

From: [REDACTED]
To: EastAngliaOneNorth@planninginspectorate.gov.uk; [East Anglia Two](#)
Cc: [REDACTED]
Subject: transparencyrules@sra.org.uk; therese.coffey.mp@parliament.uk; matthew.hicks@suffolk.gov.uk; steve.gallant@eastsoffolk.gov.uk;
Date: 16 February 2021 12:50:11

Dear Mr Smith

I have seen from the SEAS website that a formal Complaint Letter has been sent to you regarding Scottish Power Renewable's (SPR) Option Agreement entered into with certain landowners and others, and its implications for those signing it.

I wish to lodge my complaint and disagreement with Scottish Power's use of non-disclosure agreements within their Option Agreements.

It cannot be right that SPR's Option Agreement contains a clause which makes an agreement for a real estate transaction conditional upon an individual landowner being contractually compelled not to oppose SPR's planning application and withdrawing any evidence already given.

In the circumstances governing SPR's real estate acquisitions no landowner should be placed in a position whereby they are gagged from making planning representations when voluntarily selling their land to SPR, 'voluntarily' being a moot point with the alternative being compulsory purchase. Such a non-disclosure option agreement in the normal way of things might be considered to be a normal contractual term but these contracts for sale/purchase are far from normal 'open market' transactions, an 'open market' transaction by definition requiring a willing seller.

To weight a contract so unreasonably and unfairly in favour of SPR given SPR's dominant position in the transaction is unjustifiable and inequitable. This non-disclosure clause needs to be removed from real estate sale /purchase option agreements sought by SPR.

Yours Sincerely
Peter Watson
PJR Watson FRICS
Fellow Royal Institution of Chartered Surveyors



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