

SUMMARY STATEMENT

DOGGER BANK SOUTH OFFSHORE WIND FARMS

CAH1 HEARING

14TH JANUARY 2025 (ONLINE)

RE. STATEMENT BY REGISTERED ID. NUMBER: 2005086
MICHAEL GLOVER MRICS FAAV OF MICHAEL GLOVER LLP,
CHARTERED SURVEYORS,
GLOBE HOUSE, 15 LADYGATE, BEVERLEY, HU17 8BH

RE. SITE REFS:

Riplingham Estates Limited – Vinegar Hill Farm, Beverley (Book of Reference: 17-011)

Los Trustees – Land at Molescroft, Beverley – (Book of Reference: 14-006)

M Glover stated:-

1. He had been dealing with CP claims for landowners and selling agricultural land for over 40 years as an agricultural surveyor following an early part of his career at the District Valuer.
2. He has never felt the need to address matters to a Hearing in all that time until now, either on the question of confirmation of an Order or in respect of compensation.
3. He fully accepted the nature of an NSIP project and the government support for such infrastructure delivery and had dealt with a number of schemes recently – Hornsea 4, National Grid North Humber to High Marnham etc.
4. He commented that a company seeking DCO rights should show that they would exercise those rights in a responsible manner having regard to the Compulsory Purchase Code and did not feel that the arguments put forward by RWE in the case of Riplingham Estates Limited and the Los Trustees for a voluntary agreement have respected that obligation and therefore had concerns as to how they might act if granted DCO rights.
5. He commented that, from initial discussions, the applicant had denied that Vinegar Hill Farm had any potential for future development.
6. He commented that this situation did seem to change over time and, from a position where the cables were to run right through the centre of the 60 acre block of land, the scheme was diverted to the north-west corner. That change was welcomed.
7. He surmised that this may have been as a result, potentially, from an approach to the county council's Forward Planning team.

8. He commented that the issue now needed to be addressed was the terms for an option for an easement. Throughout the LIG meetings, at which Edward Smith from this office represented the firm, Edward Smith had stressed that the formula that RWE seemed to be working towards was not appropriate for land parcels on the urban fringe and that a different approach was needed there due to the higher land values and different opportunities that arise.
9. There had been a complete denial of the fact that land achieves higher values on the urban fringe. Evidence had been presented to show this to DM but it has not been accepted. Further evidence had been shown in the most recent email correspondence, submitted to the examining authority, to illustrate the point.
10. He read an excerpt from the notes of a meeting with DM on 10th September 2024, sent to them on 30th September 2024, and read the relevant passage confirming that DM had claimed, and continue to claim, that land on the urban fringe of a similar size and quality to land in open countryside is not worth any greater value. He commented that this is at odds with the views and experiences of land market professionals.

M W Glover MRICS FAAV
Michael Glover LLP

23rd January 2025