

# **Vattenfall Wind Power Ltd**

## **Thanet Extension Offshore Wind Farm**

Appendix 17 to Deadline 2 Submission:  
Landowner Update Table

Relevant Examination Deadline: 2

Submitted by Vattenfall Wind Power Ltd

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Revision B

Drafted By:	Blackhall and Powis
Approved By:	Daniel Bates
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Landowner Update Table

Landowner	Plot Numbers	Rights/Powers Sought	Status of Negotiation
Thanet District Council	00/01	Acquisition of New Rights - Rights of Easement in respect of part of the foreshore	<p>Thanet District Councils ownership of the part of the intertidal zone became apparent as a result of the ongoing diligent enquiries by the Applicant in November 2018.</p> <p>Until that time the Applicant had understood that this plot had been in the ownership of The Crown Estate and that land rights would be secured by virtue of the Agreement for Lease that is being negotiated between The Applicant and The Crown Estate for the Offshore Generating Station and the associated export cables.</p> <p>However, the Applicant has been in a process of consultation and engagement with Thanet District Council since the inception of the project about a wide range of issues including impacts on Thanet District Councils land holdings.</p> <p>The Applicant is now engaged in discussions with the landowner with a view to concluding a contract for an option to grant an easement to lay cables through this section of the intertidal zone with the objective of concluding negotiations prior to the close of examination.</p>
Unknown landowners	00/02 00/05	Acquisition of New Rights - Rights of Easement in respect of part of the foreshore	The Applicant has made enquiries with The Environment Agency and with The Crown Estate in relation to these parcels of unregistered land in the vicinity of the River Stour in the intertidal zone. The Applicant continues to undertake further diligent enquiry to try to

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			<p>establish ownership including discussions with neighbouring proprietors.</p> <p>The Applicant considers that one of the possible explanations for non-registered nature of these land parcels could be alterations in the course of the River Stour at the different times of registration of the titles to the land to either side of that watercourse.</p>
The Kent Wildlife Trust	00/03 00/10 01/01 01/02 01/05 01/06 01/11 01/15 01/20 01/25 01/30 01/35 01/40 01/50 01/60 01/65 01/75	<p>Acquisition of New Rights - Rights of Easement in respect of the landowners freehold property comprising part of the foreshore of Pegwell Bay between low and high water and Stonelees Nature Reserve.</p> <p>Acquisition of New Rights - Rights of Easement in respect of KWTs leasehold interest in land owned by their landlords, The National Trust and Kent County Council in</p>	<p>The Applicant has made several offers for an Option to Grant Easement for cables to Kent Wildlife Trust in respect of both of their freehold and leasehold interests in different parts of Pegwell Bay. The Applicant has not received any official feedback on the proposals from Kent Wildlife Trust although they have had several informal meetings with their property agents the BTF Partnership.</p> <p>The Applicant understands that Kent Wildlife Trust's decision not to engage in discussions for an Option to Grant an Easement is due to their other objections to the project although they have not directly objected to the compulsory acquisition of the acquisition of new rights in land affecting their freehold and leasehold interests.</p> <p>The Applicant has been involved in a process of engagement about the project in general with Kent Wildlife Trust both through the Pegwell Bay Steering Group and directly with them.</p>

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		respect of other parts of Pegwell Bay.	<p>The Applicant has also been seeking access to the landowners freehold and leasehold property to carry out early site investigations in order to inform decision making about landfall and onshore cable laying methodologies.</p> <p>Access for those works had been agreed in principle on 4 October 2018 but a signed entry permit for the works were not forthcoming and the Kent Wildlife Trust have subsequently withdrawn their consent. This matter is the subject of a separate application in terms of s.53 of the Planning Act 2008.</p>
The National Trust for Places of Historic Interest or Natural Beauty	00/05 00/10 00/15 01/01 01/02 01/05 01/06	Acquisition of New Rights - Rights of Easement in respect of part of the foreshore	<p>The Applicant has made an offer for an Option to Grant an Easement in respect of the landowners' freehold interest in the intertidal zone at Pegwell Bay. The majority of this land is leased to Kent Wildlife Trust who manage the land on behalf of The National Trust.</p> <p>Discussions had been progressing relatively positively in tandem with discussions around a Statement of Common Ground. However, The National Trust recently informed the Applicant that in light of their own objections to the scheme and those of their tenants Kent Wildlife Trust they did not consider it appropriate to continue discussions.</p> <p>This has led the Applicant to bring the interest of the National Trust into the scope of their application for rights of Compulsory Acquisition.</p>

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			The Applicant continues to seek the recommencement of discussions about a voluntary land agreement with The National Trust especially due to the Applicants decision to remove landfall option 2.
Kent County Council	01/10 01/11 01/15 01/20 01/25 01/30 01/35 01/40 01/45 01/50 01/55 01/60 01/65 01/70	Acquisition of New Rights - Rights of Easement in respect of the cable route and rights of temporary occupation in respect of a construction compound.	<p>The Applicant has made an offer for an Option to Grant an Easement. The landowner appointed an agent in early December 2018 and both parties are engaged in positive ongoing discussions with a view to concluding negotiations by 17 April 2019.</p> <p>Both parties have a clear understanding of each other's positions and are working positively towards an agreement.</p>
RAMAC Holdings Limited	01/80 01/85 01/90 01/95 01/100 01/105 01/110 01/115 02/05	<p>Permanent acquisition of freehold.</p> <p>Acquisition of new rights (rights of easement)</p> <p>Temporary Rights. (in respect of construction compounds)</p>	<p>The Applicant has agreed heads of term for the acquisition of rights to construct, operate and maintain the project substation.</p> <p>The agreement includes rights to occupy a construction compound during the substation and cable installation works.</p> <p>The agreement includes land for the relocation of the Ministry of Justice (Borderforce) leased area</p>

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	02/10 02/15 02/20 02/25 02/30 02/35 02/40 02/55 02/60 02/61 02/65 02/70 02/75 02/80 02/85		<p>The agreement includes rights of easement for the incoming cable circuits through the landowner's property at The Bay Point Club.</p> <p>The parties have agreed a target date of 1 March 2018 for exchange of contracts.</p>
BCA Fleet Solutions 2 Limited	02/30 02/35 02/ 40	Acquisition of new rights (Rights of Easement)	<p>The Applicant is engaged in ongoing discussions with this tenant of RAMAC with a view to agreeing the terms for a Deed of Consent to the Option Agreement. This is being entered into by the Applicant and RAMAC Holdings Ltd. should the creation of that new right affect the leasehold rights that BCA enjoy from the same landowner.</p> <p>The Applicant is confident that the occupiers' concerns are well understood and can be accommodated to minimise impacts during the construction period. These are principally that a one-way system</p>

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			<p>of traffic movement around the car park can be maintained and that they are able to access sufficient land for car parking.</p>
<p>Secretary of State for Communities, Housing and Local Government c/o The Ministry of Justice (MoJ) / (Borderforce)</p>	<p>02/60 02/61 02/75</p>	<p>Permanent Acquisition</p>	<p>The Applicant has been involved in a process of dialogue with the Government Property Service on behalf of the Ministry of Justice since the substation site was selected.</p> <p>Taking account of the special nature of the Secretary of States interest in the land, that dialogue has been with a view to identifying replacement land to which the occupying agency, Borderforce, could be relocated to.</p> <p>Borderforce use the land for vehicle and vessel storage.</p> <p>A suitable parcel of replacement land was identified within RAMAC Holdings land at Richborough Port. At the request of The Government Property Service the Applicant undertook a comparative analysis of the existing MoJ lease area and the proposed replacement land to ensure that it was fit for purpose given that it is wedge shaped and the existing site is rectangular.</p> <p>This process has concluded with positive assessment that the land would be suitable and the drafting of a tripartite contract amongst the Applicant, The Secretary of State and RAMAC Holdings Ltd. has commenced. The three parties are targeting a completion date for the tripartite agreement of 15 March 2019.</p>



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			The tripartite agreement will set out the practical and logistical arrangements for the relocation of Borderforce to the replacement land.
Crostline Limited	02/65 02/70 02/75 (access only) 02/85	Permanent Acquisition	<p>Further diligent enquiry by the Applicant, a Written Representation from this organisation has confirmed that as of September 2018 they became the tenant, on a 5-year lease, extending to 3 blocks of land and buildings within the affected land parcels.</p> <p>The Applicant met with the tenant on 24<sup>th</sup> January 2018 and with the consent of RAMAC has undertaken to provide them with information about the arrangements the Applicant envisages making with RAMAC and the Ministry of Justice so that an informed decision can be made by Crostline about the future of their business.</p>
Crostline Limited  Philip Griffiths  P&G Scaffolding Limited  Trans-Stor Logistics Limited	02/65 02/70 02/75 02/85	Permanent Acquisition	<p>This group of occupiers enjoy short term rights to occupy land owned by RAMAC Holdings at the will of the landowner.</p> <p>Having agreed heads of terms with the landowner the Applicant will engage in a process of consultation with these occupiers in order to keep them informed about any impacts on their leasehold interests</p> <p>The Applicant understands that Tran-Stor may have recently been granted a 5-year lease of an area of land within land parcels 02/65 and 02/70 and the Applicant intends to enter into a Deed of Consent</p>

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			with the occupier confirming compensation that may be due if the lease is terminated early.
Beanstone Limited	02/115		<p>The Applicant's diligent enquiry has confirmed that this land is now under option to Harkalm Investments Group and that they intend to trigger the option and develop the land for hot food retail purposes.</p> <p>The proposed DCO Order Limits include a small portion of the southern extent of the landowners' property. That land already contains electricity cables belonging to The Thanet 1 OFTO Ltd.</p> <p>The Applicant is engaged in positive ongoing discussions with the option holder with a view to agreeing the terms of an option to grant an easement.</p>
Richborough A Limited	02/120 02/121 02/122 02/123 02/124 02/125 02/130 02/135 02/140	Acquisition of new rights (rights of easement)	<p>An explanation of the cable routing options through Richborough Energy Park, in the Ownership of Richborough A Limited can be found in the Applicants response to the Examining Authorities first written question number 1.7.1.</p> <p>The Applicant is engaged in ongoing discussions and negotiations for an Option to Grant an Easement for the installation of the 400KV cable circuit which will link the applicants project substation with NGETS new 400KV Richborough Substation. This cable routing runs through Richborough Energy Park and the expects the agreement to conclude prior to the close of examination.</p>

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National Grid Electricity Transmission plc.	02/130	Acquisition of new rights (rights of easement)	<p>A connection agreement is in place between the parties setting out the terms upon which the project will be connected to NGETs transmission network.</p> <p>The Applicant is relying on the provisions of the connection agreement and is not seeking any further rights in land from NGET.</p> <p>The Applicant is however seeking to acquire new rights of easement from the freehold landowner, Richborough A Limited.</p> <p>The Applicant is engaged in an ongoing process of discussion with NGET in order to agree the drafting of bespoke protective provisions within the DCO in connection with works within Richborough Energy Park. More details of this are set out in the Applicants response to the Examiners question number 1.7.1.</p>