

## Raywood, Simon

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**From:** Tony Cort [REDACTED]  
**Sent:** 14 August 2024 16:34  
**To:** Cottam Solar Project  
**Subject:** Re[2]: Cottam Solar Project Land Ownership  
**Attachments:** Official Copy (Register) - 1137076.pdf

You don't often get email from [REDACTED]

Hello Melissa,

Thank you for your confirmation email.

The document that IGP have attached to their letter dated 6<sup>th</sup> August 2024 is a copy of a completed and redacted application form TR5. There is no evidence that this document was submitted to the Land Registry. If it had been submitted the Land Registry would have updated their records accordingly.

Within the letter of the 6<sup>th</sup> August IGP advise that 'the office copies at the Land Registry show the Title as being registered to C Nicholson No 1 Settlement (the "Settlement").' Communication that I have received from the Land Registry dated 28<sup>th</sup> May 2024 and the attached Land Registry official record indicated that:- '(23.05.2022) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered LL414439 in green on the title plan and other land dated 5 April 2022 made between (1) James Charles Stewart Reynolds Milligan-Manby and others and (2) Clifford Graham Rowles Nicholson but is subject to any rights that are granted by the said deed and affect the registered land.' There is no mention within the Land Registry record of Tillside Limited.

I therefore disagree with IGP that the owner of the land in question is Tillside Limited. I further request that IGP revisit its diligent enquiries and provide actual evidence of the correct owners of this and all the other associated land plots.

Furthermore I also request that when they have completed the listing of Owners correctly, that they then update C4.1 Statement of Reasons.

regards

Robert (Tony) Cort

----- Original Message -----

From "Cottam Solar Project" <[CottamSolarProject@planninginspectorate.gov.uk](mailto:CottamSolarProject@planninginspectorate.gov.uk)>  
To "Tony Cort" [REDACTED]  
Cc "Cottam Solar Project" <[CottamSolarProject@planninginspectorate.gov.uk](mailto:CottamSolarProject@planninginspectorate.gov.uk)>  
Date 05/08/2024 14:37:41

Subject RE: Cottam Solar Project Land Ownership

Good afternoon Mr Cort,

Thank you for your email.

Your submission has been sent to the Secretary of State and it is for the Secretary of State to decide whether or not to take your submission into consideration.

Kind regards

Melissa



The Planning  
Inspectorate

**Melissa Whitlock** | Case Officer  
The Planning Inspectorate  
Working Days: (Monday – Wednesday)

T [REDACTED]



@PINSgov



The Planning Inspectorate



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**From:** Tony Cort [REDACTED]  
**Sent:** Wednesday, July 24, 2024 11:52 AM  
**To:** Cottam Solar Project <CottamSolarProject@planninginspectorate.gov.uk>  
**Subject:** Cottam Solar Project Land Ownership

You don't often get email from [REDACTED]

Dear Sir,

I have recently been advised by the Land Registry that the ownership of the plot that relates to 10-241 in the IGP Book of Reference has been transferred from C Nicholson No 1 Settlement to Clifford Graham Rowles Nicholson.

The Book of Reference currently identifies the Owner of this land and numerous other plots similarly transferred as Tillbridge Limited, EN010133-001779-C4.3\_F Book of Reference\_Revision F Clean.pdf" This means that the Book of Reference is incorrect and needs to be adjusted by Island Green Power before final approval or rejection by the SoS or he and the Examiner is a party to a fraudulent statement.

I also believe that Clifford Graham Rowles Nicholson is now liable for the 10% Land Tax, calculated on the market value of this land, due now on the transfer of these plots of land, and as a solicitor the Examiner has a duty to inform the relevant authorities.

regards

Robert (Tony) Cort



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DPC:76616c646f72



The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



# Official copy of register of title

Title number LL322873

Edition date 23.05.2022

- This official copy shows the entries on the register of title on 28 MAY 2024 at 08:44:09.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 28 May 2024.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Kingston Upon Hull Office.

## A: Property Register

This register describes the land and estate comprised in the title.

LINCOLNSHIRE : WEST LINDSEY

- 1 (12.01.2011) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being land on the north side of and lying to the north of Ingham Road and land on the west side of Normanby Road, Stow.
- 2 (23.05.2022) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 3 (23.05.2022) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered LL414439 in green on the title plan and other land dated 5 April 2022 made between (1) James Charles Stewart Reynolds Milligan-Manby and others and (2) Clifford Graham Rowles Nicholson but is subject to any rights that are granted by the said deed and affect the registered land.

*NOTE: Copy filed under LL414418.*

## B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

### Title absolute

- 1 (05.03.2019) PROPRIETOR: KEVIN SIMON WEBSTER care of Andrew Jackson Solicitors Llp, Marina Court, Castle Street, Hull HU1 1TJ and JAMES CHARLES STEWART REYNOLDS MILLIGAN-MANBY of Thorganby Hall, Thorganby, Grimsby DN37 0SR and JOHN ANTHONY SHEPHERDSON of 128 Cranbrook Avenue, Hull HU6 7ST as Trustees of the C Nicholson No 1 Settlement.
- 2 (12.01.2011) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

## C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (12.01.2011) By a Conveyance of the land tinted pink on the title plan dated 13 August 1940 made between (1) The Reverend Canon Robert Goldstone Fookes (Vendor) (2) The Lincoln Diocesan Board Of Patronage (the Patrons) (3) The Ecclesiastical Commissioners For England (the Commissioners) and (4) Willoughton Estates Limited (Purchaser) the land was conveyed subject to the following rights:-  
  
"subject  
to.....  
...all rights of way and water and other easements (if any) affecting  
the same"
- 2 (12.01.2011) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.

### Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	12.01.2011 Edged and numbered 1 and 2 in blue	Farms at Cammeringham, Coates, Fillingham, Stow, Willingham by Stow and Thorpe le Fallows	10.08.1962 From 6 April 1962 for the residue of the term of 30 years created by a lease dated 19 December 1960	

NOTE 1: The Lease comprises also other land

NOTE 2: By a Deed endorsed thereon dated 17 December 1962 the terms of the lease were rectified as therein mentioned.

NOTE 3: Copy lease dated 19 December 1960 filed under LL318790

End of register