

## Simon Raywood

---

**From:** Michael Willan Glover [REDACTED]  
**Sent:** 07 March 2026 09:01  
**To:** Dogger Bank South  
**Cc:** [REDACTED]  
**Subject:** Riplingham Estates Ltd and Los Trustees-Land on the Outskirts of Beverley, East Yorks-s Trustees Riplingham Estates Ltd ( Land Plan 17-011) Vinegar Hill Farm, Beverley and Los Trustees ( Land Plan 14-006)-Land at Molescroft, Beverley.  
**Attachments:** Alma Jordan Farms Ltd.PDF

Dear Sirs,

We refer to the Inspectorates email of 5th February 2026 seeking an update on negotiations in relation to the above scheme.

This is a response by Michael Glover (Reg'd ID 2005086) on behalf of Riplingham Estates Ltd and on behalf of Edward Smith (registered ID 20050119) representing the Los Trustees .

The relevant land parcels : Riplingham Estates Ltd ( Land Plan 17-011) Vinegar Hill Farm, Beverley and Los Trustees ( Land Plan 14-006)-Land at Molescroft, Beverley.

### **Summary of Background:**

We have appeared twice at Compulsory Acquisition Hearings in order to counter the arguments advanced ( and maintained for a considerable time) by the Applicant that land on the urban fringe is worth no more than land out in open countryside , an erroneous argument that they actually put in writing and should have been known as erroneous by any competent valuer .

- Our complaint related to the CONDUCT of the Applicant in maintaining that argument for some 18 months in the face of overwhelming evidence submitted to them to the contrary .
- We have supported our view by submitting to the applicants sales evidence supporting our view and have asked the Applicant to submit evidence, if they maintained arguments to the contrary.
- No evidence was submitted by DM for a long period and when it was submitted it was not representative and included evidence quoting at least one sale price at 50% of the actual Land Registry recorded sale price.
- Not until appearance at the Compulsory Acquisition Hearings did we receive meaningful acknowledgement ( by Burges Salmon representing the Applicant) that Riplingham Estates Ltd land had development potential, a point we had been maintaining at the outset and had been proven by the approach made by Gladdman Developments Ltd , who we are concluding a promotion agreement with .
- This has wasted a huge amount of our time and, as I put it to the Panel, the Applicant has been arguing that "Black" is "White". The Applicants have refused to meet the claimants costs in appearing at the CAH's on the grounds that the landowners should not be compensated for resisting the scheme . That would be fair comment had they adopted a fair and equitable approach to those landowners who do not fit their "one size fits all" policy .The appearance was only necessary because of the Applicants unreasonable CONDUCT.
- It is pertinent to note that the landowners that appeared at the Compulsory Acquisition Hearings were those who do not meet the "one size fits all" approach by the Applicant - either on the urban fringe or owning land with other development potential- eg mineral

deposits . This should be a matter of note for the Panel as it illustrates that those parties concerns are not being fairly addressed .

### **Our Landowner Clients Position**

The landowners accept the importance of the scheme as an NSIP project and wish to try to reach a negotiated settlement, but would wish to just remind the Applicant of the basis of the exercise of compulsory acquisition powers, namely that :-

**A claimant should be compensated in so far as money or moneys worth can do so- NO MORE but also NO LESS.**

So far, as far as we can see ,there has been no acknowledgment on the part of the Applicant that severance is a justifiable concern on the part of our affected parties.

We consider that the Applicant has pursued a "one size fits all" policy designed around open agricultural land values where there is no or little potential for other land uses . As a result , urban fringe land owners and others with land with greater potential have been ignored .

This needs correcting as we don not feel that the Compulsory Purchase Code has been followed or even acknowledged .

### **The Way Forward**

Our clients agree that a Development Clause could address our clients concern as long as a "fit for purpose" clause is advanced. Initially a resolution was offered by the Applicants on the basis of a lift and shift clause to the effect that the landowner should meet the cost of moving the cables.

The reality of course is that the cables are unlikely to be movable because of the overall alignment and therefore a fair and equitable development compensation clause is required . So far we do not have this.

Such a clause should:-

- Fairly compensate our clients if development value is lost because of the Applicants scheme.
  - Not be hedged around with catch clauses that render the claimant subject to huge delays and difficulties and significant costs in exercising it .
  - Not be expressed for such a short period of time that it is unlikely to be exerciseable .
  - Be fair and equitable in all reasonable respects .
- 
- The latest correspondence with Dalour Maclaren is our email of 19th February 2026. The text of that is below ( extracted from an email trail) :-

Dear Tim,

You have not yet reverted over the supplementary area your clients are seeking rights over, adjacent to the cable corridor which Gladman and I feel are un-necessariy extensive and are detrimental to the promotion of a scheme of development through the Local Plan process .

We really don't feel that you or your clients are taking this seriously. Please respond as to why your clients require such an extensive area adjacent to the cable corridor .

I attach marked up plans which show areas of our clients land in the west Hull districts which have been successfully promoted and sold or in several cases are in the process of being sold, all of which I have been involved in promoting and selling . Further land was developed I understand many years ago before my involvement, in the Beverley district by Alma Jordan (Builders) Ltd .

It is because the devlopment potential was not being taken seriously by DM or their clients that we were forced to refer the matter to the Compulsory Acquisition Hearings .

The formation of the various Jordan companies, Alma Jordan (Builders) Ltd, Riplingham Estates Ltd , Anlaby Estates Ltd , Ferriby Construction Co Ltd was undertaken by the late Alma Jordan to purchase and hold ( farming it in the meantime through their farming company, Alma Jordan Farms Ltd) ) strategically located and subsequently promoted urban fringe land .

As you will note from the attached plans , this has been extensive and successful. The coloured up overwriting and text takes a little time to load over the maps so please give it time.

The current land holding is strategically held land , not as we were constantly told by DM for a prolonged period "just agricultural land" with no hope of development .

We will be happy to have a meeting with you at Pepperells offices but on the basis that not just lip service is being paid to trying to reach agreement.

Many thanks,

Michael.

-----  
-----  
-----

Pepperells refered to above are our clients solicitors.

I also attach the plans that were submitted to DM with our email of 19th February to illustrate our clients track record of promotion of their land holdings and delivery of development , in order to contest the Applicants original assertion that my claim that Riplingham Estates Ltd land has development potential was a "try on". The Los Trustees land has also been illustrated to have potential by the planning officers recommendation for approval as previously reported in our representations to the Panel.

To date, we have not received a response to our email of 19th Feb to Tim Wright of DM.

We hope progress can be made on negotiations but in our view there needs to be a mind set change on the part of the Applicants .

Until that happens we do not feel that the Applicant company are worthy of the grant of a Development Consent Order.

Yours faithfully,

M W Glover.

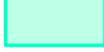




# Rural Land Register (RLR) Map

## Map Legend

### Rural Land Register

-  Your RLR Parcel(s)
-  Adjacent RLR Parcels
-  SPS Permanent Ineligible Features
-  Unconfirmed Boundaries

### Ordnance Survey MasterMap™

#### Lines

-  Water
-  Buildings, Greenhouses
-  General Obstructive Boundary Feature
-  Change of Vegetation
-  Road/Track and Railways
-  Administrative Boundary
-  Path

#### Labels

- BS Boundary Stone

### English Region Boundaries

Non-LFA (N)		Other land outside SDA (EOUT)
 Disadvantaged (D)		
 Moorland Disadvantaged (MD)		
 Severely Disadvantaged (S)		Other land within SDA (ESDA)
 Moorland Severely Disadvantaged (MS)		Moorland within SDA (EMOR)
 National Boundary		

For further information about what these features mean,  
please see our guidance booklet.  
For further information about any OS features or labels,  
please see the OS website or OS maps.



502000

502500

503000

503500

428500

428500



# Rural Land Register (RLR) Map

SBI - 106715485  
Page 2 of 11

### Legend

- Your RLR Parcel(s)
- SPS Permanent Ineligible Features
- Adjacent Parcel Boundary
- Unconfirmed Boundary

### RLR Information

Sheet ID	Parcel ID	Total Area (ha)	SPS Recorded Eligible Area (ha)	English Region
TA0227	2647	1.07	1.07	N
TA0227	3066	5.75	5.75	N
TA0227	2639	0.52	0.52	N
TA0227	0458	6.73	6.73	N
TA0227	2051	0.89	0.89	N
TA0227	1656	0.09	0.09	N
TA0227	6570	6.66	6.66	N
TA0227	6451	11.14	11.14	N
TA0228	1935	1.98	1.98	N
TA0228	1927	1.01	1.01	N
TA0327	0162	2.56	2.56	N
TA0227	9773	4.05	4.05	N
TA0327	1974	3.46	3.46	N
TA0327	2193	2.63	2.63	N
TA0327	2662	0.48	0.48	N
TA0227	9890	6.82	6.82	N
TA0227	2498	14.81	14.81	N
TA0227	6095	7.93	7.93	N
TA0228	9911	8.34	8.34	N

428000

427500

TA0128 TA0228  
TA0127 TA0227

TA0228 TA0328  
TA0227 TA0327

Resi Allocated 1935  
Sale in Progress  
Jordan

Allocated  
SOLD: Res Dev

Land Bid Made for Residential Development

Third party land ,  
allocated residential  
MG LLP Agent for western parcel



You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.  
© Crown copyright and database right 2013. All rights reserved.  
Ordnance Survey Licence number 100029155  
Licensed for RPA for PGA through Next Perspectives™

Date: 22/04/2015

502000

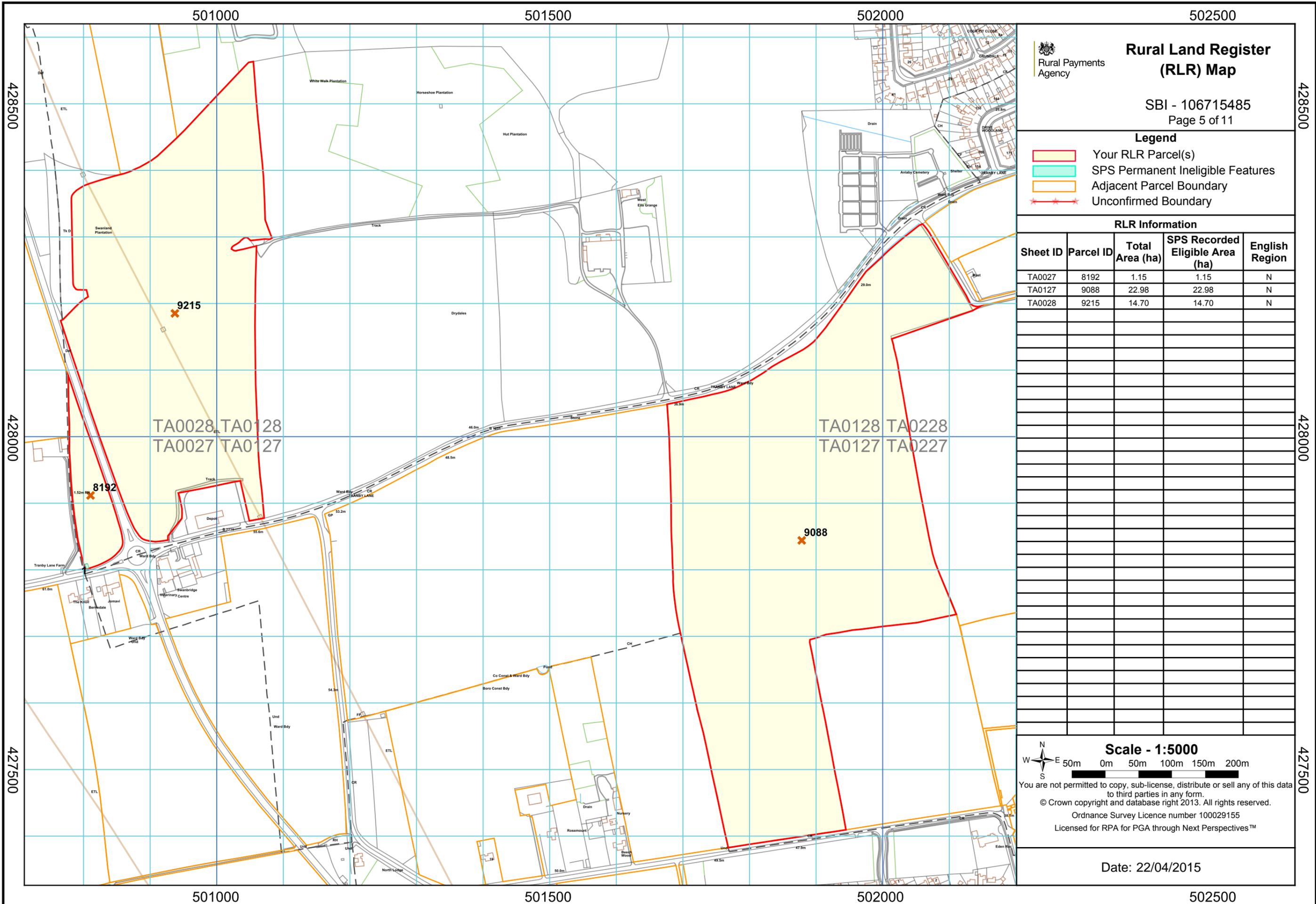
502500

503000

503500







Please return this sheet to us if you want to make any changes to the parcels shown on it.

498500

499000

499500

500000



# Rural Land Register (RLR) Map

SBI - 106715485  
Page 6 of 11

### Legend

- Your RLR Parcel(s)
- SPS Permanent Ineligible Features
- Adjacent Parcel Boundary
- Unconfirmed Boundary

### RLR Information

Sheet ID	Parcel ID	Total Area (ha)	SPS Recorded Eligible Area (ha)	English Region
SE9827	8113	3.46	3.46	N
SE9827	8129	3.98	3.98	N
SE9826	8598	5.64	5.64	N
SE9927	1953	0.81	0.81	N
SE9827	7951	1.69	1.69	N

Jordan  
Currently promoted for residential development

Third party land sold for Resi Dev't

Jordan  
Allocated - sold for residential Dev't

Third party land, allocated and sold for resi dev't

7951

1953

8129

8113

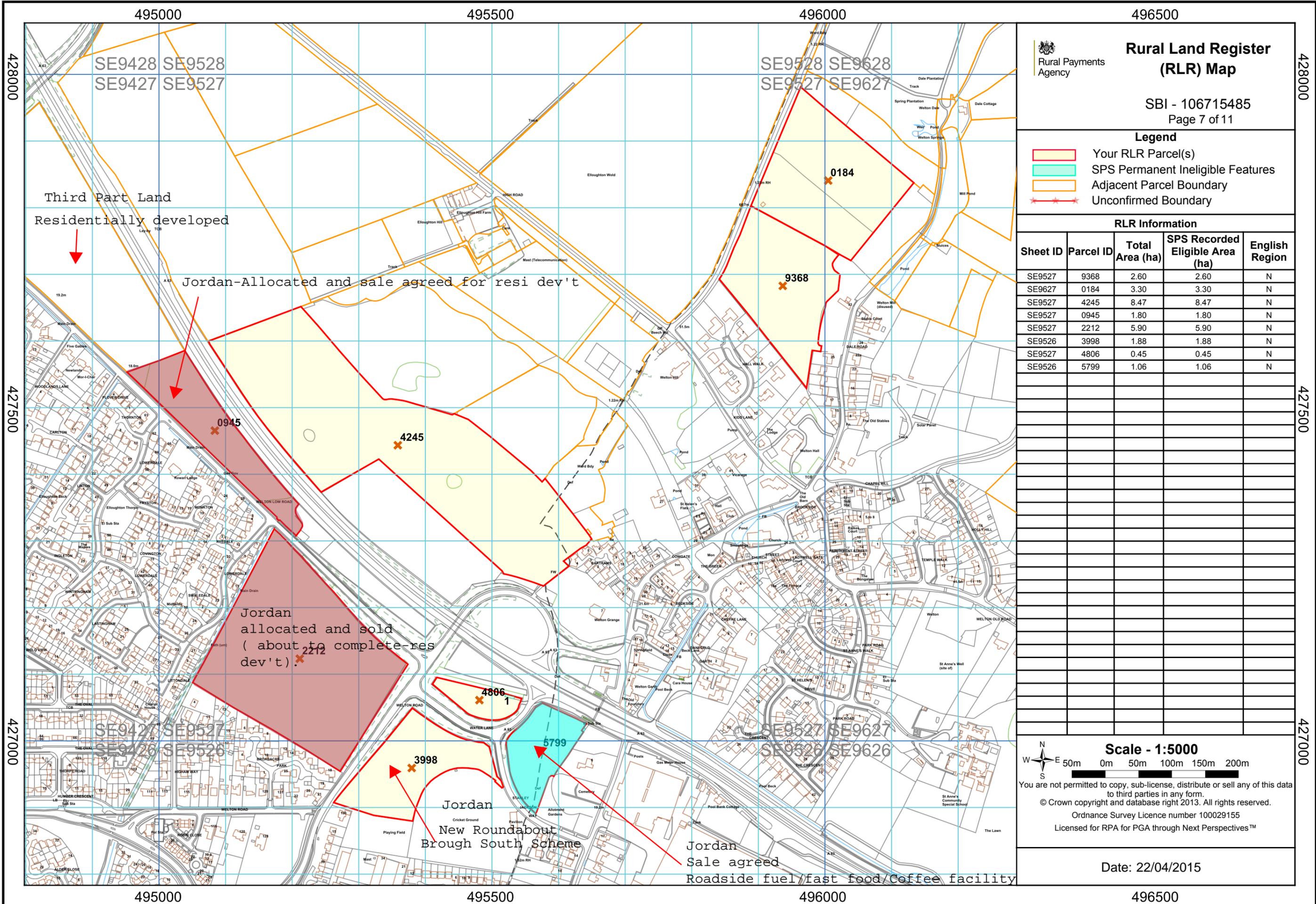
8598

SE9827 SE9927  
SE9826 SE9926



You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.  
© Crown copyright and database right 2013. All rights reserved.  
Ordnance Survey Licence number 100029155  
Licensed for RPA for PGA through Next Perspectives™

Date: 22/04/2015



# Rural Land Register (RLR) Map

SBI - 106715485  
Page 7 of 11

### Legend

- Your RLR Parcel(s)
- SPS Permanent Ineligible Features
- Adjacent Parcel Boundary
- Unconfirmed Boundary

### RLR Information

Sheet ID	Parcel ID	Total Area (ha)	SPS Recorded Eligible Area (ha)	English Region
SE9527	9368	2.60	2.60	N
SE9627	0184	3.30	3.30	N
SE9527	4245	8.47	8.47	N
SE9527	0945	1.80	1.80	N
SE9527	2212	5.90	5.90	N
SE9526	3998	1.88	1.88	N
SE9527	4806	0.45	0.45	N
SE9526	5799	1.06	1.06	N

**Scale - 1:5000**

W E 50m 0m 50m 100m 150m 200m S

You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.  
© Crown copyright and database right 2013. All rights reserved.  
Ordnance Survey Licence number 100029155  
Licensed for RPA for PGA through Next Perspectives™

Date: 22/04/2015





495000

495500

496000

496500



### Rural Land Register (RLR) Map

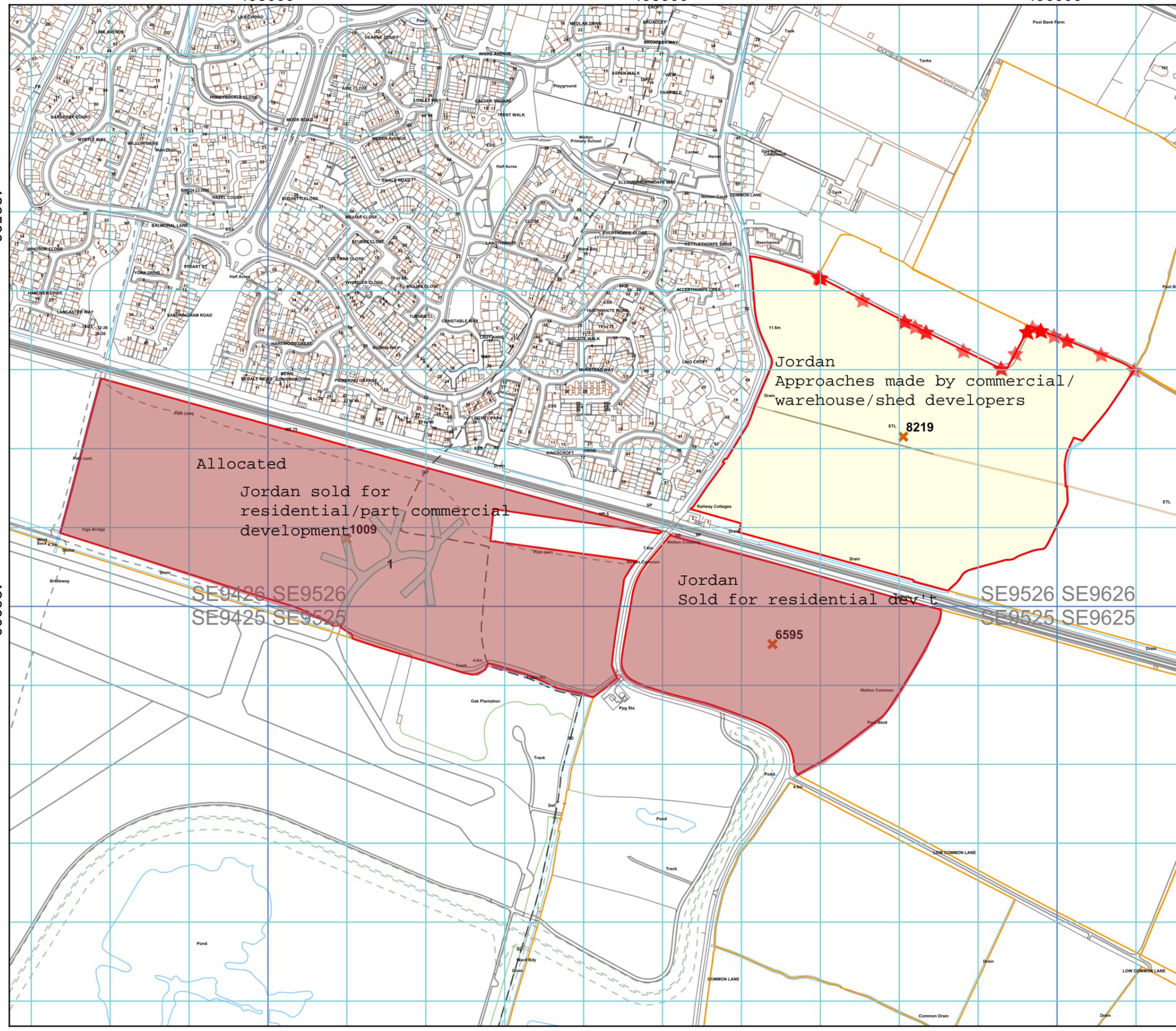
SBI - 106715485  
Page 10 of 11

#### Legend

- Your RLR Parcel(s)
- SPS Permanent Ineligible Features
- Adjacent Parcel Boundary
- Unconfirmed Boundary

#### RLR Information

Sheet ID	Parcel ID	Total Area (ha)	SPS Recorded Eligible Area (ha)	English Region
SE9525	6595	7.12	7.12	N
SE9526	8219	13.44	13.44	N
SE9526	1009	14.92	14.44	N



**Scale - 1:5000**

W E 50m 0m 50m 100m 150m 200m

S

You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.

© Crown copyright and database right 2013. All rights reserved.

Ordnance Survey Licence number 100029155

Licensed for RPA for PGA through Next Perspectives™

Date: 22/04/2015



## Rural Land Register (RLR) Information

SBI - 106715485 Main CPH - 51/418/0236  
ALMA JORDAN FARMS LTD~QQQH - Field Information Data Sheet

Land Parcel Data										
Map Sheet No.	Sheet ID	Parcel ID	CPH Number for the Land Parcel	English Region	Total Area (ha)	SPS Recorded Eligible Area (ha)	Permanent Ineligible Features (ha)	Permanent Ineligible Features ID	Description	Area (ha)
Map 1 of 11	TA1242	4031	51/418/0236	N	0.64	0.64	0.00			
	TA1242	4826	51/418/0236	N	0.34	0.34	0.00			
Map 2 of 11	TA0227	2647	51/418/0236	N	1.07	1.07	0.00			
	TA0227	3066	51/418/0236	N	5.75	5.75	0.00			
	TA0227	2639	51/418/0236	N	0.52	0.52	0.00	1	Building	0.002
	TA0227	0458	51/418/0236	N	6.73	6.73	0.00			
	TA0227	2051	51/418/0236	N	0.89	0.89	0.00			
	TA0227	1656	51/418/0236	N	0.09	0.09	0.00			
	TA0227	6570	51/418/0236	N	6.66	6.66	0.00			
	TA0227	6451	51/418/0236	N	11.14	11.14	0.00			
	TA0228	1935	51/418/0236	N	1.98	1.98	0.00			
	TA0228	1927	51/418/0236	N	1.01	1.01	0.00			
	TA0327	0162	51/418/0236	N	2.56	2.56	0.00			
	TA0227	9773	51/418/0236	N	4.05	4.05	0.00			
	TA0327	1974	51/418/0236	N	3.46	3.46	0.00			
	TA0327	2193	51/418/0236	N	2.63	2.63	0.00	1	Building	0.002
	TA0327	2662	51/418/0236	N	0.48	0.48	0.00			
	TA0227	9890	51/418/0236	N	6.82	6.82	0.00			
	TA0227	2498	51/418/0236	N	14.81	14.81	0.00			
	TA0227	6095	51/418/0236	N	7.93	7.93	0.00			
TA0228	9911	51/418/0236	N	8.34	8.34	0.00				
Map 3 of 11	SE9949	5963	51/418/0236	N	6.69	6.69	0.00			
	SE9949	7833	51/418/0236	N	1.34	1.33	0.01	1	Building	0.006
Map 4 of 11	TA0237	1373	51/418/0236	N	15.40	15.40	0.00			
	TA0237	2335	51/418/0236	N	8.77	8.77	0.00	1	Inland Water	0.005
Map 5 of 11	TA0027	8192	51/418/0236	N	1.15	1.15	0.00	1	General Surface	0.003
	TA0127	9088	51/418/0236	N	22.98	22.98	0.00			
	TA0028	9215	51/418/0236	N	14.70	14.70	0.00			
Map 6 of 11	SE9827	8113	51/418/0236	N	3.46	3.46	0.00			
	SE9827	8129	51/418/0236	N	3.98	3.98	0.00			
	SE9826	8598	51/418/0236	N	5.64	5.64	0.00			
	SE9927	1953	51/418/0236	N	0.81	0.81	0.00			
	SE9827	7951	51/418/0236	N	1.69	1.69	0.00			
Map 7 of 11	SE9527	9368	51/418/0236	N	2.60	2.60	0.00			

**Land Parcel Data**

Map Sheet No.	Sheet ID	Parcel ID	CPH Number for the Land Parcel	English Region	Total Area (ha)	SPS Recorded Eligible Area (ha)	Permanent Ineligible Features (ha)	Permanent Ineligible Features ID	Description	Area (ha)
Map 7	SE9627	0184	51/418/0236	N	3.30	3.30	0.00			
	SE9527	4245	51/418/0236	N	8.47	8.47	0.00			
	SE9527	0945	51/418/0236	N	1.80	1.80	0.00			
	SE9527	2212	51/418/0236	N	5.90	5.90	0.00			
	SE9526	3998	51/418/0236	N	1.88	1.88	0.00			
	SE9527	4806	51/418/0236	N	0.45	0.45	0.00	1	Building	0.004
	SE9526	5799	51/418/0236	N	1.06	1.06	0.00			
Map 8 of 11	SE9626	2534	51/418/0236	N	4.94	4.94	0.00			
	SE9626	0149	51/418/0236	N	8.55	8.55	0.00			
	SE9626	3259	51/418/0236	N	4.01	4.01	0.00			
	SE9726	0884	51/418/0236	N	0.45	0.45	0.00			
	SE9626	1512	51/418/0236	N	9.18	9.18	0.00			
	SE9526	8239	51/418/0236	N	1.72	1.72	0.00			
	SE9626	5011	51/418/0236	N	2.19	2.19	0.00			
Map 9 of 11	SE9626	5933	51/418/0236	N	16.56	16.56	0.00			
	SE9627	4847	51/418/0236	N	7.67	7.67	0.00			
Map 10 of 11	SE9525	6595	51/418/0236	N	7.12	7.12	0.00			
	SE9526	8219	51/418/0236	N	13.44	13.44	0.00			
	SE9526	1009	51/418/0236	N	14.92	14.44	0.48	1	General Surface	0.482
Map 11 of 11	TA0025	2478	51/418/0236	N	7.83	7.83	0.00			
	TA0025	5681	51/418/0236	N	3.69	3.69	0.00			

**Totals**

	No. Of Parcels	Total Area (ha)	SPS Eligible Area (ha)
<b>Totals:</b>	55	302.24	301.75