

7000 Acres

7000 Acres Response to the Cottam Solar Project Ltd Application on the subject of:

Inaccuracies in the Statement of Reasons

Deadline 1 Submission – 17th October 2023

Statement of Reasons:

The Statement of Reasons has been prepared by Pinsent Masons LLP for Cottam Solar Project Limited (the Applicant). It forms part of the application (the Application) for a development consent order (DCO) that has been submitted to the Secretary of State for Business, Energy and Industrial Strategy (the SoS) under section 37 of the Planning Act 2008 (PA 2008).

Tillside Limited. The Statement of Reasons quotes that an Option Agreement in respect of Cottam 1 was entered into on 19 February 2021 covering plots:

06-153 07-155 07-156 07-157 07-158 07-159 08-166 08-167 08-169 08-170 08-171 08-172
08-177 08-178 08-179 08-180 08-181 09-190 10-202 10-203 10-204 10-205 10-210 10-225
10-226 10-227 10-231 10-239 10-240 10-241 10-243 10-244 11-261 11-266 12-273 12-274
12-276 12-279 12-280 13-283 14-289

However TILLSIDE LIMITED was only incorporated under the Companies Act 2006 as a private company, that the company is limited by shares, and the situation of its registered office is in England and Wales Given at Companies House, Cardiff, on 8th March 2022.

Therefore the Option Agreement dated 19th February 2021 is not valid as Tillside did not exist on that date.

Also within the Statement of Reasons the following errors are noted:

Entry 08-172 is incorrectly assigned within the Statement of Reasons under Tillside.

Entry 10-241a has been added to the Book of Reference but has not been added to the Statement of Reasons.

In section 8.2.2 it states that The Land Referencing limits were set to include all land and rights necessary to construct and operate the Scheme. A professional land referencing firm was employed to undertake diligent inquiry to identify these land interests. The following processes were undertaken as part of the methodology to identify and consult with those with an interest in affected land. 8.2.3 Land Registry data was received in the form of a digital shape file (a GIS layer) and digital copies of the Official Copy Registers and Title Plans. All relevant freehold, leasehold, mortgagee, beneficiary, other charges and restrictive covenant information was extracted and stored in a land referencing database. 8.2.4 An update to the land registry information was carried out prior to the preparation of the Book of Reference [EN010133/APP/C4.3_A] as part of the DCO application documentation.

However sampling of the Land Registry has identified that for plot 10-241 the ownership is recorded in the Statement of Reasons and Book of Reference as being Tillside Limited whilst the Land Registry shows ownership as being Kevin Simon Webster, James Charles Stewart Reynolds Milligan-Manby and John Anthony Shepherdson as trustees of the C Nicholson

No1 Settlement. This inconsistency questions the validity of the data published within the Statement of Reasons and Book of Reference and both documents need to be carefully reviewed, corrected and resubmitted.