

The Drax Power (Generating Stations) Order

Land at, and in the vicinity of, Drax Power Station, near Selby, North Yorkshire

Consultation Report

Appendix 13 - Land Referencing Material



The Planning Act 2008 – Section 37(3)(c)
The Infrastructure Planning (Applications: Prescribed Forms and Procedure)
Regulations 2009 – Regulation 5(2)(q)

Drax Power Limited

Drax Repower Project

Applicant: DRAX POWER LIMITED
Date: May 2018
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13.1 Land Interest Questionnaire cover letter

February 09, 2018

WSP
WSP House
70 Chancery Lane
London
WC2A 1AF

Dear David Watson

Land Referencing Enquiries

The Drax Group is in the planning stage for a new proposed pipeline to connect the Drax Power Station to existing pipelines to the east. In order to ensure that we are talking to the right people we have employed a specialist land referencing consultant, WSP, to check that the details we have are correct. From looking at publicly available sources, e.g. land registry, we believe you have an interest in the property.

Enclosed with this letter is a Land Interest Questionnaire and plan showing the extent of the land that we think you have an interest in e.g. because you own the property. The questionnaire and plan are your opportunity to confirm or correct our current information and to identify any other people who may have interests in the property so that we can also contact them.

In order to ensure we can provide you with further details of the project in the future and enable you to have the opportunity to comment on our proposals, please complete the questionnaire and review the plan (indicating any areas you believe are incorrect). Then please sign both documents and return them to us in the enclosed stamped addressed envelope (or alternatively you may e-mail a scanned copy to Drax.LandReferencing@wsp.com).

A survey of your land at this stage does not necessarily mean that the land we are surveying will be needed in the construction of any scheme if we get consent to build. Before we finalise our land requirements for the scheme, we will consult on them. Please could you make contact with our land access team at WSP by completing the enclosed form by scanning it to Drax.LandReferencing@wsp.com, call 020 3680 5000 or return the completed form in the enclosed pre-paid reply envelope. If you would like more information about the scheme, please do not hesitate to contact Drax reception 01757 612002.

We would like to thank you in advance for your assistance in this matter and look forward to receiving your response as soon as possible.

Yours sincerely

Signature

Clare Hennessey
WSP Project Director

13.2 Land Interest Questionnaire template

Land ownership parcel number shown on plan: [Parcel No.]
Your reference number: [Contact ID]
Land Description:
<i>For office use only</i>

1. Your details

Please provide the details of the person(s) or organisation that has an interest in the land shown on the attached plan. Please check/complete the details:

If the interest is held by you, what is your name?	Title & full name [First Name [middle name] Surname]	
Are you trading? If so what name do you trade under?	Trading as:	
If the interest is held by an organisation, what is its registered name?	Registered name of organisation [Organisation] Company/charity number [Company number]	
Address (if an organisation, this should be the registered address) [Address Line 1, Address Line 2, Address Line 3, Postcode, Country (not UK)]		
Telephone	[Phone/Mobile]	
Email address	[Email]	
Would you prefer to receive correspondence by email? If so please check the tick box	<input type="checkbox"/> Yes, send my correspondence by email.	
Alternative postal address (if you would like information sent to an address as well as the one given above)	Land Agent Name Land Agent Address	

If you are an executor, trustee, partner of the person/company that owns the interest in the property (as listed above), please provide details of your name/address and the names/addresses of any others with such an interest, in the space provided below or in the space provided at the back of this pack.

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Land Interest Questionnaire
Drax Re-power

2. Your interest – The nature of interest you hold over the property shown on the attached plan.

Please indicate in the box below your interest in the land. If you have a joint or shared interest please note this and add details of the other interested parties in section 5.

What is the nature of your interest in the land? E.g. freehold, (shared) leasehold, tenant. If other, please give details.	[Interest Nature] [Land Qualifier]
Do you occupy the property? If you do not, please give details of who does in section 5.	[Occupy = "Yes" Doesn't Occupy = "No"]

The following three questions are applicable only if you are a leaseholder. If you are not a leaseholder, please mark as N/A and move onto the next section.

What is the term (length) of the lease or tenancy (if known)?	
If known, what date did the lease commence?	
What is the demise of the lease; i.e. what part of the overall property does the lease apply to? (E.g. does the lease also include any rights of access? If so, please describe here and identify on the attached plan.)	[Land qualifier]

We are required to keep these details up to date, and property often changes hands. Therefore, where known and not confidential, please provide detail of prospective purchase or tenants for the property.

3. Please provide details, where known, of any other individuals or organisations who might acquire an interest in the property over the next six months (e.g. someone who might buy or lease it)?

Full name:	
Address:	
Email address:	
Details of the current situation:	

4. Please confirm what the land is used for (e.g. residential, commercial, pasture, arable, equine etc.). Please also confirm if the land is used as a common, an allotment(s), a public garden, a disused burial ground, or used for the purposes of public recreation in any way? If yes, please provide details in the space below or in the space provided at the back.

[Land use]

Land Interest Questionnaire
Drax Re-power

The following information questions if you know of any other interests in the property and it is requested so we are able to confirm that we have identified interests for all property and land to ensure that we can consult and provide information as widely as possible.

5. Other interests - Are there any other people or organisations in the property that have an interest? For example, this might include:

- If you pay rent, please provide the name and address of the person(s) to whom rent is paid e.g. landlord, freeholder
- If you rent out the property, please provide the names of these leaseholders, tenants, licence holders (e.g. mooring or fishing), advertising hoardings etc.
- Please provide the names and addresses of anyone with rights (e.g. of access, including shared access ways), options to purchase, cautions, restrictive covenants, rent charges, peppercorn rents, grazing rights, shooting rights, mineral rights, manorial rights or easements over the property.
- Please provide details of any other people or organisations with an interest in the property

Nature of interest (e.g. landlord, tenant, rights of access, caution, etc)	
Title & full name	
Home address	
Telephone	
Email address	
Do they occupy the property?	

Please continue on the page provided at the back if required.

The following section relates to mortgages or charges on the property as we need to include anyone with a financial interest in your property in the Book of Reference. We can check this information in the registered title at HM Land Registry, but if you have recently obtained a mortgage or changed your mortgagee, this information may not be accurate or up to date.

6. Is your interest subject to any mortgage or equitable interest?

Name	[Related mortgage name]
Address	[Related mortgage address]
Mortgage reference (note: please do NOT provide your bank account details)	(This helps your lender or mortgagee check their details when we send them the consultation information)

Additional information

13.3 Confirmation Schedule cover



Date

WSP
WSP House
70 Chancery Lane
London
WC2A 1AF

Name
Address

Dear Name

Confirming your information

The Drax Group is in the planning stage for a new proposed pipeline to connect the Drax Power Station to existing pipelines to the east. In order to ensure that we are talking to the right people we have employed a specialist land referencing consultant, WSP, to check that the details we have are correct.

We are now writing to obtain confirmation that the details previously provided regarding the proposed scheme are still valid and to offer the opportunity to update us with any changes.

Enclosed is a 'Summary of Interest', schedule of land interests and a plan for each piece of land in which we have you recorded as having an interest. These documents detail our current understanding of your property/properties. We have obtained your details either by contacting you directly and using the information you have given us, or from publicly available sources such as the Land Registry or the electoral roll.

In order to ensure we can provide you with further details of the project in the future and enable you to have the opportunity to comment on our proposals, please complete the questionnaire and review the plan (indicating any areas you believe are incorrect). Then please sign the enclosed document and return them to us in the enclosed stamped addressed envelope (or alternatively you may e-mail a scanned copy to DraxLandReferencing@wsp.com) by the 26th of January 2018. If you would like more information about the scheme, please do not hesitate to contact Drax on 0800 731 8250.

We would like to thank you in advance for your assistance in this matter and look forward to receiving your response as soon as possible.

Yours sincerely

Signature

Clare Hennessey
WSP Project Director

WSP Land Team
70 Chancery Lane
London
WC2A 1AF
wsp.com

WSP UK Limited | Registered Address: WSP House, 70 Chancery Lane, London, WC2A 1AF UK
Reg No. 01383511

13.4 Confirmation Schedule Questionnaire

REQUEST FOR CONFIRMATION QUESTIONNAIRE LAND OWNERSHIP

Drax Re-power



Summary of interest

Your contact reference number: XXXX

This page relates to land parcel reference number: XXX

LAND DESCRIPTION

1. We currently understand that your name and address are as follows. If this interest is held by an organisation, this should be your registered address.

Joseph John Bloggs
The Laurels
Lake End Road
Dorney
Windsor
SL4 8QS

Telephone number: 0207 803 2626
Mobile phone number: 07971328129

Email address: joebloggs@btinternet.com

2. We have you listed as a freeholder/leaseholder/occupier of the land shown on the plan attached to the end of this questionnaire and that you occupy this property.

Please provide any additional information:

Reference: XXXX

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REQUEST FOR CONFIRMATION QUESTIONNAIRE
LAND OWNERSHIP
Drax Re-power



<p>3. The schedule below details the organisations and persons that we understand to have an interest in this property.</p> <p>- Please tell us if there are any additional interests. This would include any organisations or individuals who have a mortgage or equitable interest.</p> <p>- If you own a share of the freehold of your property, we will have included you as a leaseholder, and also included the organisation who hold the freehold interest on your behalf.</p>				
Name	Nature	Occupies the property?	Details	Interest
Joseph John Bloggs	Freeholder	No		
James Collins	Tenant	Yes		
National Westminster Bank plc	Freeholder mortgagee	No	as mortgagee for Joseph John Bloggs	in respect of The Laurels, Lake End Road, Dorney, SL4 6QS

If any of the information on this page is incorrect, please let us know so that we can ensure you are notified correctly.

Reference: **XXXXX**

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REQUEST FOR CONFIRMATION QUESTIONNAIRE
LAND OWNERSHIP

Drax Re-power



Please respond to this confirmation schedule including any amendments made in sections 1 to 7 by returning this to us using the enclosed prepaid envelope or send your response to:

WSP
WSP House
70 Chancery Lane
London
WC2A 1AF

or

Drax.LandReferencing@wsp.com

The information provided at sections 1 and 2:

Is correct ☐
or
has been corrected by me ☐

The information provided in the schedule at section 3:

Is correct ☐
or
has been corrected by me ☐

The parcel shown on the plan:

Is correct ☐
or
has been corrected by me ☐

The information is both complete and accurate to the best of my knowledge

Name: (please print)

Signed: Date:

Drax Power Limited and its agents will process your personal information provided in your responses to this questionnaire solely for the purpose of the Drax Re-power scheme and in accordance with the Data Protection Act 1998.

If you require any assistance completing this form, please contact a member of the WSP team on 020 305 72110 or email on Drax.LandReferencing@wsp.com (This letter is available in other languages on request). Please note that this is an information gathering exercise only and completing the form does not indicate that you agree with Drax's Re-powering plans.

More information relating to the re-power project is available on our website: <http://repower.drax.com/>.

Reference: 50000

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13.5 Statutory Undertakers Template



The Secretary
Easynet Limited
25 Canada Square,
London,
E14 5LQ



WSP
WSP House
70 Chancery Lane
London
WC2A 1AF

Ref: 70037047-Stat-20171220-1777823

Date: 20th December 2017

Dear Sir / Madam,

RE: Proposed Drax Repower Development Consent Order

Drax Power Limited is proposing to repower up to two of the six generating units at Drax Power Station from coal-fired to gas generating plant(s). Each unit would be connected to its own integral battery energy storage facility. These proposals and the associated infrastructure would have a capacity of up to 3,800MW of electricity, and are known as the Drax Repower Project (the 'Project'). The repowering of each unit from coal to gas involves the construction of a gasfired generating station with a capacity of more than 50 megawatts. Each battery energy storage facility would also have a capacity of more than 50 megawatts. As such, each proposed repowered unit and each battery energy storage facility is classed as a Nationally Significant Infrastructure Project under the Planning Act 2008 (the '2008 Act').

As the proposed Project constitutes a Nationally Significant Infrastructure Project as outlined above, Drax Power Limited must make an application under the 2008 Act for a permission known as a Development Consent Order ('DCO') to construct and operate the proposed Project. The application will be submitted to the Planning Inspectorate to examine the application and make a recommendation to the Secretary of State for Business, Energy and Industrial Strategy, who will then make a decision on whether or not to grant consent.

Drax Power Ltd has appointed WSP to act as the land referencing consultant in respect of the Drax Re-power project. Our role is to identify everybody who has an interest in the land that will be affected by the project so that we can consult you on our proposals and give you the opportunity to comment on the project by means of public consultation targeted to commence in January 2018.

We are instructed by Drax power Ltd to ascertain all interests in land and we are writing to you to ask if you could kindly provide us with some information on whether you have a licence (or some other form of interest, easement or wayleave), apparatus or equipment, within our area of interest on the attached map. If this is the case, please confirm the position and nature of utilities and

services. If you do not have a licence or apparatus in the area of the proposed works, a response would be appreciated to confirm that.

Please return responses by email to Drax.LandReferencing@wsp.com or by post FAO Drax Repower project, WSP House, 70 Chancery Lane, London, WC2A 1AF. If you require assistance, or would like these plans in an electronic format, please contact a member of the WSP land team on 020 3680 5000.

Yours faithfully,

A black rectangular box used to redact the signature of Clare Hennessey.

Clare Hennessey
WSP Project Director