



Planning Act 2008
Infrastructure Planning
(Applications Prescribed
Forms and Procedure)
Regulations 2009

North Lincolnshire Green Energy Park

9.7 Schedule of Changes to Book of
Reference and Land Plans

Regulation 5(2)(d)

PINS reference: EN010116

February 2023

Revision number: 2



Deadline 1 – 01.12.2022

Document	Change	Reason for change	Plots affected
3.1 Book of Reference	Andrew Gravel's address has been amended.	Mr Gravel made DDM aware his correspondence address has changed when they contacted him, who passed on information to Ardent.	5-42 5-43 5-46 5-47 5-48 5-49 5-50 5-51 5-52
3.1 Book of Reference	Scunthorpe & Gainsborough Water Management Board have been added to multiple plots.	Review of statutory drainage assets showed they were missing from certain plots.	2-14 3-11 3-13 4-11 4-28 4-34 4-53 4-54 4-73 4-74 4-75 4-83 4-84 4-85 4-89 5-77
3.1 Book of Reference	Gleeson have replaced North Lincs Borough Council as freeholder on plot 9-22 due to land transfer. Council sold part of titles LL4193, HS93023 & HS335665 to Gleeson. New title HS403564 has been created. Interests have been transferred across from plots 9-	Sale of land from Council to Gleeson.	9-22 9-23 9-24 9-25

	23, 9-24, 9-25 to plot 9-22 due to transfer and plot merges mentioned below.		
4.2 Land Plans	Plots 9-23, 9-24, 9-25 merged into 9-22 due to sale mentioned above. 9-22 represents boundary of new title HS403564.	See above.	See above.
3.1 Book of Reference	Highway boundary has been re-drawn in front of pump house on Stather Road meaning changes to area sizes of plots in area. Plots that have changed area size are 4-60, 4-61, 4-66, 4-68, 4-70. North Lincs Borough Council are no longer reputed freeholder on plot 4-60, which is now Unknown.	Council made Ardent aware during recent meeting at DDM's offices. Unregistered site notice had already been erected at this site due to uncertainty of ownership.	4-60 4-61 4-66 4-68 4-70
4.2 Land Plans	As per above, plots 4-60, 4-61, 4-66, 4-68, 4-70 have been re-drawn.	See above.	See above.
3.1 Book of Reference	Environment Agency removed from plot 5-10.	Inconsistency with other plots on River Trent flood bund, which Env Agency have said they don't own.	5-10
3.1 Book of Reference	New plot 5-92 has been created out of plot 5-53 at Flixborough Wharf where River Trent flows underneath. Environment Agency added to plot 5-92 as maintaining River Trent. Plot 5-53 area size reduced, plot description changed and freehold qualifiers have changed.	On closer inspection, part of wharf at Flixborough is on stilts above River Trent. Env Agency have statutory rights to maintain river.	5-53 5-92

4.2 Land Plans	See above – new plot 5-92 has been created out of plot 5-53 at Flixborough Wharf where River Trent flows underneath.	See above.	See above.
3.1 Book of Reference	National Highways category 2 qualifier on each of their plots has been changed from “(in respect of apparatus and covenants)” to “(in respect of drainage, light, apparatus and other easements)” instead.	Inconsistency amongst qualifiers on plots – two different qualifiers were used for same interest.	3-2 3-3 3-21 3-22 3-25
3.1 Book of Reference	SITA have been removed from plot 5-16, lease has expired. New leaseholder is RMS Trent Ports Limited.	Council made Ardent aware during recent meeting at DDM’s offices.	5-16
3.1 Book of Reference	Current owners Muhammed Sharif Uddin and Shah Muhammed Anas re-added to Bellwin House plots. Incoming buyer Rajan Marwaha’s qualifier has been amended to reflect current status of purchase.	Ardent made aware transfer hasn’t gone through yet therefore current owners on register need re-adding.	5-38 5-41
3.1 Book of Reference	Plot 5-43 – description amended as it listed unit 12 instead of 14.	Review of unit numbers at Wharfside Court showed mistake.	5-43
3.1 Book of Reference	PDR Investments Limited added to multiple plots as incoming buyer and associated rights of access	DDM advised of transfer going through to acquire units 10 & 12 at Wharfside Court. Current listed owners are Lindrick Business Services Limited.	5-47 5-48 5-49 5-50 5-51

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Deadline 2 – 15.12.2022

Document	Change	Reason for change	Plots affected
4.2 Land Plans	Red Line Boundary amend - removed part of title HS400394. Updated boundary and area size of plot 5-66.	On closer inspection of the RLB, plot 5-66 incorporated part of title HS400394 which is unwanted in limits.	5-66
4.2 Land Plans	Updated area size and boundary of plots 5-67 & 5-70	On closer inspection, Plot 5-67 incorporates part of title HS356887 which should be part of 5-70 instead.	5-67 5-70
4.2 Land Plans	Updated the dates and revision numbers on Land Plan sheets 4, 5 & 9.	These needed to be updated to reflect the changes from deadlines 1 & 2.	N/A
4.2 Land Plans	Created larger inset on sheet 4 for plots 4-92, 4-93, 4-94, 4-96, 4-97, 4-103.	Requested by Examiner.	4-92 4-93 4-94 4-96 4-97 4-103
3.1 Book of Reference	Northern Powergrid (Yorkshire) Plc's apparatus interest on plot 10-64 has been moved from cat 1 column to cat 2.	Consistency check. Apparatus should be cat 2 and not cat 1.	10-64
3.1 Book of Reference	Article numbers in Book of Reference intro have been corrected.	Requested by Examiner.	N/A

Deadline 5 – 21.02.2023

Document	Change	Reason for change	Plots affected
3.1 Book of Reference	PDR Investments name changed to PDR Group. Address changed as well.	Correspondence with party revealed name and address were incorrect.	5-47 5-48 5-49 5-50 5-51 5-52
3.1 Book of Reference	Mark James Hooton's address changed.	Mr Hooton has been in touch with DDM during negotiations to advise his address was incorrect.	10-20
3.1 Book of Reference	Gallagher Estates Limited restriction removed.	Advised by party that restriction no longer applied.	3-14 3-15 3-16 3-19 3-20 3-26 4-1 4-18
3.1 Book of Reference	JJ Gallagher restriction removed.	Advised by party that restriction no longer applied.	3-14 3-15 3-16 3-19 3-20 3-26 4-1 4-18
3.1 Book of Reference	Keepmoat Homes Limited added restriction.	HMLR refresh revealed new interest in RLB.	1-4 1-10
3.1 Book of Reference	Aaraav Metal Recycling Ltd added as freeholder and subsoil freeholder.	HMLR refresh revealed new interest in RLB.	10-29 10-30

3.1 Book of Reference	Lincolnshire Lakes Land Limited address change.	Companies House refresh revealed change of address.	1-13 1-14 1-8 1-9 2-1 2-2 2-3 2-12 2-13 2-14 2-15 2-17
3.1 Book of Reference	The North Lincolnshire Green Energy Park Limited address change.	Companies House refresh revealed change of address.	5-20 5-53 5-71 5-74 5-78 5-92 6-17 6-33 6-38 6-41 6-54 6-63 7-1 7-3 7-5 7-7 8-13 8-14 8-15
3.1 Book of Reference	Lcht Unlimited address change.	Companies House refresh revealed change of address.	5-66

3.1 Book of Reference	HSBC Invoice Finance (UK) Limited address change.	Companies House refresh revealed change of address.	6-58 6-60 6-65 6-66 6-67 6-76 6-78
3.1 Book of Reference	ZMR Properties Limited address change.	Companies House refresh revealed change of address.	10-82
3.1 Book of Reference	Clayfield Properties Limited added as freeholder occupier to Roxburgh House plots.	Correspondence with company's accountant.	9-32 9-33
3.1 Book of Reference	Kestrel Finance 1 S.A.R.L added as registered charge to Roxburgh House plots.	Review of title reveals registered charge present.	9-32 9-33
3.1 Book of Reference	Avnet EMG Limited changed from freeholder and leaseholder to just leaseholder on Roxburgh House plots.	Correspondence with company representative.	9-32 9-33