIAN WATER LIMITED AND NORTHERN GAS NETWORKS LIMITED
38	All interests in approximately 178,475 square metres of land forming part of Teesside Works Redcar, access roads, thicket, bridge and hot metal railway line above, buildings, Tod Point Electricity Distribution Site, electricity sub-station, dismantled railway, electricity transmission masts and overhead lines, security access premises known as Redcar Gate, drain, watercourses known as The Mill Race and The Fleet, tracks, footpaths, hardstanding, car parks, subways and compressor house situated south of Redcar British Steel Railway Station, Redcar EXCEPT FOR THOSE INTERESTS OWNED BY SOUTH TEES DEVELOPMENTS LIMITED AND NATIONAL GRID ELECTRICITY TRANSMISSION PLC
44	All interests in approximately 2,298 square metres of land, hot metal railway lines and crossing situated south of Redcar British Steel Railway Station and west of Steel House Roundabout, Trunk Road (A1085), Redcar
45	All interests in approximately 1,105 square metres of land and weighbridge known as Redcar Gate Weighbridge, situated west of Redcar Gate and south-west of Redcar British Steel Railway Station, Redcar
46	All interests in approximately 995 square metres of land and hot metal railway lines situated to the north of Lord McGowan Bridge, Redcar, EXCEPT FOR THOSE INTERESTS OWNED BY SEMBCORP UTILITIES (UK) LIMITED
47	<p>The right for the Authority and its lessees, licensees, successors in title, assigns and those authorised by any of these to:</p> <ol style="list-style-type: none"> <li>1. enter on the land at all times now or in the future on foot or with vehicles of whatever type and with or without materials, plant or machinery for all purposes in connection with: <ol style="list-style-type: none"> <li>a. the treatment of invasive plant species on the land</li> <li>b. any associated site investigations inspections and surveys on the land</li> <li>c. the regrading, resurfacing and landscaping of the land</li> <li>d. the carrying out of works on adjacent and nearby land</li> <li>e. constructing, installing, disconnecting, altering, diverting, reconnecting and renewing the service media and relaying water, sewage, gas, electricity, telecommunications and other services located or to be located on the land along with the right to the free passage and running of such services through the service media</li> <li>f. the carrying out of works to maintain, renew or upgrade the existing bridge and/or to replace the existing bridge with a new structure and to thereafter retain the new structure</li> </ol> <p>together the "Works"</p> </li> <li>2. pass and repass over the land at all times now or in the future on foot or with vehicles of whatever type and with or without materials, plant or machinery for all purposes in connection with the carrying out of the Works and thereafter the inspection, survey repair, renewal and maintenance of the Works and</li> <li>3. swing the jib and counterbalance of a crane, loaded or unloaded through the airspace above the land for all purposes in connection with the carrying out of the works and thereafter the inspection, survey, repair, renewal and maintenance of the Works</li> </ol> <p>over approximately 720 square metres of land, water apparatus, pipeline, bridge and hot metal railway line above situated to the south of Redcar Gate Weighbridge EXCEPT FOR THOSE INTERESTS OWNED BY SEMBCORP UTILITIES (UK) LIMITED</p>
48	<p>The right for the Authority and its lessees, licensees successors in title, assigns and those authorised by any of these to:</p> <ol style="list-style-type: none"> <li>1. enter on the land at all times now or in the future on foot or with vehicles of whatever type and with or without materials, plant or machinery for all purposes in connection with: <ol style="list-style-type: none"> <li>a. the treatment of invasive plant species on the land</li> <li>b. any associated site investigations inspections and surveys on the land</li> <li>c. the regrading, resurfacing and landscaping of the land</li> </ol> </li> </ol>

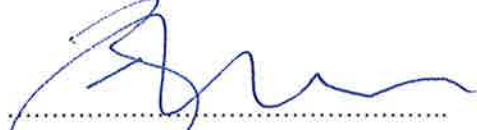
	<p>d. the carrying out of works on adjacent and nearby land</p> <p>e. constructing, installing, disconnecting, altering, diverting, reconnecting and renewing the service media and relaying water, sewage, gas, electricity, telecommunications and other services located or to be located on the land along with the right to the free passage and running of such services through the service media</p> <p>f. the carrying out of works to maintain, renew or upgrade the existing bridge and/or to replace the existing bridge with a new structure and to thereafter retain the new structure</p> <p>together the 'Works'</p> <p>2. pass and repass over the land at all times now or in the future on foot or with vehicles of whatever type and with or without materials, plant or machinery for all purposes in connection with the carrying out of the Works and thereafter the inspection, survey repair, renewal and maintenance of the Works and</p> <p>3. swing the jib and counterbalance of a crane, loaded or unloaded through the airspace above the land for all purposes in connection with the carrying out of the works and thereafter the inspection, survey, repair, renewal and maintenance of the Works</p> <p>over approximately 213 square metres of land, bridge, hot metal railway line above, pipelines and track situated to the south of Redcar Gate Weighbridge EXCEPT FOR THOSE INTERESTS OWNED BY SEMBCORP UTILITIES (UK) LIMITED, INEOS UK SNS LTD, ONE-DYAS UK LTD</p>
49	<p>The right for the Authority and its lessees, licensees, successors in title, assigns and those authorised by any of these to:</p> <p>1. enter on the land at all times now or in the future on foot or with vehicles of whatever type and with or without materials, plant or machinery for all purposes in connection with:</p> <p>a. the treatment of invasive plant species on the land</p> <p>b. any associated site investigations, inspections and surveys on the land</p> <p>c. the regrading, resurfacing and landscaping of the land</p> <p>d. the carrying out of works on adjacent and nearby land</p> <p>e. constructing, installing, reconnecting and renewing the service media and relaying water, sewage, gas, electricity, telecommunications and other services located or to be located on the land along with the right to the free passage and running of such services through the service media</p> <p>f. the carrying out of works to maintain, renew or upgrade the existing bridge and/or to replace structure and to thereafter retain the new structure</p> <p>together the 'Works'</p> <p>2. pass and repass over the land at all times now or in the future on foot or with vehicles of whatever type and with or without materials, plant or machinery for all purposes in connection with the carrying out of the Works and thereafter the inspection, survey repair, renewal and maintenance of the Works and</p> <p>3. swing the jib and counterbalance of a crane, loaded or unloaded through the airspace above the land for all purposes in connection with the carrying out of the works and thereafter the inspection, survey, repair, renewal and maintenance of the Works</p> <p>over approximately 8,029 square metres of land, tracks, bridge support, abutments, hot metal railway lines and pipelines situated to the north-west of Lord McGowan Bridge EXCEPT FOR THOSE INTERESTS OWNED BY SEMBCORP UTILITIES (UK) LIMITED AND INTER TERMINALS SEAL SANDS LIMITED</p>
50	<p>All interests in approximately 1,147 square metres of land, hot metal railway lines and bridleway (116/9/2) and public footpath (England Coast Path, National Trail, Recreational Route and Black Path) situated to the west of Lord McGowan Bridge, Redcar, EXCEPT FOR THOSE INTERESTS OWNED BY SEMBCORP UTILITIES (UK) LIMITED</p>
51	<p>All interests in approximately 14,850 square metres of land and hot metal railway lines situated to the west of Trunk Road (A1085), Redcar, EXCEPT FOR THOSE INTERESTS OWNED BY NORTHUMBRIAN WATER LIMITED</p>
59	<p>The right for the Authority and its lessees, licensees, successors in title, assigns and those</p>

	<p>authorised by any of these to:</p> <ol style="list-style-type: none"> <li>1. enter on the land at all times now or in the future on foot or with vehicles of whatever type and with or without materials, plant or machinery for all purposes in connection with: <ol style="list-style-type: none"> <li>a. the treatment of invasive plant species on the land</li> <li>b. any associated site investigations inspections and surveys on the land</li> <li>c. the regrading, resurfacing and landscaping of the land</li> <li>d. the carrying out of works on adjacent and nearby land</li> <li>e. constructing, installing, disconnecting, altering, diverting, reconnecting and renewing the service media and relaying water, sewage, gas, electricity, telecommunications and other services located or to be located on the land along with the right to the free passage and running of such services through the service media</li> <li>f. the carrying out of works to maintain, renew or upgrade the existing bridge and/or to replace the existing bridge with a new structure and to thereafter retain together the "Works"</li> </ol> </li> <li>2. pass and repass over the land at all times now or in the future on foot or with vehicles of whatever type and with or without materials, plant or machinery for all purposes in connection with the carrying out of the Works and thereafter the inspection, survey repair, renewal and maintenance of the Works</li> <li>3. swing the jib and counterbalance of a crane, loaded or unloaded through the airspace above the land for all purposes in connection with the carrying out of the works and thereafter the inspection, survey, repair, renewal and maintenance of the Works and</li> <li>4. pass and repass over the land at all times now or in the future on foot or with vehicles of whatever type and with or without materials, plant or machinery for all purposes in connection with access to and egress from any part of the regeneration scheme</li> </ol> <p>over approximately 593 square metres of land, pipelines, hot metal railway line, pipe gantry and watercourse known as Dabholm Beck situated south-west of the area known as The Fleet EXCEPT FOR THOSE INTERESTS OWNED BY NETWORK RAIL INFRASTRUCTURE LIMITED AND SEMBCORP UTILITIES (UK) LIMITED</p>
66	All interests in approximately 22,513 square metres of land, buildings, railway lines, premises known as the Iron Granulation Plant, underground basements, plant and water injection system, cooling tower, travelling crane, electricity transmission overhead lines, light tower, valve and Electricity Transformer situated to the west of Trunk Road (A1085) and south of the watercourse known as Dabholm Beck, Redcar, EXCEPT FOR THOSE INTERESTS OWNED BY NATIONAL GRID ELECTRICITY TRANSMISSION PLC
67	All interests in approximately 2,134 square metres of land, premises known as the Iron Granulation Plant, bi-product handling and travelling crane situated to the west of Trunk Road (A1085) and south of the watercourse known as Dabholm Beck, Redcar
69	All interests in approximately 5,969 square metres of land, buildings, premises known as the Locomotive Repair Shed, hardstanding and railway line situated to the west of Trunk Road (A1085), Redcar
70	All interests in approximately 793 square metres of land, grassland, Falck Medical Centre car park and pipeline situated north of the premises known as Falck Medical Centre, Redcar, EXCEPT FOR THOSE INTERESTS OWNED BY NORTHUMBRIAN WATER LIMITED
71	All interests in approximately 902 square metres of building premises known as Falck Medical Centre situated to the west of Trunk Road (A1085) and north-west of Lackenby Gate, Redcar
78	All interests in approximately 916 square metres of land, buildings and weighbridge known as Lackenby No.4 Weighbridge situated to the east of Teesside Works, Lackenby
80	All interests in approximately 15,080 square metres of land, premises known as Coil Plate Mill, material storage, access road, railway line, and works known as Teesside Works, Lackenby situated to the west of Trunk Road (A1085), Redcar EXCEPT FOR THOSE INTERESTS OWNED BY SOUTH TEES DEVELOPMENTS LIMITED
81	All interests in approximately 363,524 square metres of land and works known as Teesside Works, Lackenby, buildings, access roads, hot metal railway lines, railway lines, level crossing,

	tanks, travelling cranes, conveyors, chimneys, cooling towers, electricity sub stations, pipelines, pipe gantry, path, basic oxygen steel making plant, coil plate mill, steel making instruments department, vacant buildings, and electricity transmission mast and overhead lines situated to the east of Tees Dock- Road, Redcar, EXCEPT FOR THOSE INTERESTS OWNED BY NATIONAL GRID ELECTRICITY TRANSMISSION PLC AND NORTHUMBRIAN WATER LIMITED
100	All interests in approximately 351 square metres of land, verges, hot metal railway bridge above, adopted highway known as Tees Dock Road and electricity transmission overhead lines situated to the west of Teesside Works, Lackenby EXCEPT FOR THOSE INTERESTS OWNED BY SOUTH TEES DEVELOPMENTS LIMITED, THE COUNCIL OF THE BOROUGH OF REDCAR AND CLEVELAND, NATIONAL GRID ELECTRICITY TRANSMISSION PLC, NORTHERN GAS NETWORKS LIMITED AND MGT TEESSIDE LIMITED
107	All interests in approximately 70,932 square metres of land, premises known as Torpedo Ladle Repair Shop, buildings, access road, railway lines, South Steel Plant Electricity Substation and footbridge situated to the north of Bolckow Industrial Estate, Redcar, EXCEPT FOR THOSE INTERESTS OWNED BY THE CROWN
145	All interests in approximately 232,809 square metres of land known as SLEMS, quarry works, settling pond, ponds, building, electricity transmission overhead lines and light tower known as Teesside Works, Cleveland, Redcar EXCEPT FOR THOSE INTERESTS OWNED BY THE CROWN AND NATIONAL GRID ELECTRICITY TRANSMISSION PLC
146	All interests in approximately 208,023 square metres of land, buildings, access roads, conveyors, weighbridges, electricity substations and light towers situated to the east of the adopted highway known as Smiths Dock Road, Redcar EXCEPT FOR THOSE INTERESTS OWNED BY THE CROWN, NATIONAL GRID ELECTRICITY TRANSMISSION PLC AND SOUTH TEES DEVELOPMENTS LIMITED
148	All interests in approximately 2,735 square metres of land, thicket, No.6 Berth, Car Park and sheeting area situated to the east of the adopted highway known as Smiths Dock Road, Redcar EXCEPT FOR THOSE INTERESTS OWNED BY THE CROWN, EAST COAST SLAG PRODUCTS LIMITED, TARMAC LIMITED AND SOUTH TEES DEVELOPMENTS LIMITED
150	All interests in approximately 322 square meters of verges and grassed area situated to the south west of Teesport, Redcar EXCEPT FOR THOSE INTERESTS OWNED BY THE CROWN AND SOUTH TEES DEVELOPMENTS LIMITED
151	All interests in approximately 4562 square metres of land, structures and overhead conveyor situated to the north of Teesside Works, Cleveland, Redcar EXCEPT FOR THOSE INTERESTS OWNED BY THE CROWN, EAST COAST SLAG PRODUCTS LIMITED, TARMAC LIMITED AND SOUTH TEES DEVELOPMENTS LIMITED
154	All interests in approximately 195,317 square metres of land, buildings known as Materials Processing Plant, tanks hoppers, conveyors, access roads, weighbridges and settling pond situated to the east of the adopted highway known as Smiths Dock Road, Redcar EXCEPT FOR THOSE INTERESTS OWNED BY THE CROWN, EAST COAST SLAG PRODUCTS LIMITED, TARMAC LIMITED AND SOUTH TEES DEVELOPMENTS LIMITED
157	All interests in approximately 225,954 square metres of land known as High Tip, slag heap and settling pond being part of the Teesside Works Cleveland, Redcar EXCEPT FOR THOSE INTERESTS OWNED BY THE CROWN
158	All interests in approximately 18,668 square metres of land and light tower situated to the north of Teesside Works, Cleveland, EXCEPT FOR THOSE INTERESTS OWNED BY THE CROWN, EAST COAST SLAG PRODUCTS LIMITED, TARMAC LIMITED AND SOUTH TEES DEVELOPMENTS LIMITED
159	All interests in approximately 62,765 square metres of land, conveyor, hopper, pipelines, slag heap and light tower situated at Teesside Works, Cleveland, EXCEPT FOR THOSE INTERESTS OWNED BY THE CROWN, EAST COAST SLAG PRODUCTS LIMITED, TARMAC LIMITED, NORTHUMBRIAN WATER LIMITED AND SOUTH TEES DEVELOPMENTS LIMITED
166	All interests in approximately 136,403 square metres of land and buildings known as South Bank Coke Ovens, tanks, hardstanding, travelling crane, conveyors, footbridges, electricity substations, cooling tower, sloping wall, subway, chimney and light tower situated to the east of the adopted highway known as Smiths Dock Road, Redcar EXCEPT FOR THOSE INTERESTS OWNED BY THE CROWN AND NORTHUMBRIAN WATER LIMITED

Dated the 30<sup>th</sup> day of June 2020

The COMMON SEAL of  
SOUTH TEES DEVELOPMENT CORPORATION  
was hereunto affixed in the presence of:



.....  
Authorised Signatory

