
FENWICK SOLAR FARM

**Fenwick Solar Farm
EN010152**

Consultation Report

**Appendix P Land Referencing Methodology and Questionnaires/Site Notices
Document Reference: EN010152/APP/5.2**

Regulation 5(2)(a)

Infrastructure Planning (Applications: Prescribed Forms and Procedure)
Regulations 2009

October 2024
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Revision History

| Revision Number | Date | Details |
|------------------------|--------------|-----------------|
| 00 | October 2024 | DCO application |
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Prepared for:
Fenwick Solar Project Limited

Prepared by:
AECOM Limited

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Appendix P1: Land referencing methodology

Introduction

- 1.1.1 The Planning Act 2008 (the 2008 Act) (Ref. 1) sets out a requirement for diligent inquiry to be undertaken to identify any persons with interest in land within Category 1, 2 & 3, which are detailed in section 44 and 57 of the 2008 Act (Ref. 1). Category 1 interests include Freeholders, Leaseholders, tenants, and occupiers of the land within the Order limits. Category 2 interests include those who have an interest in the land and the power to sell, convey or release the land within the Order limits. Category 3 interests are those that the applicant thinks, if the Order sought by the application were made and fully implemented, the persons or organisations would or might be permitted to make a relevant claim under section 10 of the Compulsory Purchase Act 1965 (Ref. 2), Part 1 of the Land Compensation Act 1973 for compensation (Ref. 3), section 152(3) of the 2008 Act (Ref. 1).

Document Purpose

- 1.1.2 Fenwick Solar Farm is a Nationally Significant Infrastructure Project (NSIP). The following sets out the methodology undertaken to achieve diligent inquiry required for a Development Consent Order (DCO). Land Referencing is a key building block of each DCO and the diligent process which leads to producing **Land Plans [EN010152/APP/2.1]** and the **Book of Reference [EN010152/APP/4.3]** where all known interests have been verified and captured.
- 1.1.3 The 2008 Act (Ref. 1) does not specify the requirements of diligent inquiry. There are many methods used to achieve diligent inquiry. This document sets out Ardent's approach to diligent inquiry under the 2008 Act (Ref. 1) in carrying out land referencing for Fenwick Solar Farm (the Scheme) on behalf of Fenwick Solar Project Limited (the Applicant).

Identifying the scheme boundary

- 1.1.4 Prior to initial land referencing and any plan work it is essential to identify the land where the referencing process is required. The initial limits were provided by the Applicant's design team, which were subject to further review, reduction and addendums as the design of the Scheme evolved and to take into account engineering requirements. Ardent provided technical GIS support in the refinement of the boundary and this formed the basis of the Red Line Boundary (RLB) which is inclusive of all land required for the construction, operation, maintenance and decommissioning of the Scheme.

GIS and processing HM Land Registry (HMLR) spatial data

- 1.1.5 Once the working RLB had been defined, Land Registry data was acquired in the form of a digital shape file (a GIS layer). Digital copies of the Official Copy Registers and Title Plans, which provide all relevant landownership and third-party interest information, were purchased, and uploaded to the Ardent internal database. From the HMLR spatial data, landownership parcels were created representing each title within the RLB which are stored on GIS software. Where land is unregistered, parcels were created to close the gaps using OS mapping, site data and further desktop referencing. Land features such as roads, rivers, drains and properties are parcelled separately. As the

landownership parcels are both registered and unregistered land, each parcel is given a unique reference number to aid in its identification.

- 1.1.6 The above process was repeated for any amendments to the RLB as a result of responses to the statutory consultation and the targeted consultation.

Data Management

- 1.1.7 Any information on persons potentially affected by the scheme is stored on Ardent's internal database, ATLAS. ATLAS has been designed to capture all relevant quantitative, qualitative and spatial data and information. It has also been designed for capturing, validating, and visualising all land interest data and affected persons, as well as storing the contact details and addresses for said persons.
- 1.1.8 Project correspondence including Land Interest Questionnaires (LIQs) (**Appendix P3**) and section 42 of the 2008 Act (Ref. 1) notices are uploaded to ATLAS.
- 1.1.9 All data collected is held within accordance with data protection legislation and used solely for the purposes of the Scheme.

HMLR and identification of Categories 1 and 2

- 1.1.10 Ardent employed a number of methods as part of their diligent inquiry to identify Section 44 Category 1 & 2 persons taking account of best practice and relevant guidance, including Planning Inspectorate Advice Note 4 'Section 52' (March 2017) (Ref. 4).
- 1.1.11 The land referencing began with desktop research, which included submitting the RLB to HMLR for a polygon plus service to identify all affected land titles; purchasing title registers and plans from HMLR; review of legal title reports; Companies House and Electoral Roll searches; interpreting open-source data sets for statutory undertakers, amongst others.
- 1.1.12 The next stage of the land referencing involved contacting known and unknown interested parties with LIQs (**Appendix P3**). The LIQs were cross-checked against the desktop research as well as requesting information about unidentified or unknown interests. The LIQs were then followed up with discussions with known owners/occupiers and downloading/purchasing data from statutory undertakers, amongst other methods.
- 1.1.13 Where an interest remained in 'unknown' ownership or where it was not clear whether an interest existed or not (in each case following diligent inquiry), Ardent erected a site notice on or close to the land in question as part of the statutory consultation (**Appendix P2**). The other consultation methods set out within the **Consultation report [EN010152/APP/5.1]** (including local and national newspaper adverts/notices, press releases and posters) also had the potential to notify those interested in the relevant land of the proposed Scheme.

- 1.1.14 It is important to note that Ardent continued with these methods seeking to identify Section 44 persons throughout the pre-application stage, in order to ensure the greatest possible chance of identifying people who may be affected, and where additional Section 44 Category 1 & 2 persons were identified they were consulted in accordance with Section 42 of the 2008 Act (Ref. 1).
- 1.1.15 The land referencing team then continued to check HM Land Registry periodically (generally at six monthly intervals or at key project milestones that would require an update) with the first search being completed in January 2023. Further detailed searches were completed in January 2024 just prior to the commencement of statutory consultation in April 2024 and a further final search completed prior to DCO submission. Subsequently, official copies of the Registered Titles and Plans were examined to identify all registered land interests.

Category 3 persons

- 1.1.16 In order to identify potential Category 3 persons, a review was undertaken of all parties who may potentially be eligible to make a relevant claim under Section 10 of the Compulsory Purchase Act (CPA) 1965 (Ref. 2), Section 152(3) of the 2008 Act (Ref. 1) and under Part I of the Land Compensation Act (LCA) 1973 (Ref. 3).

Section 10 of the CPA 1965 (Ref. 2)

- 1.1.17 All relevant interests with the potential to make a claim under Section 10 of the CPA 1965 (Ref. 2) because they are in benefit of a right which might be taken for, or injuriously affected by, the execution of the works in the DCO have been treated as a directly impacted party and therefore included within Category 2 of the **Book of Reference [EN010152/APP/4.3]**.

Part I of the LCA 1973 (Ref. 3)

- 1.1.18 In identifying potential claimants under Part I of the LCA 1973 (Ref. 3), physical factors arising from and impacts as a result of the Scheme were considered. Those identified include:
- a. Properties closest to the Scheme.
 - b. Properties identified as a receptor as a consequence of the property being located outside the Order limits but in the vicinity of the Scheme.
- 1.1.19 The Applicant was provided with guidance from environmental specialists to identify those receptors potentially impacted by physical factors (noise, vibration, smell, fumes, smoke, artificial lighting and discharge of solid/liquid substance onto land). This guidance was based on the topography of the land and the likely significant effects arising from the Scheme. For example, the noise assessments had regard to information on:
- a. Background noise levels.
 - b. Distances to receptors.

- 1.1.20 Based on the above information, professional judgement was used to ascertain whether a person may potentially be entitled to make a relevant claim under Section 44(6) of the 2008 Act (Ref. 1), based on a worst-case assessment on 13 March 2023. Following guidance from environmental and compensation specialists, a precautionary approach was adopted to include all those properties identified as potentially affected by a 3 dB or greater increase in noise as a result of the Scheme as potential Category 3 parties. This process was undertaken for all of the physical factors set out in Part I of the LCA 1973 (Ref. 3), and in each case the parties and properties assessed in terms of potential relevant claims for that factor. No further potential relevant claims for other factors were identified outside of the proposed land requirements or area identified as affected by a 3 dB noise increase.
- 1.1.21 Further details about the environmental assessments undertaken can be found in Chapters 6 to 16 of the **Environmental Statement [EN010152/APP/6.1]**. A review of other physical factors was also undertaken prior to the statutory consultation, which re-confirmed that no further potential relevant claims were anticipated outside of the Order limits or properties identified as being affected by a potential 3 dB or greater increase in noise.

Section 152(3) of the 2008 Act claimants (Ref. 1)

- 1.1.22 All relevant interests with the potential to make a claim under Section 152(3) of the 2008 Act (Ref. 1) because they have the benefit of a right which might be injuriously affected by the execution of the works in the DCO or might have been treated as a directly impacted party and therefore included within Category 2 of the **Book of Reference [EN010152/APP/4.3]**. Potential claimants under s152(3) of the 2008 Act (Ref. 1) also includes those persons who may also be eligible to make a claim under s10 of the CPA 1965 (Ref. 2).
- The identification of Category 3 persons under section 10 of the CPA 1965 and section 152(3) of the Planning Act 2008 is informed by considerations referred to as the “McCarthy Rules”. These are that (i) the works must be pursuant to statutory powers; (ii) the works must be lawful and would have given rise to a claim in private law (e.g. nuisance) but for the statutory authorisation; (iii) the injurious affection must have been damage (loss) to the land; (iv) the injurious affection must have been caused by the execution of the works (i.e. their construction) rather than their use/operation

Special Category Land

- 1.1.23 As defined by sections 130 to 132 and section 135 of the 2008 Act (Ref. 1), DCOs are required to identify all land that is classified as special category land. These classifications are:
- a. Common Land – Includes any land subject to be enclosed under the Inclosure Acts 1845 to 1882 (Ref. 5), and any town or village green*
 - b. Fuel or field allotment – Any land set out as such under the Inclosure Act (Ref. 5)*

- c. Open Space – Includes any set out as a public garden, used for public recreation or disused burial ground*
- d. National Trust – Land identified to have an inalienable National Trust interest*
- e. Crown Land – Land identified to be owned by a Crown party (Her Majesty in right of her Crown, an interest belonging to a government department and other Crown interests noted under Section 227 of the Planning Act 2008 (Ref. 1))*

1.1.24 This identification is conducted through desktop sources such as Department for Environment, Food & Rural Affairs Magic maps, identifying restrictions in HMLR registers, Ordnance Survey features, Common or Open lands registers held by local authorities and aerial photography. For the Scheme, no Crown Land was identified. Further to the above, contact land referencing is undertaken in lockstep to acquire and confirm information gathered via desktop land referencing.

Land Interest Questionnaires (LIQs)

- 1.1.25 LIQs were issued to all known parties via Royal Mail to confirm the information held about their land interest could be confirmed or corrected (**Appendix P3**) or an offer to re-issue any documentation if required. For those parties where contact details such as mobile, telephone numbers and or email addresses were held on record, those parties were contacted via these to supplement the follow-up letters and to ensure full diligent enquiry avenues were met.
- 1.1.26 To ensure the spatial data held on the RLB, and the land ownership parcels, are correct, (which are based on the HMLR polygons purchased from HMLR as detailed previously), the LIQ (**Appendix P3**) includes land ownership plans. These land ownership plans display the spatial extent in which desktop land referencing has identified that landowner as having an interest in. The recipient is asked to confirm whether these boundaries are correct by amending the landownership plan or indicating on the LIQ (**Appendix P3**) it is correct.
- 1.1.27 Identified interests have multiple options when completing and returning a LIQ (**Appendix P3**). This includes a prepaid return envelope accompanying their LIQ (**Appendix P3**) or they have the opportunity to respond via email and telephone. Once a response is received, these are logged on ATLAS and the information is used to confirm or action any updates to the Land Ownership database.

Site Referencing

- 1.1.28 Further to the methods of land referencing used for the Scheme referred to above, site referencing was also undertaken to ensure due diligence is met for the Scheme.

Non-Contact Site Visits

- 1.1.29 Initially on the Scheme, non-contact site referencing was undertaken which did not involve communication with landowners, unless approached. These non-contact site visits were carried out in order to gain an understanding of the physical features on the ground such as occupancy, land use and possible ownership, as well as familiarising the Land Referencing team further with the land and to identify possibly complicated sites.

Contact Site Visits

- 1.1.30 If required or requested, visits to individuals and identified interests would be undertaken at the property or their agents by the land referencing team. This further solidifies diligent enquiry ensuring any concerns and or questions are answered regarding the scheme, as well as allowing further exploration of potential interests using local knowledge of the area.

Unregistered/Unknown Owner Site Notices

- 1.1.31 When unregistered land ownership had not been determined through desktop or site referencing methods, unregistered/unknown site notices requesting information were erected on or near to the land (**Appendix P2**). The notices showed the boundary of the land ownership parcel in question and provided details of how to contact the land referencing team with the relevant information. For the Scheme, despite desktop research methods outlined above and the contact research methods, some land was identified as being in unknown ownership meaning notices were required.

Section 42 Consultation

- 1.1.32 The 2008 Act (Ref. 1) lays out in Part 5, the statutory requirements for applicants to engage in consultation with local communities, local authorities, and those who would be directly affected by the proposals in the pre application period. Landownership data, collected from all the diligent inquiry methods listed above, served as the data used for Section 42(1)(d) consultation for the Scheme.

Statutory Consultation

- 1.1.33 Any parties affected by the scheme need to be consulted in accordance with Section 42(1)(d) of the 2008 Act (Ref. 1). To facilitate the consultation period (minimum of 28 days), each identified interest was issued with a consultation pack, provided by the Applicant, which contained notice under Section 42 and a copy of the Section 48 notice alongside other document(s) (**Appendix J2: Section 42 (1)(d) letter, Consultation Report Appendices [EN010152/APP/5.2]**). As unregistered land had been identified, Section 42 notices were erected close to or adjacent to the land. Any new parties that arose following the initial Section 42 consultation due to continued diligent enquiries were all issued with the Section 42 packs and given their own minimum 28-day response window.

Data used for application submission

- 1.1.34 The data collated via the land referencing process through the diligent inquiry methods outlined above was then used to produce the **Book of Reference [EN010152/APP/4.3]** and associated Land Plans which form part of the DCO application and will be used to populate and issue notices under sections 56 and 134 of the 2008 Act (Ref. 1) if and when the submitted application is accepted by the Planning Inspectorate and if the DCO is granted.

References

- Ref. His Majesty's Stationery Office (HMSO) (2008) The Planning Act 2008.
1 Available at:
https://www.legislation.gov.uk/ukpga/2008/29/pdfs/ukpga_20080029_en.pdf
[Accessed 18 June 2024]
- Ref. HMSO (1965) Compulsory Purchase Act 1965. Available at:
2 https://www.legislation.gov.uk/ukpga/1965/56/pdfs/ukpga_19650056_en.pdf
[Accessed 18 June 2024]
- Ref. His Majesty's Government (HMG) (1973) Land Compensation Act 1973.
3 Available at:
https://www.legislation.gov.uk/ukpga/1973/26/pdfs/ukpga_19730026_en.pdf
[Accessed 18 June 2024]
- Ref. Planning Inspectorate (2017) Advice Note Four: Section 52: Obtaining information
4 about interests in land (Planning Act 2008) Available at:
<https://www.gov.uk/government/publications/nationally-significant-infrastructure-projects-advice-note-four-section-52-obtaining-information-about-interests-in-land-planning-act-2008/nationally-significant-infrastructure-projects-advice-note-four-section-52-obtaining-information-about-interests-in-land-planning-act-2008>
[Accessed 18 June 2024]
- Ref. HMG (1845 to 1882) Inclosure Acts 1845 to 1882:
5
- https://www.legislation.gov.uk/ukpga/1845/118/pdfs/ukpga_18450118_en.pdf
[Accessed 18 June 2024]
 - https://www.legislation.gov.uk/ukpga/1846/70/pdfs/ukpga_18460070_en.pdf
[Accessed 18 June 2024]
 - https://www.legislation.gov.uk/ukpga/1847/111/pdfs/ukpga_18470111_en.pdf
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- <https://www.legislation.gov.uk/ukpga/Vict/41-42/56?view=plain>
[Accessed 18 June 2024]
- <https://www.legislation.gov.uk/ukpga/Vict/42-43/37/contents>
[Accessed 18 June 2024]
- <https://www.legislation.gov.uk/ukpga/Vict/45-46/15/body?view=plain>
[Accessed 18 June 2024]

Appendix P2: Unregistered site notices

Fenwick Solar Farm

IMPORTANT INFORMATION

Fenwick Solar Project Limited (*'the Applicant'*) is intending to apply to the Secretary of State under the Planning Act 2008 for a Development Consent Order (*'DCO'*).

THIS LAND IS POTENTIALLY AFFECTED BY THIS PROJECT

If you have any legal interest in, on, under or over this land or adjacent properties whether as owner, lessee, tenant, occupier or any other interest; or you have power to sell, convey or release this land or adjacent properties, please contact Ardent on the contact details provided below, quoting the reference number also found below.

Further information may also be found at the following web address: <https://www.boom-power.co.uk/fenwick/>

Ardent Employee

Ardent_Employee@ardent-management.com

Mobile: Insert

Our Reference: Unreg/Fen/XX

Appendix P3: Land Interest Questionnaire template



Our Reference: LIQ/FEN/XXX

Name

Address Line 1

Address Line 2

Town

Postcode

Date: 20th February 2024

Dear Sir/Madam,

Fenwick Solar Farm – Land Interest Questionnaire ('LIQ')

We are writing to you in respect of the Fenwick Solar Farm Project ('the Project'). Fenwick Solar Project Limited is developing the option for a solar farm at Fenwick. Our research shows that you possess an interest in land or property within the current proposed boundary of the Project.

The remainder of this letter sets out brief details about the Project, how to find out more information, how to contact the project team and why we are enclosing a Land Interest Questionnaire ('LIQ') form.

The proposed solar farm will cover an area of 420 hectares and will generate approximately 237.5 megawatts (MW) of low carbon electricity. Solar Photovoltaic (PV) modules will generate the electricity and a Battery Energy Storage System(s) will be installed to enable electricity to be stored and released into the National Grid when it is most needed. Our proposals to generate more renewable power in the UK will make a significant contribution towards the UK meeting its net zero targets and will deliver against Doncaster City Council's priorities around tackling climate change and generating more electricity from renewable sources.

Whilst the total land area has increased since our first consultation, this increase has allowed us to sensitively design the buffer zones to include environmental mitigation in the form of separation buffers, planting and screening to retain and enhance the rural nature and the views of local area. This also gives us flexibility to address through design any issues that may arise as ecology and land survey information is received and analysed.

The project is at the preliminary stages of development; the Stage 1 (non-statutory) Consultation for the proposed development closed on Sunday 24 July 2023 and comments from this exercise are currently being considered. The Stage 2 (statutory) Consultation in accordance with the Planning Act 2008, is proposed to commence on 17 April 2024.

In preparation for the Stage 2, Statutory Consultation, Fenwick Solar Project Limited are required to identify all parties who hold an interest in or rights over land which may potentially be affected by the development of the Project. This process is known as Land Referencing and enables Fenwick Solar Project Limited to ensure that those parties holding interests in relevant land or property can be consulted appropriately, over the coming months, on the proposals for the Project.

Further details on the project are available at:
<https://www.boom-power.co.uk/fenwick/>

If you have any queries relating to this work or the Fenwick Solar Farm project more generally, please contact fwsf@boom-power.co.uk.

Ardent Management Limited ('Ardent') has been instructed to act on behalf of Fenwick Solar Project Limited to undertake this Land Referencing exercise.

This letter and the enclosed Land Interest Questionnaire ('LIQ') are part of this identification process. The LIQ seeks to confirm whether you have any interests in the Order Limits of the Project.

We would therefore be grateful if you could please complete the enclosed LIQ form with as much detail as possible and return to **Ardent** (along with any marked-up plans you may have available) using the pre-paid envelope provided within **14 days**. If you require any assistance with completing the form, please do not hesitate to contact **Louisa Getley** using the details provided below. You can also provide information via e-mail if this is easier.

Louisa Getley
[REDACTED]@ardent-management.com
Mobile: [REDACTED]

Yours sincerely

[REDACTED]

Jamal Samaoli

Ardent Management Limited ('Ardent') on behalf of **Fenwick Solar Project Limited**



Fenwick Solar Farm

Land Interest Questionnaire ('LIQ')

This is a Land Interest Questionnaire ('LIQ') served on behalf of Fenwick Solar Project Limited ('the Applicant') and relates to the Land and Property as shown on the attached plan(s)

The information requested is required in connection with the proposed application for a Development Consent Order ('DCO') for the construction, maintenance and operation of the Fenwick Solar Farm ('the Project')

The Applicant requires details of all parties holding a legal interest in the Land as part of statutory obligations for the format and content of the application for a DCO and to ensure that everybody who has an interest in the Land is given the opportunity to comment during the pre-application consultation and when the proposed application for a DCO is submitted.

PLEASE READ THE ATTACHED NOTES BEFORE COMPLETING THIS QUESTIONNAIRE.

Ardent Management Limited will process your personal information in this questionnaire in accordance with the Data Protection Act 2018.

*We kindly request that you complete the attached form and return it using the pre-paid envelope provided or via email. It would be helpful if you were able to provide the information within **14 days**.*

This information is solely for the purpose of identifying landowners and occupiers and is not intended, by any party, to confer any right/interest in the nature of a tenancy or exclusive possession or occupation of the Land and gives no proprietary interest in the Land to the Applicants.

Additional information can be written on the reverse of the last sheet if necessary.

1. Details of the person(s) or organisation having an interest in the land or property shown on the attached plan(s). For example, this could be that you own or lease the property, occupy the property or have a right over the land. Please complete your details:

- If the interest is in your name, please provide:

| | |
|---|--|
| Title & Full Name: | |
| Home Address: | |
| Telephone: | |
| E-mail Address: | |
| Address for service of notices if different to address above: | |

- If the interest is in a Registered Company or incorporated body, please provide:

| | |
|---|--|
| Full Name of Company: | |
| Registered/Principal Office Address and Company Number: | |
| Telephone: | |
| E-mail Address: | |
| Address for service of notices if different to address above: | |

- If you are an executor, trustee, partner etc, please state the capacity in which your interest is held and any collective name:

| | |
|---------------------------------------|--|
| E.g. Executor / Trustee / Partner etc | |
|---------------------------------------|--|

- Please give full names and addresses of all other individuals in a similar position:

| | |
|---|--|
| Full Name: | |
| Address: | |
| Telephone: | |
| E-mail Address: | |
| Address for service of notices if different to address above: | |

If necessary please continue on a separate sheet

2. Nature of your Tenure concerning the property shown on the attached plan(s):
(If joint please list other parties in question 16)

| See attached notes 2(a) to (d) | Single Owner or | Joint Owner <i>(please list other parties in question 16)</i> |
|--------------------------------|-----------------|---|
| (a) Freehold | | |
| (b) Leasehold | | |
| (c) Tenancy | | |

(d) Other (Please state):

- Trading Name *(if applicable)*:

3. If the interest in Question 2 is freehold, leasehold or a tenancy, does it include the whole of the property (building and/or land)?

Yes / No

If only part, please describe *(or mark on the plan)*?

.....

.....

4. If you are not the freeholder, please provide the name and address of the freeholder:

| | |
|-----------------|--|
| Full Name: | |
| Address: | |
| Telephone: | |
| E-mail Address: | |

| | |
|--|--|
| | |
|--|--|

If necessary please continue on a separate sheet

5. If you are a leaseholder:

- (i) What is the term of the lease? *(if known)*
- (ii) What date did the lease commence? *(if known)*

6. If you are a tenant, what is the period of your tenancy?

Weekly / Fortnightly / Quarterly / Annual / Other

If other, please provide details

.....

7. Does the person or organisation named in Question 1 occupy the premises?

Yes / No

Please list the names and addresses of **ALL OTHER** occupiers together with the nature of their tenure including all persons aged 18 years and over *(or who will be 18 years within the next 12 months)*.

| | |
|---|--|
| Full Name: | |
| Address: | |
| Telephone: | |
| Relationship to person / organisation identified in Question 1 above: | |
| Nature of Tenure (See Question 2 for examples): | |
| E-mail Address: | |

If necessary please continue on a separate sheet

8. Does the person or organisation named in Question 1 enjoy any rights, easements or other legal interest over any adjacent or other property?

Yes / No / Don't Know

If yes please give details below:

| | |
|----------------------|--|
| Address of property: | |
| Nature of interest: | |

If necessary please continue on a separate sheet

9. Does anybody in any adjacent or other property enjoy any rights, easements or other legal interest over this property?

Yes / No / Don't Know

| | |
|---------------------|--|
| Full Name: | |
| Address: | |
| Telephone: | |
| E-mail Address: | |
| Nature of interest: | |

If necessary please continue on a separate sheet

10. Is the property subject to any restrictive covenant(s)?

Yes / No / Don't Know

If yes please give details below:

| | |
|--|--|
| Details of Restrictive Covenants: | |
| Land/person having the benefit of the covenant(s): | |
| Address: | |

If necessary please continue on a separate sheet

11. Attached plan(s):

- The attached plan(s) should show the extent of land over which we understand you possess an interest. The extent of land on these plans will almost always be the boundary of the title from which the interest relates to.
- If the attached plan shows the extent of your interest incorrectly, please amend it (to show where it is wrong) and sign and return it with your completed questionnaire.

- Please also show, or inform us of, any other land (including land owned by someone else) over which you consider you have rights of use, enjoy easements or other private rights.
- Please also show the extent of your land over which you consider others have rights of use, enjoy easements or have any other rights over your land.

12. Are there any tenancies or licences in respect of hoardings, poster sites, showcases, vending machines, kiosks, etc on the land?

Yes / No

If yes please give name(s), address(es), type(s) and the nature of the interest:

| | |
|---------------------|--|
| Full Name: | |
| Address: | |
| Telephone: | |
| E-mail Address: | |
| Type: | |
| Nature of interest: | |

If necessary please continue on a separate sheet

13. Is the property subject to any mortgage or equitable interest?

Yes / No

If yes please provide name(s), address(es) and the nature of the interest:

| | |
|---------------------|--|
| Full Name: | |
| Address: | |
| Mortgage Reference: | |
| E-mail Address: | |
| Nature of interest: | |

If necessary please continue on a separate sheet

14. Are there any managing or letting agents connected with the property?

Yes / No

If yes please provide name(s), address(es) and the nature of the interest:

| | |
|-----------------|--|
| Full Name: | |
| Address: | |
| Telephone: | |
| Type: | |
| E-mail Address: | |

If necessary please continue on a separate sheet

15. Please describe the current use and features of the property (e.g., residential – house, flat, yard, garden; commercial – offices, premises, industrial works, car park; agricultural land, woodland, grassland, allotment; etc) and any postal address:

| | |
|---|--|
| Current use and features of the property: | |
| FULL Postal Address: | |

16. Are there any other individuals or organisations with an interest in the property, not disclosed above?

Yes / No

If yes please provide name(s), address(es) and the nature of the interest:

| | |
|--|--|
| Full Name: | |
| Address: | |
| Telephone: | |
| E-mail Address: | |
| Nature of interest: (See Question 2 for examples) | |

If necessary please continue on a separate sheet

17. Are there any other individuals or organisations currently negotiating or in the process of purchasing your interest in the property, or any other interest in the property?

Yes / No

If yes please provide name(s), address(es) and details of the current situation:

| | |
|-----------------------------------|--|
| Full Name: | |
| Address: | |
| Telephone: | |
| E-mail Address: | |
| Details of the current situation: | |

If necessary please continue on a separate sheet

18. Please supply details of the person to whom any additional enquiries may be directed if necessary:

Contact Name: Tel No(s):
..... E-mail Address:

The information on the questionnaire is both complete and accurate to the best of my knowledge (subject to corrections identified on the plan):

Name (please print):
Position:
Signed: **Date:**
Tel No.: **E-mail Address:**

Please complete the Land Interest Questionnaire ('LIQ') with as much detail as possible and return your completed Questionnaire to **Ardent** (along with the marked-up copy of the plan(s)) using the pre-paid envelope provided.

Please do this within 14 days of the date on which you received the Questionnaire.

Alternatively, you can return the completed LIQ by e-mail to [REDACTED]@Ardent-Management.com

Or request an interactive copy of the LIQ, which can be completed on a computer, saved and returned via email.

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NOTES on completing the QUESTIONNAIRE

All information provided is governed by the Data Protection Act 2018. Any information provided will only be used for legitimate purposes.

Please use BLOCK CAPITALS throughout.

If you need more space, please use the back of the form or another sheet of paper.

Where options are provided, please delete or circle as appropriate.

Please return the completed questionnaire using the prepaid envelope provided.

If you require any help with completing the questionnaire please contact the **Land Referencing Team** on [REDACTED]@Ardent-Management.com or [REDACTED]

The Questionnaire

Question 1

- a) Please give the full name of the person who, or organisation which has a legal interest in the property.
- b) For Limited Companies, please supply the company number, the registered office address and telephone number. Place of registration would normally be 'England and Wales', but may be Scotland, Isle of Man, Jersey, etc.
- c) For other corporate bodies, please supply corporate title, address and telephone number of the principal office.
- d) For individuals and partners, trustees, governors or similar executive positions, please supply full names (including all forenames), home address, telephone numbers and where applicable the collective title of each group or organisation. An additional sheet may be used if required.
- e) If a separate or additional address is preferred as an 'address for service' for the receipt of legal notices and documentation, please provide this.

Question 2

- a) If you legally own the land and property outright and do not pay any rent, then you are the freeholder.
- b) If you have an agreement to use or occupy the property for a specific duration, then you probably have a lease or tenancy, e.g. for six months, for one year, for seven years (or for a longer or a shorter term), or for 99 years or for 999 years.
- c) Same as above.
- d) The other types of legal interest in land (including property) might comprise holders of privileges or matrimonial rights. If you are unsure about the nature of your interest, please contact the **Land Referencing Team** on [REDACTED]@Ardent-Management.com or [REDACTED]

Questions 8 & 9

If you have a legal right to use another person's land for a particular purpose, e.g. a right to walk through your neighbour's land to gain access to your property, then you have an easement/right. Easements are legal rights which give the legal owner of one piece of land the right to use a defined portion of another person's land. Utilities companies often have easements that allow them to run pipes or phone lines beneath private property. Other examples of easements may relate to drains, power, or rights of way. In most cases easements are attached to the land itself, not the landowners, so that when land is bought or sold, the easement which relates to that land remains with the land.

Question 10

If the property is subject to restrictive covenants, i.e. restriction preventing some action on or use of the land, e.g. a requirement not to make any alterations to the land; or a restriction on operating as commercial premises, without obtaining the consent of 'the beneficiary'.

Question 11

- a) If no plans have been provided, question 11 can be ignored.
- b) If plans are attached, they should be showing a pink shaded area in which we understand you may have a legal interest.
- c) Particular attention should be paid to situations such as rights or other benefits which have a different extent to that of the property itself, such as rights to use fire escapes, other accesses or car parks. Please also provide these details, if relevant to you.

Question 12

Please list all tenancies and licences (formal agreement to use or occupy the land).

Question 13

Please list all mortgagees and equitable interests.

Equitable Interests

Rights in or over land which fail to qualify as legal rights may take effect as equitable interests; therefore estates, interests, and charges in or over land which are not legal estates are referred to as equitable interests. Examples of equitable interests include:

- a) Option to purchase (The right to buy a property at a given price within a specific period of time).
- b) Contract to purchase (A contract the buyer initiates which details the purchase price and conditions of the transaction and is accepted by the seller. Also known as an agreement for sale).
- c) Beneficiary of a trust (A trust is a relationship whereby a party called a trustee holds property, either real or personal, for the benefit of other parties or persons, or for some purpose permitted by law).

- d) Wherever the legal owner(s) of property can be compelled to hold that property for the benefit of the equitable owner(s). Where groups of individuals are concerned, a person may be both a legal and an equitable owner. For example, a man may own a house and hold it for the benefit of himself and his wife (or a wife for her husband).
- e) Legal rights in a property that do not include the right to sell its legal title. This may apply to a mortgage lender.

Question 16

If you hold a joint interest in common with another party or parties, please provide details of all other parties.

Question 18

- a) Sometimes it is necessary to make further enquiries as a result of new information or changes to the plans for the project. Please provide the name and telephone number of the individual(s) whom we should contact.
- b) If a third party (a solicitor, for example) has been instructed to complete this questionnaire on behalf of the person with an interest in the property, please supply written confirmation of that fact.

Frequently Asked Questions

Why have two sets of documents been issued for the same land?

It is essential that everyone believed to have an interest in land is contacted individually, relationships cannot be assumed between interested parties and their current status. However, if you can confirm the other parties' interests & sign on their behalf you only need to return one set of documents, if you include a note explaining this.

Does this letter mean my land/property will be subject to compulsory purchase?

No, the letter and questionnaire is issued to collect and validate contact and property information regarding land owners we believe to be within close proximity of the proposed project, to keep records up to date ahead of the application of the project and ensures that information is correct in order to keep parties updated with project proposals and any further project consultation(s).

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Unit 5e Park Farm | Chichester Road |
Arundel | West Sussex | BN18 0AG

Fenwick Solar Project Limited Privacy Notice

Our contact Details:

Fenwick Solar Project Limited
Unit 5E Park Farm,
Arundel
BN18 0AG

E-mail: fwsf@boom-power.co.uk

- Boom Power and Boom Developments are working on behalf of Fenwick Solar Farm to develop the project.
- Ardent Management is working on behalf of Fenwick Solar Farm for the purposes of Land Referencing and Statutory Consultation.
- Aecom is working on behalf of Fenwick Solar Farm as the planning consultant.

ICO Registration Reference: ZB486448

The type of personal information we collect:

We currently collect and process the following information:

- Personal identifiers – Name, address and contact details (telephone and e-mail)
- Property Details – information about property and land ownership

How we get the personal information:

Most of the personal information we process is provided to us by the land registry, or directly from individuals.

How we use the information:

We use the information given to us in order to:

- Carry out enquiries into land ownership for the purposes of developing the Fenwick Solar Farm.
- Communicate with Landowners and occupiers about the Fenwick Solar Farm scheme, including negotiations with landowners.
- Consult and inform local landowners as required through the planning process.

- Survey land that may be affected by the Fenwick Solar Farm.

Who we share information with:

We may be required to share information when reporting to the Secretary of State, Planning Inspectorate or Local planning authority

We share information with our planning consultants, land referencing consultants and surveyors and developers as part of the planning application process.

Under the UK General Data Protection Regulation (UK GDPR), the lawful basis we rely on for processing this information are:

- We have a legal obligation.
- We need it to perform a public task.

How we store your personal information:

Your information is securely stored.

We keep your personal information on file throughout the planning and consultation process. Where necessary, as determined by the Secretary of State, the information will be held for the lifetime of the project.

We will delete your information securely when it is no longer required.

Your data protection rights

Under data protection law, you have rights including:

Your right of access - You have the right to ask us for copies of your personal information.

Your right to rectification - You have the right to ask us to rectify personal information you think is inaccurate. You also have the right to ask us to complete information you think is incomplete.

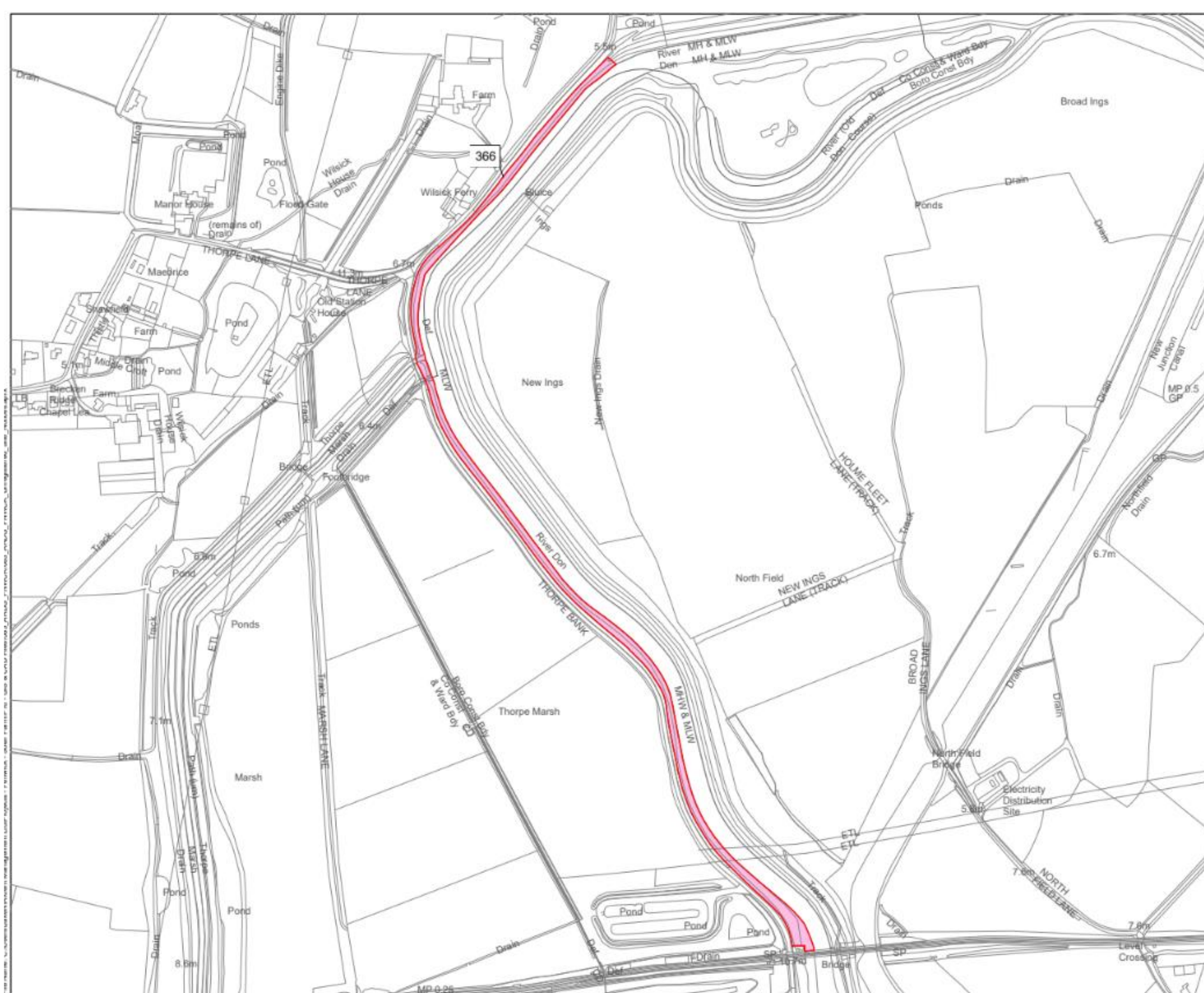
Your right to erasure - You have the right to ask us to erase your personal information in certain circumstances.

Your right to restriction of processing - You have the right to ask us to restrict the processing of your personal information in certain circumstances.

Your right to object to processing - You have the the right to object to the processing of your personal information in certain circumstances.

You are not required to pay any charge for exercising your rights. If you make a request, we have one month to respond to you.

Please contact us at fwsf@boom-power.co.uk if you wish to make a request.



AG38

Key
 Unregistered Plot Extent

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FOR INFORMATION 00

Arden

FENWICK SOLAR FARM

UNREGISTERED NOTICE PLAN
 NOTICE- U-07

Scale: 1:5,000 @ A3
 Drawing Reference System: British National Grid
 Drawing reference: 083_ARDD_FENWICK_U-07

Business Reply Plus
Licence Number
RUGH-ACUS-ZYKE



Ardent Management Ltd
36 Park Row
Leeds
LS1 5JL

Appendix P4: Follow up letter template



Our Reference: LIQ/FEN/XXX

Name

Address Line 1

Address Line 2

Town

Postcode

Date: 6th March 2024

Dear Sir/Madam,

Fenwick Solar Farm – Land Interest Questionnaire ('LIQ')

In preparation for Stage 2 Statutory Consultation on 17 April 2024, Fenwick Solar Project Limited are required to identify all parties who hold an interest in or rights over land which may potentially be affected by the development of the Fenwick Solar Farm ('the Project'). This process is known as Land Referencing and enables Fenwick Solar Project Limited to ensure that those parties holding interests in relevant land or property can be consulted appropriately, over the coming months, on the proposals for the Project.

As part of this process Ardent Management Limited ('Ardent') has been instructed to act on behalf of Fenwick Solar Project Limited to undertake this Land Referencing exercise.

We previously wrote to you on the 20th February 2024 requesting this information with an enclosed LIQ. We would be grateful if you could please complete the LIQ with as much detail as possible and return to Ardent (along with any marked-up plans you may have available) using the pre-paid envelope provided as soon as possible.

If you require any assistance with completing the form, or another copy of it, please do not hesitate to contact Louisa Getley using the details provided below. You can also provide information via email if this is easier.

Louisa Getley

 [@ardent-management.com](mailto: @ardent-management.com)

Mobile: 

Yours faithfully,



Jamal Samaoli

Ardent Management Limited ('Ardent') on behalf of Fenwick Solar Project Limited



Ardent

Any details you provide will be held securely by Ardent in line with the Data Protection Act 2018 – please see the accompanying GDPR Statement.



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