

DATED 16th April 2025

RIVERSIDE ENERGY PARK LIMITED

THE RIVERSIDE ENERGY PARK ORDER 2020

GENERAL VESTING DECLARATION NO. 8

CERTIFIED TO BE A TRUE AND COMPLETE
COPY OF THE ORIGINAL
DATED THIS 23 DAY OF APRIL 2025
Pinsent Masons LLP Pinsent Masons LLP



Pinsent Masons

FORM 1

RIVERSIDE ENERGY PARK ORDER 2020

GENERAL VESTING DECLARATION NO. 8

THIS GENERAL VESTING DECLARATION is executed on the *16th April* 2025
by **Riverside Energy Park Limited** (Company number 11536739) (the "**Authority**").

2025

DEFINED TERMS:-

| | |
|-----------------------------|---|
| "1981 Act" | means the Compulsory Purchase (Vesting Declarations) Act 1981; |
| "2008 Act" | means the Planning Act 2008; |
| "2017 Regulations" | means the Infrastructure Planning (Compulsory Acquisition) Regulations 2010 (SI 2010/104) as amended by the Infrastructure Planning (Compulsory Acquisition) (Amendment) Regulations 2017 (SI 2017/105); |
| "Benefitting Property" | means the land shown edged red on the Benefitting Property Plan; |
| "Benefitting Property Plan" | means the plan headed "Riverside Energy Park Order 2020: General Vesting Declaration No.8 (Benefitting Property Plan)" and numbered Sheet 1 of 1 and annexed to this Declaration at Annex 2 showing in plan form the Benefitting Property; |
| "CEHL" | means Cory Environmental Holdings Limited; |
| "GVD Plan" | means the plan headed "Riverside Energy Park Order 2020: General Vesting Declaration No.8" and numbered Sheet 1 of 1 and annexed to this Declaration at Annex 1 showing in plan form the New Rights Affected Land; |
| "New Rights" | means the rights, easements and restrictive covenants set out in column 4 of the Schedule which will burden the New Rights Affected Land for the benefit of the Benefitting Property with the intent that the burden of those rights, easements and restrictive covenants will run with the specified Plot numbers of the New Rights Affected Land and the benefit of such new rights, easements, and restrictive covenants will run with the Benefitting Property; |
| "New Rights Affected Land" | means the land shown edged with a broken red line and coloured blue on the GVD Plan and set out in column 2 in the Schedule (including its surface level and all the airspace above it and all the land beneath surface level (including all the mines and minerals within it)); |
| "Order" | means the order entitled the Riverside Energy Park Order (SI 2020/419) (as corrected by the Riverside Energy Park (Correction) Order 2021 (SI 2021/273)) and amended by the Riverside Energy Park (Amendment) Order 2023 (SI 2023/165); |
| "Plot" | means each or any of the plots of land identified on the GVD Plan and in column 1 of the Schedule (and which for the avoidance of doubt correspond to the plots of land so identified on the land plans certified pursuant to article 40 of the Order save for in relation to some of the sub-numbering which is new for the purposes of this Declaration); and |
| "Vesting Date" | means the date 3 months and 1 day after the later of: |

| | |
|--|--|
| | (a) the date of this Declaration; and |
| | (b) the date on which the service of notices required by section 6 of the 1981 Act is completed. |

WHEREAS:-

- (1) The Order was made on 9 April 2020 (and later corrected on 9 March 2021 and amended on 17 February 2023) by the Secretary of State for Business, Energy and Industrial Strategy under the powers conferred by the Planning Act 2008.
- (2) The undertaker for the purposes of the Order, when made, was CEHL. On 4 January 2022, by way of an agreement dated 21 December 2021, all of the benefit of the Order was transferred from CEHL to the Authority (a wholly owned subsidiary of Riverside Energy Park Holdings Limited, which is a wholly owned subsidiary of CEHL) using the powers contained in article 9(1) and article 9(4) of the Order.
- (3) Articles 24(1) and 24(2) of the Order authorises the Authority to acquire the New Rights.
- (4) Article 28 of the Order provides for the application, with modifications (as identified in article 28), of the 1981 Act to the Order. The 1981 Act prescribes vesting procedures for land subject to powers of compulsory acquisition under the Order.
- (5) A compulsory acquisition notice was first published in accordance with section 134 of the 2008 Act on 6 May 2020.
- (6) That notice included the statement and form prescribed under Regulation 3(2)(b) of the 2017 Regulations.

NOW THIS DEED WITNESSETH that, in exercise of the powers conferred on it by section 4 of the 1981 Act (as applied by article 28 of the Order), the Authority hereby declares that:-

1. The benefit of and the right to enforce the New Rights against the New Rights Affected Land shall vest in the Authority as from the Vesting Date.
2. In this Declaration wherever the context permits:
 - 2.1.1 the headings are for convenience only and do not affect the interpretation of this Declaration;
 - 2.1.2 the capitalised terms appearing in this Declaration (including the Schedule) have the respective meanings assigned to them in the Schedule;
 - 2.1.3 reference to any statute or section of any statute includes a reference to any statutory amendments, modification or re-enactment thereof for the time being in force and to every instrument, order, direction, regulation, bye-law, commission, licence, consent, condition, scheme or other such matter made under or pursuant to statute;
 - 2.1.4 words importing the singular include the plural and vice versa and wording importing gender includes any other gender;
 - 2.1.5 references to persons includes persons firms and companies;
 - 2.1.6 the word 'including' means including but without limitation;
 - 2.1.7 the words 'in particular' means in particular but without prejudice to the generality of the preceding wording;
 - 2.1.8 references to the Schedule are to the Schedule of this Declaration;

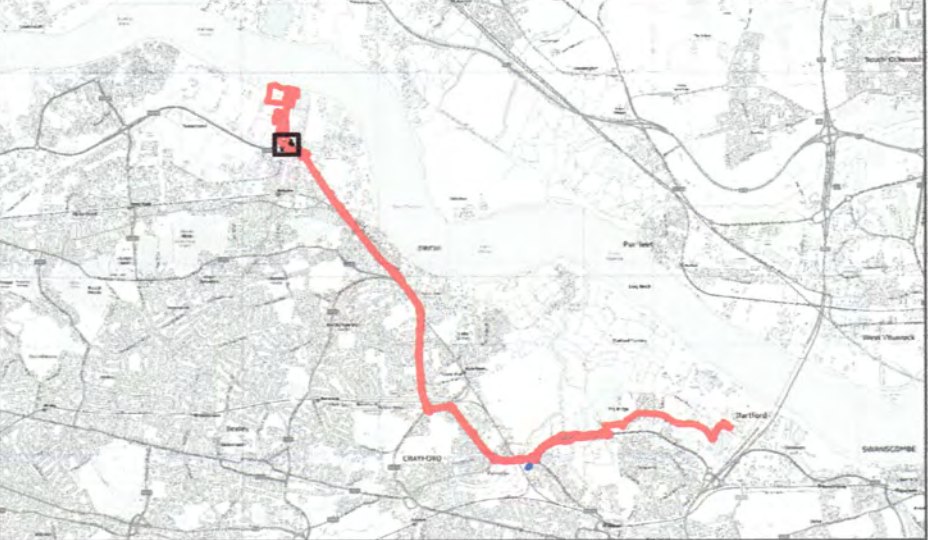
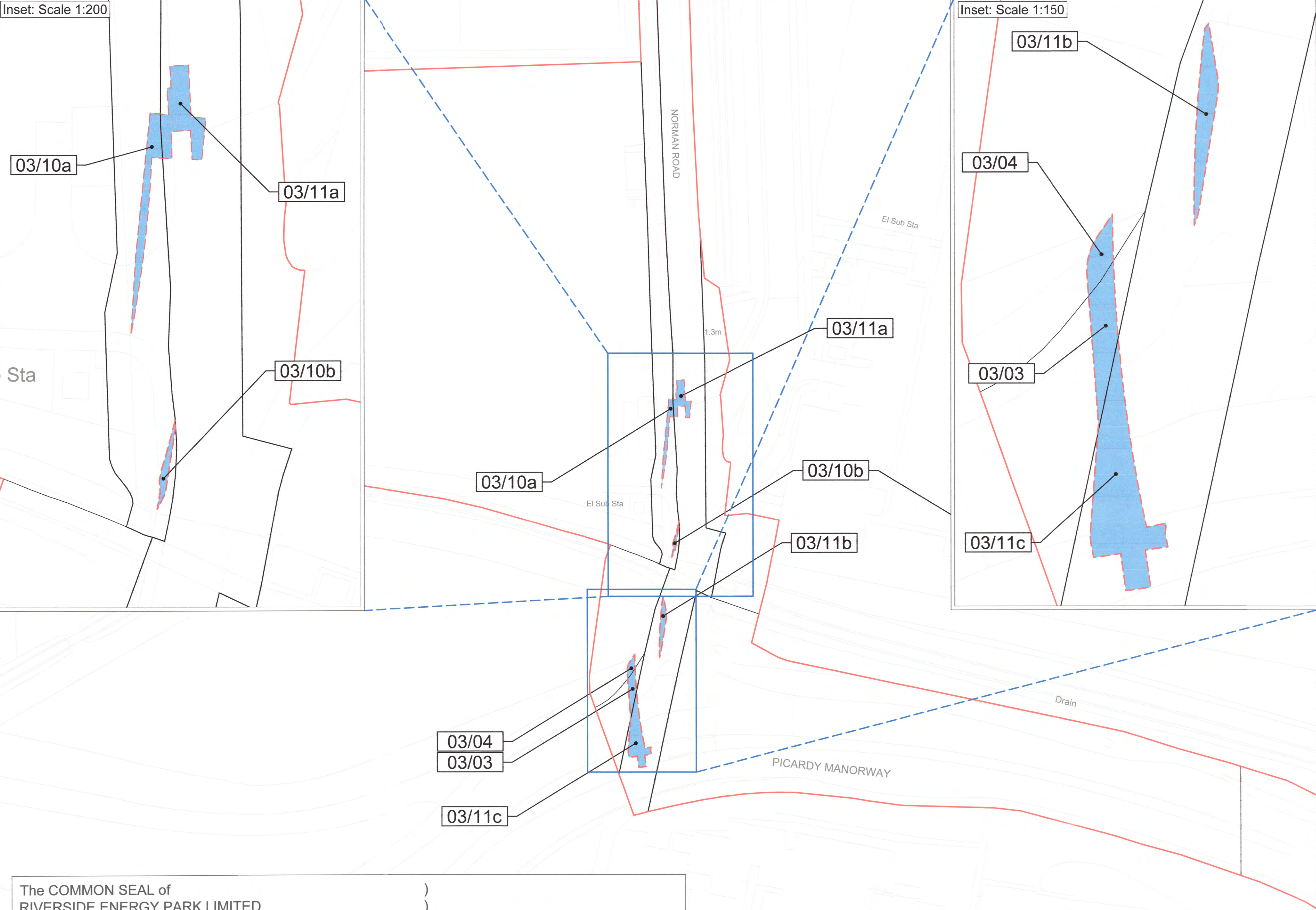
- 2.1.9 references to numbered Plots relate to the Plot numbers which appear on the land plans certified by the Secretary of State in accordance with article 40 of the Order;
- 2.1.10 a reference to a particular numbered Plot or to a group or series of Plots includes reference to the whole and all parts thereof unless the context otherwise requires; and
- 2.1.11 a reference to a part of a Plot is to the part of the Plot identified by the text of this Declaration.
3. The Authority hereby requests the Chief Land Registrar on or after the Vesting Date to:
- 3.1 note the New Rights against each registered title which contains New Rights Affected Land; and
- 3.2 note the benefit of the New Rights on the freehold title of the Benefitting Property.

SCHEDULE

| Plot No (1) | New Rights Affected Land (2) | Registered Title Number(s) of the New Rights Affected Land (3) | New Rights (4) |
|------------------------|--|---|---|
| 03/03 | That part of plot 03/03 as shown edged with a broken red line and coloured blue on the GVD Plan and being 18 square metres of land being public highway (Eastern Way, Yarnton Way, Picardy Manorway and Hailey Road), trees and shrubbery at Eastern Way, Yarnton Way and Picardy Manorway, Belvedere. | SGL768597 (Part of) | For and in connection with the Work No. 9 infrastructure (as defined in Schedule 7 of the Order), the right for the undertaker and all persons authorised on its behalf to enter, pass and re-pass, on foot, with or without vehicles, plant and machinery, for all purposes in connection with the laying, installation, use and maintenance of the Work No. 9 infrastructure, and a right of support for it, along with the right to prevent any works on or uses of the land which may interfere with or damage the Work No. 9 infrastructure, or interfere with or obstruct access from and to the Work No. 9 infrastructure, including the right to protect the Work No. 9 infrastructure, the right to prevent or remove the whole of any building, or fixed or moveable structure, tree, shrub, plant or other thing, and the right to prevent or remove any works or uses which alter the surface level, ground cover or composition of the land. |
| 03/04 | That part of plot 03/04 as shown edged with a broken red line and coloured blue on the GVD and being 8 square metres of land being woodland, grassland, shrubbery and public footpath (FP2), north of Eastern Way and west of Picardy | SGL609072 (Part of) | |

| | | | |
|--------|--|---------------------|---|
| | Manorway, Belvedere. | | |
| 03/10a | That part of plot 03/10 as shown edged with a broken red line and coloured blue on the GVD Plan and being 19 square metres of land being shrubbery, part substation, and verge west of Norman Road and north of Picardy Manorway, Belvedere. | SGL636340 (Part of) | For and in connection with the Work No. 8 infrastructure and the Work No. 9 infrastructure (both as defined in Schedule 7 of the Order), the right for the undertaker and all persons authorised on its behalf to enter, pass and re-pass on foot, with or without vehicles, plant and machinery, for all purposes in connection with the laying, installation, use and maintenance of the Work No. 8 infrastructure and the Work No. 9 infrastructure, and a right of support for it, along with the right to prevent any works on or uses of the land which may interfere with or damage the Work No. 8 infrastructure and the Work No. 9 infrastructure, or interfere with or obstruct access from and to the Work No. 8 infrastructure and the Work No. 9 infrastructure, including the right to protect the Work No. 8 infrastructure and the Work No. 9 infrastructure, the right to prevent or remove the whole of any building, or fixed or moveable structure, tree, shrub, plant or other thing, and the right to prevent or remove any works or uses which alter the surface level, ground cover or composition of the land. |
| 03/10b | That part of plot 03/10 as shown edged with a broken red line and coloured blue on the GVD Plan and being 5 square metres of land being shrubbery, part substation, and verge west of Norman Road and north of Picardy Manorway, Belvedere. | | |
| 03/11a | That part of plot 03/11 as shown edged with a broken red line and coloured blue on the GVD Plan and being 27 square metres of land being public highway and footway (Norman Road and Picardy Manorway) at Norman Road and Picardy Manorway, Belvedere. | Unregistered | For and in connection with the Work No. 9 infrastructure (as defined in Schedule 7 of the Order), the right for the undertaker and all persons authorised on its behalf to enter, pass and re-pass, on foot, with or without vehicles, plant and machinery, for all purposes in connection with the laying, installation, use and maintenance of the Work No. 9 infrastructure, and a right of support for it, along with the right to prevent any works on or uses of the land which may interfere with or damage the Work No. 9 infrastructure, or interfere with or obstruct access from and to the Work No. 9 infrastructure, including the right to protect the Work No. 9 infrastructure, the right to prevent or remove the whole of any building, or fixed or moveable structure, tree, shrub, plant or other thing, and the right to prevent or remove any works or uses which alter the surface level, ground cover or composition of the land. |
| 03/11b | That part of plot 03/11 as shown edged with a broken red line and coloured blue on the GVD Plan and being 16 square metres of land being public | | |

ANNEX 1
GVD PLAN



Key:

- Order Limits
- New Rights Affected Land
- Plot Boundaries

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Client

CORY
RIVERSIDE ENERGY

Designer

Ardent

Project

RIVERSIDE ENERGY PARK ORDER 2020

Drawing Title

GVD PLAN
Sheet 1 of 1

| | | | |
|--|------------|-----------------------|-----|
| Status | DRAFT | Revision | 000 |
| Date | 11/03/2025 | | |
| Scale 1:500 @ A1 Spatial Reference System | | British National Grid | |
| | | | |
| Drawn By | Checked By | Approved By | |
| N.Henrys | A.Bodrozic | S.Cooper | |
| Drawing reference C:\Users\NichArdent\Management Ltd\Projects - Cory Environmental\PI16 - GIS & CAD Files\P7.1.7 - CAD\00 - Plans\03 - GVD Plans\ARD_CORY_REP_GVD_No_7_20250404.dwg | | | |
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The COMMON SEAL of
RIVERSIDE ENERGY PARK LIMITED

was hereunto affixed this 16th day of April 2025

in the presence of:-

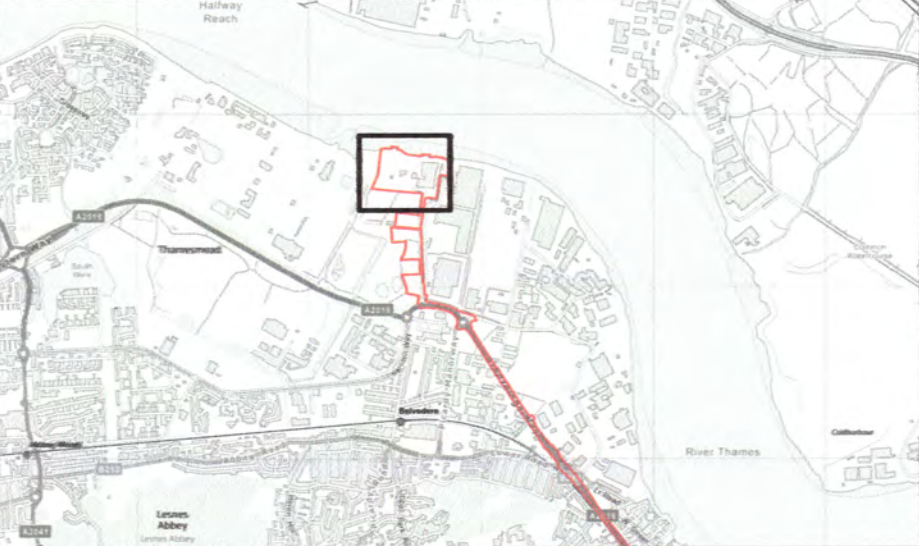
Authorised Signatory

[SEAL TO GO IN THIS BOX]



1 to 90
Hackney House

ANNEX 2
BENEFITTING PROPERTY PLAN



Key:



Benefitting Property

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Client

CORY
RIVERSIDE ENERGY

Designer

Ardent

Project

RIVERSIDE ENERGY PARK ORDER 2020

Drawing Title

Benefitting Property Plan
as referred to in GVD No. 8 made
pursuant to the
Riverside Energy Park Order 2020
Sheet 1 of 1

| | | | |
|---|-----------------------|----------|------------|
| Status | FOR INFORMATION | Revision | 000 |
| Scale 1:750 @ A1 Spatial Reference System | British National Grid | Date | 17/05/2024 |
| <div><div>10m0m10m20m30m40m50m</div><div>Drawn ByG.JonesChecked ByA.BodrozicApproved ByS.Cooper</div></div> | | | |
| Drawing reference1172.16.10.251cad team\CAD Team\Cory Environmental\DWG\Individual Plans\Cory_REPL_Benefitting_Property_Plan_17052024.dwg | | | |
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Authorised Signatory

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