



Elements Green Trent Limited

Great North Road Solar and Biodiversity Park

Appendix 2 to the Statement of Reasons (EN010162/APP/4.1)
Land Referencing Methodology

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The Infrastructure Planning (Applications: Prescribed Forms and Procedure)
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1. SUMMARY

- 1.1 The Planning Act 2008 (the 2008 Act) requires that the Applicant identifies parties in one or more of the categories set out in section 44 and 57 of the Act for the purposes of consultation and notification under sections 42 and 56 of the 2008 Act. The categories in section 44 and 57 are as follows:
 - 1.1.1 Category 1 - owners, lessees, tenants (whatever the tenancy period) or occupiers of the land within Order limits.
 - 1.1.2 Category 2 - parties that have an interest in the land or who have the power to sell, convey or release land within Order limits.
 - 1.1.3 Category 3 - parties that the Applicant thinks would be, or might be, entitled to make a relevant claim for compensation under section 10 of the Compulsory Purchase Act 1965 and/or Part 1 of the Land Compensation Act 1973 and/or section 152(3) of the Act, if the Order were consented and implemented.
- 1.2 The Applicant has undertaken diligent inquiry to identify parties in one or more of the above categories and have included that information in the Book of Reference (BoR) (**EN010162/APP/4.3**) accompanying the application.
- 1.3 The Applicant has also undertaken diligent inquiry to confirm that the Order limits do not contain any Crown land or special category land.

2. LAND REFERENCING METHODOLOGY

- 2.1 The Applicant has adopted a cautious but proportionate approach to identifying the extent of land to be referenced to reduce the risk of missing interests from statutory consultation and requiring re-consultation. They have worked closely with their legal advisors and the wider project team to determine the area to be referenced and then applied a robust methodology to identify relevant interests.
- 2.2 An initial review of the PEIR boundary was carried out to establish Land Referencing Limits (LRL). These limits were set based on experience of similar schemes and to try to ensure that they incorporated all land interests that would fall within the Order Limits or otherwise be included in the BoR (**EN010162/APP/4.3**). The LRL was set in collaboration with the design team and included areas of potential change and buffers in areas where design was still being refined.
- 2.3 The LRL initially included an allowance for potential Category 3 interests for the reasons set out in the Category 3 Identification Methodology at Appendix 3 to the Statement of Reasons. As design and understanding of the scheme impacts evolved it was determined that there would be no persons with Category 3 only interests to include in Part 2 of the BoR (**EN010162/APP/4.3**).
- 2.4 The LRL changed as GNR design evolved, and the land referencing data was refined and updated with each revision. If any new interests were identified, they were fully referenced to ensure that all interests were appropriately consulted in accordance with Section 42 of the 2008 Act.
- 2.5 Regular “Edition Date” refreshes will be undertaken post application acceptance and through the examination process to make sure that the BoR remains up to date and accurate.

3. **NON – CONTACT REFERENCING**

3.1 **HM Land Registry**

- 3.1.1 The LRL polygon was used to carry out a Search of the Index Map (SIM) and Land Registry data was received in the form of digital shape files (a GIS layer) and pdf. Official Copy Registers and Title Plans were obtained and interrogated to identify freehold, leasehold, mortgagee, beneficiary, charges, private rights and restrictive covenants. This information was extracted into a land referencing database.
- 3.1.2 Land parcels were created and stored spatially in ArcGIS using the data obtained from Land Registry. Where land within the LRL was not registered, additional parcels were created based on OS mapping and site data. Each parcel within the LRL was allocated a unique referencing number. Periodic SIM will be carried out through the DCO process to ensure that any changes were captured.
- 3.1.3 In accordance with best practice, the Land Registry data will be updated every six months with additional refreshes to be carried out at key milestones in the DCO process, such as issue of Statutory consultation notices and submission of the application.
- 3.1.4 A SIM was carried out on 10 June 2025, ahead of the DCO application.

3.2 **Major Landowner Engagement**

- 3.2.1 Land information was request from major landowners, including local authorities, statutory undertakers, institutional owners and other landowners with interests in multiple parcels within the LRL.
- 3.2.2 Land Interest Questionnaires (LIQ's) were sent to; Nottingham County Council (NCC), Newark and Sherwood District Council, Parish Councils, The Church Commissioners, Southwell and Nottingham Diocese, Department for Environment, Food and Rural Affairs and Network Rail Infrastructure Limited. Requests were made to access local authorities mapping terriers to access public highways and footpaths data and information regarding any special category land (such as public open space and Statutory allotments).
- 3.2.3 Initial highways referencing was based on publicly available data that is held on NCC's web portal. Subsequently, NCC provided PDF files in respect of public highways, footpaths and bridleways. Where necessary, further enquiries were made to address any changes, inconsistencies or gaps in the data. Once collated and checked, this information was digitised and entered into ArcGIS to be used in production of a BoR (**EN010162/APP/4.3**) and Land Plans (**EN010162/APP/2.2**).

- 3.2.4 Utilities searches were carried out across the LRL using shapefile data for utility assets obtained on 15 August 2024. This data included but was not limited to those operated by National Grid Electricity Transmission, National Grid Electricity Distribution, Cadent Gas, and Openreach. This information was entered into ArcGIS to be used in the production of a BoR (**EN010162/APP/4.3**) and Land Plans (**EN010162/APP/2.2**).

3.3 Other Desktop Activities

- 3.3.1 Other desktop searches were undertaken utilising publicly available resources (local authority websites, Magic Maps) to conduct further checks for open space and rights of way within the LRL. Where new information was identified, further desktop searches were carried out to ascertain associated ownership and/or benefit. The information obtained through this enquiry was entered into ArcGIS.
- 3.3.2 Searches of Companies House and Open Corporates were conducted to verify business details and update or amended as required. Searches of LexusNexus and Trace IQ were also undertaken to try to ensure that party information was accurate where limited information was received from Land Registry documents or contact referencing work.

3.4 Site Inspections

- 3.4.1 Site visits were conducted to inform the nature and current use of land within the LRL. Physical features such as highways and railways were recorded as well as agricultural, commercial or residential land uses. The site team examined potentially complex sites with multiple ownerships or occupancies, unregistered land or land subject to multiple rights of access. This information was collated and entered into ArcGIS.

4. CONTACT REFERENCING

4.1 Land Information Questionnaires

- 4.1.1 Information obtained through the desktop research set out above was supplemented and verified through the issue of LIQs, which include requests for the detail of a recipient's interests, associated third party interests and the spatial extent of any interest. Where LIQs were returned with new information regarding an owner, tenant/lessee, occupier or other party, this information was used to update ArcGIS.
- 4.1.2 LIQ recipients were offered support in completing their return via a dedicated email and land referencing phone number. All correspondence was logged and the GIS application updated as appropriate.
- 4.1.3 Where LIQs were not returned, they were reissued and if there was no response to the follow up, site visits were undertaken. A maximum of two site visits were carried out in respect of each LRL parcel to try to contact and identify the owner and/or occupier.

4.2 Site Visits

- 4.2.1 Site visits were undertaken to confirm land ownership and identify occupiers e.g. leaseholders, tenants, licensees. These visits were initially targeted at those LRL parcels where LIQ had not been returned, however, they were also conducted on some properties where LIQ responses had been received to clarify information or fill any data gaps.
- 4.2.2 In addition to the above, details of the wider project team's engagement with stakeholders were assessed and used to update records and/or inform contact referencing strategy.

4.3 Unknown Owners

- 4.3.1 Where land ownership could not be identified through desktop or contact referencing, site notices were erected requesting that any party with an interest in the land make contact. The site notice comprised an LIQ letter address to the owner and occupier and a plan showing the relevant parcel of land. Any information received in response to these notices was entered into ArcGIS.
- 4.3.2 Site notices were maintained on site for a period of 6 weeks and checked weekly. Where notices had been removed or damaged, they were replaced.

4.4 Category 3 Interests

- 4.4.1 Following diligent inquiry, it was determined that all parties who may be entitled to make a claim under either section 10 of the Compulsory Purchase Act 1965 and/or Part 1 of the Land Compensation Act 1973 and/or section 152 (3) of the Act had an interest in land within Order Limits and therefore associated details were provided in Part 1 of the BoR (**EN010162/APP/4.3**). To avoid duplication, Part 2 of the BoR (**EN010162/APP/4.3**) is not populated.

4.5 Crown Land

- 4.5.1 A search for Crown interests was carried out through desktop referencing of HMLR data and The Crown Estate interactive map, which is a publicly available resource.
- 4.5.2 Enquiries were made to ascertain if any property could be subject to *bona vacantia*, whereby ownerless property reverts to the Crown by way of escheat. Potential triggers, such as the insolvency of a corporate owner or an individual owner dying intestate without known heirs, were investigated. There was no indication that the any property in the LRL qualified as *bona vacantia*, nor that ownership has escheated to the Crown.
- 4.5.3 No Crown interests have been identified; hence Part 4 of the BoR (**EN010162/APP/4.3**) is not populated.

4.6 Special Category Land (SCL)

- 4.6.1 Identification of SCL was undertaken using a combination of online GIS constraint mapping, information gained from LIQ/other engagement and site visits. For the purposes of the Act, SCL is land forming part of a common, open space or fuel and field garden allotment and land held inalienably by the National Trust.
- 4.6.2 The LRL was reviewed using available spatial datasets and through direct engagement with stakeholders.
- 4.6.3 A site review was also carried out using satellite photography of the LRL to identify areas of open space that could potentially comprise SCL. HMLR titles within the LRL were also reviewed
- 4.6.4 No SCL was identified within the LRL, hence Part 5 of the BoR (**EN010162/APP/4.3**) is not populated.

5. DATA MANAGEMENT

- 5.1 All data held on land interests for the purposes of this DCO application is stored on secure dedicated drives. All communications with interested parties have been logged and copies of written correspondence have been securely filed.
- 5.2 The data held includes –
 - 5.2.1 LIQ and confirmation schedules issued and received by post.
 - 5.2.2 LIQ completed on site.
 - 5.2.3 Dates and times of site visits as well as minutes of any meetings conducted.
 - 5.2.4 Emails
 - 5.2.5 Letters
 - 5.2.6 Records of telephone conversations
 - 5.2.7 Photographs of site notices posted
- 5.3 Details of landowner and other stakeholder communications are stored on secured dedicated drive against the relevant interest. There is a clear audit trail of the land referencing investigations.
- 5.4 All personal data acquired during the land referencing exercise has been lawfully processed and managed in full compliance with UK GDPR and the Data Protection Act 2018. Only the data necessary to meet our statutory objectives has been gathered and robust security measures have been put in place to protect it. The data will be retained securely and only for the period required by law.

6. DCO APPLICATION

- 6.1 Following final design and the fixing of Order Limits the relevant land referencing data was compiled into the BoR (**EN010162/APP/4.3**) and associated Land Plans (**EN010162/APP/2.2**). The BoR (**EN010162/APP/4.3**) is in five parts as prescribed by Regulation 7(1) of the Infrastructure Planning (Applications: Prescribed Forms and Procedures) Regulations 2009.
- 6.2 Part 1 of the BoR (**EN010162/APP/4.3**) lists the names and addresses of all Category 1 interests (owners, lessees, tenants and occupiers) and Category 2 interests (parties that have an interest in land or who have the power to sell, convey or release land).
- 6.3 Part 2 of the BoR (**EN010162/APP/4.3**) lists the names and addresses of Category 3 interests whose land, while not directly affected for the project, may be entitled to make a claim. A party is within Category 3 if the applicant believes that they would or might be entitled to a relevant claim (as defined in section 57(6) of the Act) if the DCO were to be made and fully implemented. A relevant claim is a claim under Section 10 of the Compulsory Purchase Act 1965, Part 1 of the Land Compensation Act 1973 or Section 152(3) of the Act. No Category 3 only interests have been identified for this application; hence Part 2 has not been populated. All potential Category 3 claimants were identified in Part 1 of the BoR and have not been duplicated in Part 2.
- 6.4 Part 3 of the BoR (**EN010162/APP/4.3**) lists the names and addresses of all parties with the benefit of easement or other private rights within the Order Limits.
- 6.5 Part 4 lists all Crown interests in the Order limits. None have been identified; hence Part 4 has not been populated.
- 6.6 Part 5 list all SCL in the Order limits. None have been identified; hence Part 5 has not been populated.

7. CONCLUSION

- 7.1 In conclusion, the Applicant has undertaken a diligent land referencing exercise for the DCO. All reasonable steps have been taken to identify parties with legal land interests or potential compensation claims, using a robust methodology that included interrogating public records, proactive engagement, and on-site verification to ensure comprehensive and accurate data.
- 7.2 The BoR (**EN010162/APP/4.3**) has been compiled with rigor and is believed accurate at the date of submission. It adheres strictly to the Planning Act 2008 and The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 (specifically Regulation 7). The methods used, align with government guidance for Nationally Significant Infrastructure Projects and established best practice.