

7000 Acres CAH1 Submission

Cottam Solar Project

Deadline 3 – December 2023

Compulsory Acquisition Hearing 17 Dec 2023

EN010133-001343-CAH1 7th Dec 2023 Part 2.pdf

7000 acres submission on statements made on Book of Reference and Statement of Reasons

My first question is could the applicant please confirm who the owner of plot 10-241 is.

ExA - Generally, we don't allow cross questioning of the applicant at these hearings. Let me just go to that.

I understand that, sir.

ExA - Ms. Broderick, do you have any objection to responding to that question? Any concerns?

No. Believe we have responded to the point which I anticipate is going to be made, in writing, but I'm happy to repeat that.

ExA - Yes. And what's the point that you're getting at?

My question, sir, is regard to the actual reference to the owner of that particular plot of land which I believe according to your Book of Reference is Tillside Limited.

ExA- Are you saying Tillside limited don't own the plot? Is that the implication of your question?

That's the implication, sir. According to the Land Registry this week, there was no reference to Tillside Limited with regard to that plot of land.

We responded in writing earlier, and I'll provide the reference in the written summary. That's because there is a pending change to the title that Tillside Limited have acquired this land from the previous owners. The applicants had sight with that information and that transfer. It's just the Land registry has not yet been updated. But if you were to make inquiries, you would see that there is a pending update or pending registration to the title. The applicant is confident that the new owners are Tillside Limited based on the evidence that's been provided with this project.

ExA- These things do happen. I think the Land Registry, as much as they try to keep everything up to date, it's not. It's not necessarily done as quickly as they themselves may like at times.

Just as a point though. So the sale of that land according to the information that the applicant has provided was two years ago, according to the land registry information. The adjustment to that

application was in May 2022. There is no reason why the new owner has not registered that land, because my concern is that it also occurs in 41 other instances of Cottam 1 land, which is over 1150 acres of land that you're talking about. The Land Registry has not been able to provide me with any reason, apart from 'They are waiting for confirmation from the new owner'. Now, if the applicant can confirm, and I believe they should be able to show you the sales document, they're not going to show it to me I'm sure. But my concern is that you have a Book of Reference which is containing information which is not legal, so you should not be publishing it.

It goes further than that, because your Statement of Reasons also identifies that it has an Option Agreement with this new owner.

ExA- my understanding is that Option Agreements do pass with the land.