

25 August 2023

By email:

██████████@horsham.gov.uk
planning@arun.gov.uk
planning@southdowns.gov.uk
Rampion2@planninginspectorate.gov.uk

01798 877555

██████████@batchellermonkhouse.com

Dear Sirs

Re: Rampion 2 DCO Submission

We are a group of Rural Surveyors & Land Agents who together represent around 40 landowners who will be affected by the proposed Rampion 2 project and more particularly own in the region of 34 km of the proposed cable route from Crimping to Bolney. Since January 2021, we have been trying to engage and negotiate with Carter Jonas the agents for this project and RWE, so that the landowner's we represent are able to willingly enter into an agreement with Rampion 2, as opposed to being forced into a compulsory purchase situation.

Unfortunately, and despite our best efforts, we seem to be at an impasse with Carter Jonas (CJ) who are the agents acting on behalf of the Rampion 2 project. Indeed, we would suggest that no real progress nor meaningful negotiation has now been made for at least the last 4 months, since we responded individually and collectively to the proposed Key Terms.

Our main issues with how this project is being dealt with (amongst many others) are that:

- We do not feel landowners are being offered a fair deal and when we have tried to negotiate better for our clients (as would normally happen in such matters) we have been met with blanket resistance, it seems to us that CJ have no intention of altering or improving their initial offer. For example, we have tried to negotiate land values with CJ and they have thus far refused to move on this and have disregarded any valid comparisons to recent, similar large infrastructure projects such as Rampion 1, and the Esso pipeline project.
- We do not feel our or our client's concerns are being listened to and taken on board. For example, alternative routes have been proposed, but have not been properly evaluated by RWE and their agents. Emails and requests for information have remained unanswered. Meetings have been rearranged or cancelled at short notice and follow up notes and actions from meetings with RWE and CJ have not been provided.
- We are aware that some clients do not seem to have been contacted or aware of the previous consultation events and the Rampion 2 project's unwillingness to cover the cost of landowners' reasonable professional fees at the consultation stage has meant that many landowners will not have received advice or professional representation at that crucial phase.

- We do not feel that enough information has been provided to us/ our clients for them to be able to make an informed decision as to whether or not to sign the Heads of Terms that have been issued by CJ and when we have asked for more information, none has been forthcoming. For example, we have requested copies of the draft legal agreements so we may fully advise our clients. These have not been provided.
- There seems to be a disjointed approach to how landowners and agents are being approached and informed of matters. For example, some of us were informed of the DCO application having been submitted whereas others were not.

Whilst we will of course continue to engage with RWE and CJ in order to try and achieve the best outcomes for our clients, we felt we must make a representation to you so that you are aware of the poor engagement and consultation that has thus far taken place between the Rampion 2 project and ourselves / our clients.

We trust you will take this letter into consideration when submitting your response to the Planning Inspectorate.

Yours faithfully

Robert Crawford Clarke - Partner, Henry Adams

Andrew Thomas - Partner, Henry Adams

Rachel Patch - Partner, Knight Frank

Rowan Allan - Partner, H.J. Burt

Guy Streeter - Director, Savills

Alistair Cameron - Partner, Batcheller Monkhouse

Harry Broadbent-Combe - Associate Partner, Batcheller Monkhouse

David Blake - Consultant, Batcheller Monkhouse

Helen Clouting – Surveyor, Batcheller Monkhouse