

Tillbridge Solar Limited  
111 Park Street  
Mayfair  
London  
United Kingdom  
W1K 7JF

1 October 2024

The Planning Inspectorate  
National Infrastructure Planning  
Temple Quay House  
Temple Quay Bristol  
BS1 6PN

Sent by email to: [TillbridgeSolarProject@planninginspectorate.gov.uk](mailto:TillbridgeSolarProject@planninginspectorate.gov.uk)

Planning Inspectorate reference: EN010142

Dear Mr Nicholas Ely,

## **APPLICATION FOR A DEVELOPMENT CONSENT ORDER FOR THE TILLBRIDGE SOLAR PROJECT**

This letter sets out Tillbridge Solar Limited's (the Applicant) response to the Examining Authority's (ExA) Rule 6 letter dated 17 September 2024 in respect of Procedural Deadline A for the examination of the application for a development consent order (the "DCO Application") for the Tillbridge Solar Project (the "Scheme").

### **Examination Procedure**

I confirm that the Applicant has no comments on the proposed examination procedure. I also confirm that the Applicant and its representatives intend to attend each and all of the Preliminary Meeting, Issue Specific Hearings and Open Floor Hearings in-person scheduled on 15 and 16 October 2024.

### **Requests to be Heard**

Attendees at the Preliminary Meeting, Issue Specific Hearing 1 and Open Floor Hearing 1 from the Applicant will be:

- Pinsent Masons: Alexis Coleman, Tom Atkins and Taylor Power;
- Tillbridge Solar: Matt Carpenter, Gergely Czuczor, Scott Harker, Stuart Tweedy, James Whitney, Julia Cooper-Perks, Keith McKinney, Harry Wilder and Helen Heward;
- AECOM: Caroline Reeve;
- Copper Consultancy: Sam Cranston and Tom Warren; and
- DDM Agriculture: Giles Johnston.

## Site Inspections

The Applicant notes your request for suggested locations for site inspections to assist the ExA. We have proposed locations to be visited on the site inspection at **Annex 1** to this letter (**'Applicant's Suggested Locations for Site Inspection'**), which sets out each of the areas we believe are likely to be of interest to the ExA along with the rationale for visiting these locations. We have supported these proposals with an annotated plan at **Annex 2** (**'Annotated Site Inspection Plan'**) to demonstrate how our suggested locations fit within the wider scheme and locality.

## Response to Rule 17 Request for Further Information

The Examining Authority issued a Rule 17 Letter dated 23 September 2024 requesting further information in relation to the contact details of a number of affected persons noted in the **Book of Reference [APP-019]**.

In response to the ExA's request and following the investigation set out below, the Applicant has prepared a table detailing those affected persons with missing or incomplete contact details in the **Book of Reference (BoR) [APP-019]** and the amendments that will be included in the updated BoR to be submitted at Deadline 1.

As part of our diligent inquiry methodology, the Applicant began by purchasing the Land Registry data to identify all legal interests impacted by the Scheme. Once the Land Registry data had been purchased, the Applicant reviewed and interpreted the data to identify all interests and rights in the land within the Order limits and then undertook a parcel-by-parcel review to ensure all interests had been captured correctly. Next, the Applicant issued requests for information (RFI) to all parties that had been identified and then followed up with on-site visits to the relevant properties to speak to landowners (and/or occupiers) and understand any other interest(s) in the relevant land.

The Applicant then erected site notices to help capture any interests not identified via the Land Registry data or in RFI responses and monitored this over a six-week period. Prior to issuing notices under section 42 of the Planning Act 2008 (PA 2008) as part of the statutory consultation undertaken for the Scheme, the Applicant purchased the relevant Land Registry titles relating to the rights of the prescribed consultees and endeavoured to carry out further investigations through the purchase of extension documents but found they were unavailable for purchase. Following this, the Applicant erected further site notices and again monitored them for six-week period. The Applicant then issued confirmation schedules to all parties that were identified to allow us to be updated of any changes to the landownership information.

A plot-by-plot review was then conducted where the Applicant reviewed the relevant rights and the corresponding titles again to see if anything had changed ahead of the submission of the **BoR [APP-019]** and the **Land and Crown Land Plans [APP-006]** with the DCO Application. Following acceptance of the DCO Application, the Applicant issued notices under

section 56 of the PA 2008 and again erected site notices which were monitored on site for six weeks.

The interests highlighted by the Rule 17 Letter are those rights located within Land Registry titles and which have been identified as the last known person to hold the rights as per the entry on their respective titles. The Applicant has reviewed these interests again in light of the Rule 17 Letter and its further investigations, and believes they are legacy rights and should be listed as unknown parties. The proposed amendments to the updated **BoR [APP-019]** to be submitted at Deadline 1 are outlined in Table 1 below.

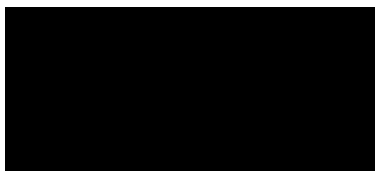
**Table 1 – Amendments to Book of Reference**

<b>Name</b>	<b>Amendment</b>
Barbara Dickinson	To be updated to 'unknown' as part of Deadline 1 BoR submission
Herbert Whitton	To be updated to 'unknown' as part of Deadline 1 BoR submission
Christopher McGiff	To be removed as part of Deadline 1 BoR submission – rights do not apply to the scheme
Diane McGiff	To be removed as part of Deadline 1 BoR submission – rights do not apply to the scheme
Ernest Till	To be updated to 'unknown' as part of Deadline 1 BoR submission
James Alexander	To be updated to 'unknown' as part of Deadline 1 BoR submission
John Frederick Gagg	To be updated to 'unknown' as part of Deadline 1 BoR submission in respect of a Transfer dated 7 October 1993
John Frederick Gagg	To be removed as part of Deadline 1 BoR submission - in respect of 16 November 1990 belongs to the Freeholder
Michael James Gagg	To be updated to 'unknown' as part of Deadline 1 BoR submission in respect of a Transfer dated 7 October 1993
Michael James Gagg	To be removed as part of Deadline 1 BoR submission - in respect of 16 November 1990 belongs to the Freeholder
Richard Vere Francis	To be updated to 'unknown' as part of Deadline 1 BoR submission
Thomas James Ponsonby Ramsden	To be updated to 'unknown' as part of Deadline 1 BoR submission
Thomas Stephen Darlay	To be updated to 'unknown' as part of Deadline 1 BoR submission
Timothy William Whitworth	To be updated to 'unknown' as part of Deadline 1 BoR submission
William Carter	To be updated to 'unknown' as part of Deadline 1 BoR submission

Tracy James	To be removed as part of Deadline 1 BoR submission – interest no longer applies ( <i>assuming that the Applicant's request to change the DCO Application is granted by the ExA</i> )
Andrew James	To be removed as part of Deadline 1 BoR submission – interest no longer applies application ( <i>assuming that the Applicant's request to change the DCO Application is granted by the ExA</i> )

If you have any questions about this letter, please do not hesitate to contact a member of the Applicant's team on [info@tillbridgesolar.com](mailto:info@tillbridgesolar.com) or 0800 046 9643.

Yours sincerely,



Luke Murray  
Project Director, Tillbridge Solar Limited

**Annex 1 – Applicant’s Suggested Locations for Site Inspection**

Annex 1

Applicant's Suggested Locations for Site Inspection





Location number	Location name	Rationale	Access
1	B1398 Middle Street, above Harpswell	Closest view of Principal Site from Middle Street, with open views and consideration of cumulative effects. Reference to future screen planting and potential restriction of open aspect along Middle Street. Review location of Principal Site Access 4.	Can be accessed from public land
2	B1398 Middle Street, Glentworth Cliff Farm	Open view of southern part of Principal Site from Middle Street and residential properties, with potential for cumulative effects in combination with the Cottam Solar Project [EN010133].	Can be accessed from public land
3	Kexby Road, west of Glentworth	To assess the level of visibility of the Principal Site from edge of Glentworth village, where a number of listed buildings are located, and circular recreational route.	Can be accessed from public land
4	Northlands Road, nr. 'nodding donkeys'	Southern termination of eastern permissive path. Potential visibility of eastern substation. Circular on-road recreational route from Glentworth.	Can be accessed from public land
5	Kexby Road, west of Glentworth Grange	Views from residential receptors along southern edge of the Principal Site, with proposed mitigation woodland. Ecological enhancement buffer to south (including along bridleway/Public Rights of Way (PRoW)) with Cottam. Potential cumulative effects in combination with proposed Glentworth K oil extraction site expansion. Review location with respect to Glentworth Grange, Low Farm and Spitals Farm historic farmsteads.	Can be accessed from public land

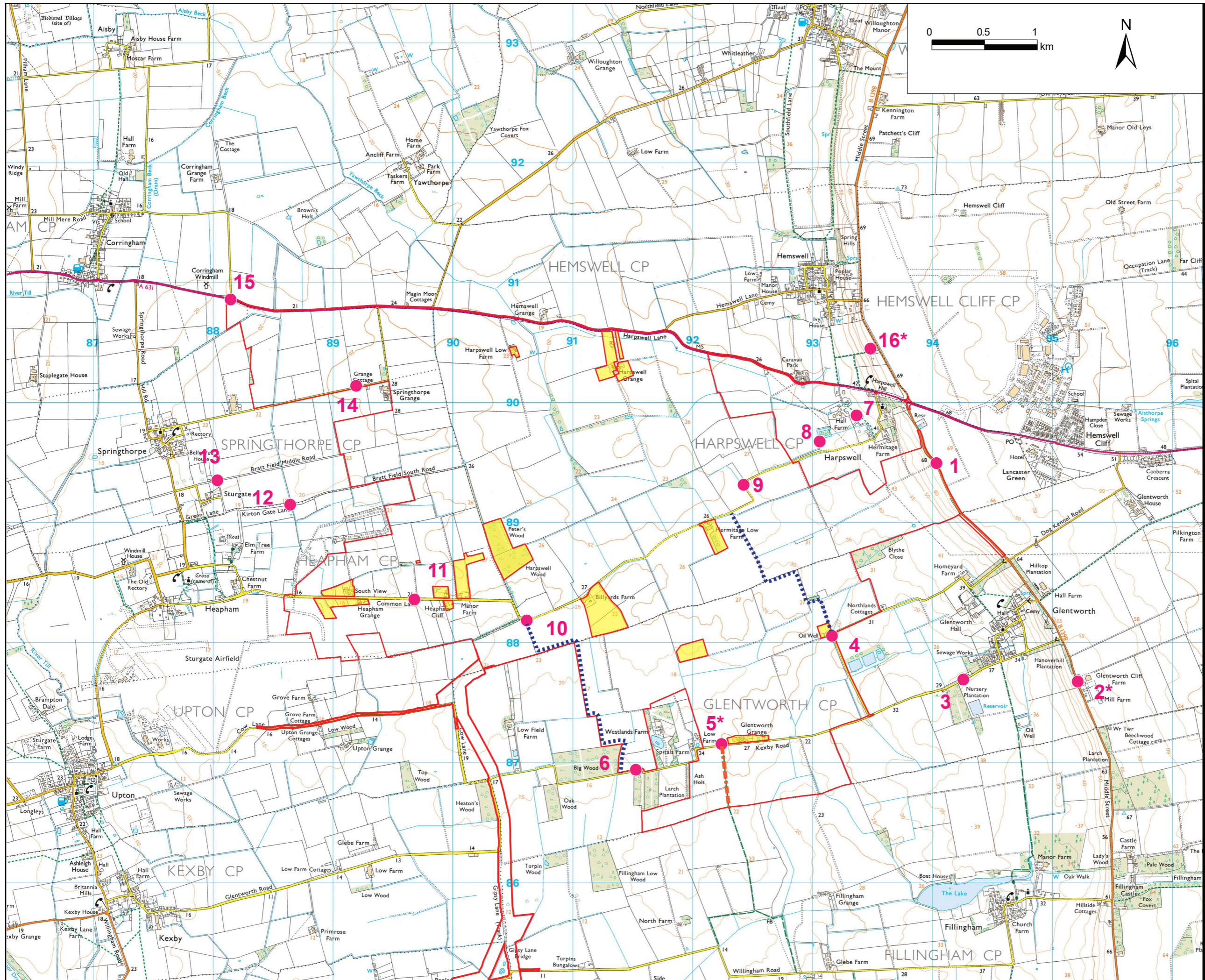
Location number	Location name	Rationale	Access
6	Kexby Road W of Westlands Farm	Southern termination of western permissive path. General views towards Principal Site on gently rising ground and intermediate ecological enhancement area.	Can be accessed from public land
7	Green Space, Harpswell Hall	View from PRoW across permissive access area, adjacent to Scheduled Monument, near Grade I listed church, Church Farm and Hermitage Farm Barns historic farmsteads.	Can be accessed from public land
8	Harpswell Moat	View from elevated western edge of moat (part of Scheduled Monument), with permissive access provided by Hall Farm.	<b>Private land with no formal public access.</b>
9	Common Lane, east of Harpswell	General views along eastern edge of Principal Site. Relationship with Cliff and Hermitage Low Farm historic farmstead.	Can be accessed from public land
10	Common Lane west of Billyards Farm	General views from unclassified single-track road through centre of Principal Site, with open aspect and proposed for extensive hedge planting. Northern termination of western permissive path. Review location with respect to Billyards Farm historic farmstead and Internal Site Access 4 proposed off Common Lane.	Can be accessed from public land
11	Common Lane, Heapham Cliff	General views from unclassified single-track road, characterised by notably taller/denser hedges. Review location with respect to Manor Farm, Heapham Cliff, Grange Farm, and South View historic farmsteads. View location of Internal Site Access 3 proposed off Common Lane.	Can be accessed from public land
12	Kirton Gate Lane, by-way	General views towards Principal Site and distant cliff from edge of Sturgate, moated manorial complex Scheduled Monument	Can be accessed from public land

Location number	Location name	Rationale	Access
		and circular recreational route, using recently adopted byway and permissive path.	
13	Bratt Field Middle Road, Sturgate	Very slightly elevated location, edge of Sturgate /Springthorpe, from circular recreational route, using recently adopted byway and permissive path.	Can be accessed from public land
14	Grange Cottage, School Lane	Views including from residential properties in area typified by low-cut hedgerows; potential visibility of western substation. Review location with respect to Springthorpe Grange historic farmstead, and proposed internal site accesses 1, 2, 5 and 6 off School Lane.	Can be accessed from public land
15	A631 east of Grade II listed Corringham windmill	General views on approaching Principal Site from west along main route. Potential relationship with Cottam (north) and cumulative effects. On drive between Location 15 and 16, review locations for Principal Site Accesses 1, 2 and 3, and relationship with Magin Moor Farm, Harpswell Low Farm, Hemswell Grange and Harpswell Grange and historic farmsteads.	Can be accessed from public land
16	Public footpath (Hems/787/2), Millfield	Open views from cliff from PRow and adjacent to residential receptor.	Can be accessed from public land



**Annex 2 – Annotated Site Inspection Plan**

- LEGEND
-  Order limits
  -  Areas outside Order limits
  -  Existing Public Rights of Way within Principal Site
  -  Proposed permissive paths
  -  Draft Locations and reference numbers
  -  Representative viewpoints where significant residual (Year 15 operation) visual effects identified in LVIA



NOTES  
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ISSUE PURPOSE  
DCO Submission  
PROJECT NUMBER  
60677969  
FIGURE TITLE  
Annotated Accompanied Site Inspection Plan

FIGURE NUMBER  
Annex 2

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