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Our ref ETHERTONT.DIC3803.000001

31 August 2023

Dear Sirs

Planning Act 2008 ("Act"): Development Consent Order: Rampion 2 Offshore Wind Farm

We are writing in regards to the application for a development consent order and compulsory purchase order relating to the Rampion 2 Offshore Wind Farm ("Application"), which was submitted by Rampion Extension Development Limited ("RED") on 10 August 2023. Lester Aldridge LLP has been instructed by Mr. Dickson, who is a relevant party that will be affected by the Application.

1. Mr Dickson is a farmer and his interest in the proposed development consent order is because he is:
 - a. the freehold owner occupier of [REDACTED]
[REDACTED] Mr Dickson's absolute freehold ownership comprising his farm is registered at HM Land Registry with Title Number WSX201282 . RED's plans proposed that it is bisected by cable route as shown on the plan identified as "Rampion 2 Offshore Windfarm Targeted Works Plans (Version Number 8) Page 17 of 23 which accompanied the 2022 consultation ("College Wood Farm").
 - b. the owner of [REDACTED] registered at HM Land Registry with Title Number WX397379 which is the proposed area for cable linking to a substation. RED's plans propose that this land too is bisected by a cable route as show on the plan identified as "Ramption 2 Offshore Windfarm Targeted Works Plans (Version Number 8) Page 22 of 23 which accompanied the 2022 consultation ("Kent Street").

2. The provisions of the Act are clear insofar that where the Secretary of State receives an application for an order granting development consent, the Secretary of State may accept the application only if he concludes that, among other things, that the applicant: (a) has complied with pre-application procedure having regard to any guidance issued under section 50 of the Act; and (b) that the application is of a standard that the Secretary of State considers satisfactory in accordance with the provisions of section 55 of the Act.
3. When considering compliance with the points above, the Secretary of State must take into account the extent to which the applicant has discharged its duties under Chapter 2 of Part 5 including the duty to consult and the duty take account of responses to consultation and publicity received. It is crucial that the Secretary of State ensures the application meets satisfactory standards, otherwise it cannot be accepted.
4. With reference the RED's Application it is our strong view that the relevant standards have not been met and, as a result, the Secretary of State will be unable to accept the Application in accordance with the requirements of the Act.
5. The Secretary of State should be aware that Mr Dickson is a farmer and, if the Application proceeds without reasonable adjustments to the location and manner of the installation of the cable route through College Wood Farm, it is quite certain that his ability to continue his business will be entirely extinguished. Therefore, it was critical that Mr. Dickson was afforded the ability to engage in meaningful consultation to ensure his interests are taken into account. It is particularly important given that Mr. Dickson is granted protection under the Equality Act 2010 due to his age.
6. Regrettably, RED has wilfully failed to account for or properly understand Mr Dickson's personal circumstances during the consultation period. Specifically we draw the Secretary of State's attention to the following failings by RED:
 - a. Failure to engage in meaningful statutory consultation prior to a meeting of 15 June 2022. We are instructed by Mr. Dickson that RED's agent, Mr Abbott, stated that the consultation process should had been undertaken two years ago at the same meeting.
 - b. Confusing Mr. Dickson's protected characteristics: age and disability cannot be conflated. This indicates that RED does not understand the basic principles of equalities legislation.
 - c. Failure to provide Mr. Dickson with hard copies of statutory documents in a timely manner or to respond to requests for information, or to meet promises or commitments.
7. We would like to bring the following extracts to the attention of the Secretary of State, as they demonstrate the aforementioned points:

- a. **Draft Minutes of meeting between Mr Dickson, Savills and Carter Jones Dated 15 June 2022. See paragraph 2.1:**

NA [Nigel Abbott] agreed that the consultation process should have been done two years ago.

- b. **Letter from Savills for Mr Dickson dated 7 November 2022 in response to the September 2022 consultation closing on 29 November 2022 pointing out that RED had failed to provide hard copy consultation documents to Mr Dickson, although they were on notice that he did not use the internet.**

The documents arrived only by the 24 November 2023 to Savills office, which disadvantages Mr Dickson in terms of the time available to him to respond and formulate his response to the consultation. It gave 5 clear days to respond to the PEIR documents.

- c. **Letter from RED sent to Mr. Dickson dated 14 April 2023 promising a call that never took place. This demonstrates a wilful lack of engagement. See last sentence of section 3:**

Carter Jonas will be contacting you to obtain further information on your farming matters raised.

- d. **Letter from RED sent to Mr. Dickson dated 18 May 2023 demonstrating a disregard to his personal circumstances. This is an apparent lack of a proper consideration of Mr. Dickson's protected characteristics. The balancing of the proposals against Mr Dickson's protected characteristics is perfunctory. See paragraph 7:**

The above requested changes were considered by the Rampion 2 team. However, we concluded that such a change was not justified on balance. This was due to it having greater potential impacts (including the amenity of nearby residents, effects on trees and vegetation) and significant additional costs.

- e. **Letter from RED sent to Mr. Dickson dated 24 May 2023 conflating age and disability. This is a fundamental misunderstanding of equality legislation showing disregard to his personal circumstance in context of point c above. See part 5:**

You have previously identified verbally to my colleagues that your age is a factor in how you specifically farm your cattle. For the avoidance of doubt, I would therefore be grateful if you could please clarify any further, where you are comfortable to do so, what those circumstances and disabilities are.

8. Correspondence from Mr Dickson to RED has raised the importance of these issues time and time again; and critically they have been wholly insensitive to Mr Dickson's age, taking into account his preference for a degree of formality and modesty, to familiarity. RED's approach is tantamount to an insulting lack of respect for Mr Dickson.

RED have not adjusted their approach to consultation to fit his protected characteristics of age, and in so doing they have failed to engage in a manner or engender the confidence that would inevitably be required to gain and elicit the trust and confidence of a man of Mr Dickson's age. For example, Mr Dickson is now extremely reluctant to disclose his disabilities that may be critical to a proper determination of the adjustments that may be required to take account of his human rights and the discharge of the Secretary of State's decision making responsibilities.

9. There is correspondence to RED written by Mr Dickson, or his agents as well as and one from a respected veterinarian that demonstrate how clearly Mr Dickson has put forward his concerns and how poorly his concerns have been met, reflected in the correspondence above has glossed over all the points he has quite rightfully raised. Because an expeditious response to RED's application and the constraints of the section 55(2) timeline a summary of important points have been adopted:
10. In a letter dated 10 February 2021 Westpoint Farm Vets made the point that a straight cut across the fields [*RED's proposed open cut trench route*], splitting each into several small paddocks introduces several risks to the safety and welfare of animals that is not presented by a cable route following northern field boundaries.
11. It should be noted that RED have not bothered to provide any specialist professional response by a qualified person to the points made by the veterinarian commissioned by Mr Dickson, so they have failed to grapple with a consultation response.
12. Instead the tenor of response is RED taking the same approach as in Rampion 1. It is RED's glib "cookie cutter" response that discloses a superficial approach to what ought to be a serious discharge of consultation duties by RED. RED's reluctant and grudging attempts to discharge its statutory duties do not pass the relevant legal threshold.
13. It was only after the involvement of Mr Dickson's previous solicitors, Thrings, that RED agreed to a meeting attended by RED representatives on 8 April 2022. Our minutes of that meeting is enclosed. At item / paragraph 3.0, it can be readily ascertained that the idea of HDD tunnelling had been discounted on the basis of financial costs and "proportionality" without any balancing or acknowledgment of the letter from Westpoint Farm Vets. There was an acknowledgement of poor consultation at that point. RED has never given any indication of the costs differential between HDD and open cut.
14. A site meeting took place on 15 June 2022 between representatives of RED and Mr Dickson, and Mr Dickson's agents Savills recorded the upshot of the meeting in a letter to RED's agents Carter Jonas on 19 July 2022. Among the points made included but were not limited to:
 - a. Enclosing an alternative route plan including partial HDD, this was never comprehensively addressed by RED other than rejection for unexplained financial reasons. A copy is enclosed.
 - b. Pointing out an erroneous characterisation of the grassland (which has never been addressed) as improved.

- c. The failure to acknowledge the presence of ancient hedgerows on the site (that should be protected by HDD)
 - d. The fact the open cut route cross-farm preferred route of RED would result in the extinguishment and destruction of Mr Dickson's livelihood of a single farmer of over 70 years old. The point is made that a northern route with HDD under the ancient hedgerows and farm access would enable Mr Dickson to manage the farm and continue the business in a manner necessary for a man of his age working as a single farmer. The self-evidence difference between the circumstances of a farmer of 30 or 40 years old and a farmer of approximately 70 years old is not acknowledged or grappled with at all.
 - e. Mr Dickson was led to believe that the proposal of the alternative route would be included and properly considered in the targeted consultation of sixty landowners that ran from 18 October – 29 November 2022. A request to have an estimation, either relatively or absolutely, of the difference in cost between limited HDD on an alternative route and open cut was requested.
 - f. That request for some estimation and reasoning on the relatively financial burden of the alternative route proposed by Mr Dickson and RED's preferred route has never been justified. No information however brief has been provided on that issue of relative or absolute financial considerations. This is a failure that means the consultation process did not engage with Mr Dickson in a substantive manner. To understand the financial consideration at least the most simple level (perhaps by an explanation of relative costs of a preferred or alternative route) is necessary, because it is only that which could be balanced against the cost and effect of requiring a person with the protected characteristic of age to close his business because he cannot manage open trench cut, which in turn creates small fields with greater livestock management risks right through the middle of his farm.
 - g. The admission by RED's agent that the meeting of 15 June 2022 ought to have taken place two years before.
15. On 17 November 2022, Savills pointed out that the behaviour of RED could amount to discrimination because they were penalising Mr Dickson because as an elderly gentleman he is unable to use computers or email.
16. In correspondence of 24 November 2022, Savills wrote to the Chairman of RWE Renewables pointing out that Equality Act 2010 considerations had not been addressed. There is no change of position.
17. On 15 December 2022, Mr Dickson's agents Savills pointed out deficiencies in RED's approach to consultation on College Wood Farm and Kent Street, making a number of points including:
- a. No economic assessment of the proposed cable works on Mr Dickson's farming business had been provided or any financial impact (in comparison to the alternative proposals put forward for an alternative route);

- b. Lack of substantial or adequate feedback on construction and/or technical details sufficient for Mr Dickson to engage with RED's proposals;
 - c. References by RED team members to providing Mr Dickson's professional team with any heads of terms remained unfulfilled;
 - d. Insufficient ecological assessments by RED at Kent Street or at College Wood Farm;
 - e. No response was provided by RED to an alternative route, including reference to the alternative route plan, suggested by Mr Dickson's professional team with part HDD methodology.
18. The Secretary of State is asked to note that in this letter, as in all the correspondence between RED and Mr Dickson's professional team, all of the substantive in principle and technical engagement is from Mr Dickson's professional team, not from the RED team.
19. In a letter sent directly from Mr Dickson to RED's Vicky Portwain dated 18 April 2023, Mr Dickson made a number of points including:
- a. That the waterlogging across the area of land requested by Mr Dickson for HDD is precisely of the sort of geological and land character more suitable for HDD than open trench cutting;
 - b. RED's proposed route sterilises approximately 60% of College Wood Farm;
 - c. No consideration has been given for his circumstances, which he describes as including disabilities.
20. In a letter sent directly from Mr Dickson to RED dated 31 July 2023 Mr Dickson made a number of points including:
- a. Differential treatment as opposed to other landowners on rerouting;
 - b. Ignoring animal welfare issues raised years before;
 - c. The risk to Mr Dickson's life due to his age of moving large number of livestock through multiple crossing points – the evidence of Mr Dickson being one stockman is killed by cattle every ten weeks in the five years to 2022. It is notable that the basis for Mr Dickson's concerns have never been rebutted;
 - d. No further contact about farming practices from Carter Jonas despite a promise to make contact with Mr Dickson – the point being that further enquiries would explain why the offer one stockman off site is effectively suggesting that Mr Dickson should not farm his land but ought to contract someone else to farm it. In any event, a basic knowledge of farming would enable RED to understand that for livestock 24 hour attention is required by any farmer for welfare and safety reasons – no detailed proposals other than a vague promise has ever been presented to Mr Dickson;

- e. No explanation about how an ancient hedgerow will be reinstated without HDD [because it cannot be restored if it destroyed by cut and cover cable laying];
- f. No consultation before RED's revelation that the area for the cable connection to the substation was to be sited on Kent Street despite RED's assurances that it would fully consider a southern route over the Kent Street land. This resulted in the withdrawal of support from the Woodland Trust for the Kent Street land to form part of the late Queen's Jubilee Woodland;
- g. the refusal by RED to consider the enormous impact of severance of farming land and sterilisation of 60% of the grazed land;
- h. That the late engagement with Mr Dickson only began on 15 June 2022 has led RED to adopt a predetermined and fixed view of the line of the cable which infected the manner and conduct of the subsequent outcome of any further consultation;¹
- i. The failure to provide Mr Dickson with a paper copy of the Commitment Register thereby prejudicing his opportunity to engage in RED's consultation process;
- j. The unfulfilled assurances of 11 May 2023 and 18 April 2023 for a representative of RED to make arrangements for a further meeting with Mr Dickson at the Kent Street site;
- k. A failure to provide methodology to support RED's incorrect assertion that the acknowledged risk of surface water flooding and soil degradation can be managed without the need for trenchless technology. This is particularly odd since RED engineers visiting the College Wood Site on 11 August 21 and on 15 March 2023;
- l. A general failure to grapple with flood risk;
- m. Underestimating the ecological value of College Wood Farm by placing reliance on MAGIC rather than evidence provided by Mr Dickson's ecologist;
- n. A failure to provide documents requested by Mr Guy Streeter of Savills the agent acting at that time for Mr Dickson;
- o. No attempt to contact Mr Dickson to properly investigate his claims of discrimination despite assurances someone would be in touch with him.

21. Perhaps most relevant to equalities considerations, it is notable that contrary to a promise made by RED in a letter dated 14 April 2023 no effort had been made by RED's agent Carter Jonas to contact Mr Dickson in respect of farming matters raised [these are the *obvious* challenges of farming for Mr Dickson taking account his

¹ This predetermination is evidenced by a refusal to engage any meeting with Mr Dickson in the summer of 2022., and amounts to an important and material and important deficiency.

protected characteristics of age and disability] no action on this point or many others have been actioned.

22. It is notable that although that detailed letter from Mr Dickson of 31 July 2023 was collected from Mr Dickson by Vicky Portwain no response has been received to that letter for almost a month.
23. For completeness we have annexed to this letter, full copies of the documents referred to above that set out only if aspects of the legally inadequate engagement of RED. The upshot of this is that any fair reading of the correspondence from RED indicates a determination to gloss over points raised by Mr Dickson and a legally inadequate consultation.
24. For the reasons set out above, the consultation exercise undertaken by RED was wholly flawed and not in accordance with the requirements of the Planning Act 2008 and the Secretary of State should therefore refuse the Application, particularly having regard to the Secretary of State's duties under section 149 of the Equality Act 2010.
25. We reserve Mr Dickson's right to renew these points and make any other addition points about the Application whether or not it is accepted pursuant to the Act. The contact details for further correspondence are Matt Gilks, Partner [REDACTED] [@LA-law.com](mailto:[REDACTED]@LA-law.com)), or Tom Etherton, Solicitor [REDACTED] [@LA-law.com](mailto:[REDACTED]@LA-law.com)).
26. Please kindly acknowledge receipt of this letter.

Yours faithfully

[REDACTED]

LESTER ALDRIDGE LLP

- Enc
1. Draft Minutes of meeting between Mr Dickson, Savills and Carter Jones dated 15.06.22
 2. Letter from Savills to RWE dated 07.11.2022
 3. Letter from RWE to Mr Dickson dated 14.04.23
 4. Letter from RED to Mr Dickson dated 18.05.23
 5. Letter from RED to Mr Dickson dated 24.05.23
 6. Letter from Westpoint Farm Vets to Mr Dickson dated 10.02.21
 7. RWE Meeting Minutes - College Wood Farm dated 08.04.22
 8. Site Meeting Minutes dated 15.06.22
 9. Letter to RED agents Carter Jonas dated 19.07.22
 10. Alternative Route Plan
 11. Email from Savills to RWE dated 17.11.22
 12. Letter from Savills to RWE CEO dated 24.11.22
 13. Letter from Savills to RWE dated 15.12.22
 14. Letter from Mr Dickson to RED's Vicky Portwain dated 18.04.23
 15. Letter from Mr Dickson to RED dated 31.07.23
 16. Letter from RED dated 14.04.23
 17. Letter from Mr Dickson to RED's Vicky Portwain dated 31.07.23

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A. Section 1

DRAFT - Not issued.

Plan Classification improved is false

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RAMPION 2- COLLEGE WOOD FARM MEETING

MINUTES

Present: Thomas Dixon (TD) – Client, Guy Streeter (GS) – Savills, Freya Rawlings (FR) – Savills, Nigel Abbot (NA) – Carter Jonas

Date: Wednesday 15th June 2022

Opened at: 1430hrs **Closed at:** 1730hrs

Copied to: All meeting participants

Item	Notes	Action by
	<i>The meeting opened at 1430hrs</i>	
1.0	Introductions	
1.1	<p>GS opened the meeting and laid out the main points of the discussion that he wanted NA to consider, arguing in favour of the alternative route proposed by GS.</p> <p>GS highlighted that 'The Common' field (estimated 23 acres) was wet and boggy but with good soil quality due to the soil being left untouched whilst TD had farmed it as close to organic as you could without it having that official status. TD added that the field had not been ploughed for at least 40 years, so the soil would be holding significant carbon and organic matter.</p> <p>TD and GS noted that the farm included linear routes (hedges) for habitat and ecology to travel around the farm and particularly north/south across the farm between the two areas of ancient woodland. These pastures and adjoining hedges were just as important as the ancient woodland areas under protection. GS argued that his proposed route and methodology would help to protect the hedge lines and historic pastures either side of the main entrance drive.</p> <p>GS highlighted the nature of TD's farming operation (sole farmer, no employees) and also TD's age, noting that the works would cause negative effect on both aspects, thus the alternative route proposed by GS would be more practical.</p>	
2.0	Ecology Survey for 'The Common' field	
2.1	<p>TD noted to NA that he had instructed his own ecology survey for the farm but has so far not been willing to share this information with Carter Jonas or Rampion as TD feels that there has been no meaningful consultation with Rampion.</p> <p>TD outlined that there has been a great lack of proper consultation by Rampion and that Rampion have not followed the correct consultation procedures. TD further noted that there are other landowners that TD knows that also think that the Rampion consultation has been poor. GS asked NA to feed this back to his client.</p>	



Item	Notes	Action by
<p><i>TRD Did not stop them</i></p> <p><i>Investigate</i></p>	<p>NA noted that it would help if Rampion could come to College Wood Farm to complete their own surveys (e.g. bat/ Habitat 1 surveys). NA argued that it was in TD's interest to share his own survey data and let Rampion do their own surveys as otherwise they have no information to base decisions on. NA claimed without this, Rampion can only make decisions based on high level data that may not fully represent the situation of College Wood Farm.</p> <p>GS noted that Rampion would not have the time to complete their preferred full suite of surveys. NA suggested that Rampion could prioritise surveys if TD gave his permission.</p> <p>NA explained that Rampion are making decisions about the route based on ecology (amongst others). NA explained that they are using a BRAG rating system (black, red, amber & green) and this is how other alternative routes have been discounted.</p> <p>NA highlighted that the cable route currently designed is weighted around high level environmental constraints and statutory designations such as flood risks/ Source Protection Zones (SPZ1/SPZ2). NA confirmed that the cable route cannot access over SPZ1 but can access SPZ2's using open cut.</p> <p>TD and GS referred to nearby Sweethill and how Rampion are potentially allowing an alternative route due to either rewilding or ancient and boggy land. GS highlighted that TD had similar land & that TD has never taken payment but has always been farming in an environmentally sensitive manner and the College Wood Farm did not appear in the public domain as environmentally sensitive as TD had not entered into conservation schemes neither allowed the public to access. GS indicated that the farm has important environmental features but a high level sweep of the usuals designations found on MAGIC (or similar) were not a reliable source.</p> <p>TD reminded NA that he would be willing to share the data from his ecology survey as long as NA would attempt to get his client to engage in serious and meaningful conversations about GS's proposed route.</p> <p>NA agreed that the consultation process should had been done two years ago. NA claimed that Carter Jonas were told to not engage with TD earlier due to a previous incident. NA was willing to try and find a mutually acceptable compromise and NA noted that he/Carter Jonas would not use any past experiences that described TD as non-compliant.</p>	<p><i>[Handwritten marks]</i></p>
<p>2.2</p>	<p>NA update on current position of the process and dismissals</p> <p>NA noted that TD was due to receive an explanatory pack from RWE but this plan is currently on hold.</p> <p>GS asked NA if Carter Jonas is going to publicly share the other alternative routes that are being considered by their client and would everyone who wanted be able to make a representation during this period.</p>	<p><i>[Handwritten marks]</i></p>






Item	Notes	Action by
	<p>NA responded saying that they had assessed a proposed route that ran to the south of College Wood Farm but NA wasn't sure if this route affected TD's land. NA noted that this route was not currently being considered due to groundwater problems but NA would double check.</p> <p>NA agreed to come back to GS and confirm which alternative routes had been considered and if possible the reasons why they had been dismissed.</p> <p>GS asked if he could make further changes to his proposed route and whether this was more likely to be acceptable if they stayed within the PEIR boundary. NA agreed this was likely to be easier from a wider consultation perspective. GS noted that he was happy to be flexible and adjust his proposed route if this would help TD's case. TD claimed that a Rampion engineer that had visited College Wood Farm had agreed that a different route running to the north of the farm, similar to the route proposed by GS, would be better than the current route.</p> <p>NA informed that his client's issue with GS's route is that his client would prefer to only do HDD under large roads etc, so GS's route would be an exception. TD noted that James D'Alessandro (Rampion) had said HDD was often used in areas where land is boggy and wet.</p> <p>GS highlighted that undisturbed soil such as the land at College Wood Farm might gain a higher level of protected in the future due to its carbon/organic matter and important role in the climate emergency. GS asked NA to put this to his client. GS suggested that Rampion had not considered this at College Wood Farm, nor carried out any surveys of substance and so this showed that Rampion had been making decisions in a reckless manner and without full data.</p> <p>NA asked TD for some more information on the farming. NA asked was the land included in any schemes such as CSS. TD confirmed that it was not and that he was only receiving Basic Payment (BPS payment), but that TD was considering CSS. TD informed NA that the farm is a total of 154 acres with 100 head of cattle, with sheep grazing overwinter. TD noted that previously the farm had bred pedigree cattle that have been used for education at local agricultural colleges. TD reminded all that the farmhouse is Grade II listed and c. 600 years old.</p> <p>GS informed NA about the 1990 incident where two roofing contractors were killed by coming into contact with overhead lines, which were now undergrounded – the method for undertaking this work was HDD – across the entire farm. GS asked NA to note that the prospect of further cable work on the farm has been and will be emotionally stressful for TD. NA promised that Rampion would have completed a survey of the underground cabling so are aware of it.</p> <p>NA informed GS and TD that his client is about to begin a targeted reconciliation period with a group of 60 landowners over various scheme changes.</p> <p>GS asked if there was still time for others to propose and argue for alternative routes. NA confirmed that there is still time.</p> <p>TD asked NA to convey back to his client that the entire consultation process has been flawed and that TD feels misled. TD noted that he felt he had been disadvantaged by not being included in proper consultation about the scheme and</p>	<p>NA</p> <p>NA</p> <p>[Redacted]</p> <p>NA</p>

24/1/25
23/1/25
in case
of any
issues

24/1/25



Item	Notes	Action by
	<p>its effects, had this happened he might be part of the 60 landowners. TD indicated this was entirely due to the miscommunication between Rampion and Carter Jonas about his willingness to engage.</p>	
3.0	NA discussion on GS's proposed route	
3.1	<p>GS highlighted to NA that his proposed route would help to protect hedges and keep the work further away from the more valuable part of the farm (the farmhouse and yard) and therefore help NA's client to reduce risk as well as move disturbance away from the farmstead. TD agreed that he would be able to grow up some of the existing hedges to help further limit disturbance, and to screen works.</p> <p>NA noted one of the issues with HDD is that the cables can fracture and that if this was to occur anywhere on TD's land, Rampion would have to come in to rectify. GS responded with TD's willingness to grow hedges as screens so this would not be a major issue.</p> <p>NA referred back to the pack that TD is due to receive. NA explained that it would include 2 sets of plans, the original plans and the current plans that are being considered by his client. NA noted that he would have to come back and talk to TD again at some point as his client needs to demonstrate that alternative routes have been considered. NA reminded that any new proposed plans will always have to go out to public consultation if they are outside of the PEIR boundary.</p> <p>GS noted that TD is well funded and is willing to fight the process if Rampion aren't willing to compromise or communicate. NA explained that his role would be easier if TD provided some further data to help justify the need for HDD at College Wood Farm. NA noted that any type of further data would be helpful.</p> <p>NA explained that the route was currently a 50m wide easement but after the refinement process, this may reduce to 40m in width.</p> <p>NA confirmed to GS that even once the route is 'frozen', as long as alternative proposals are within the 50m corridor, there is still scope to deviate. NA suggested that the route can be frozen from 1-2 months after the targeted consultation is completed. The targeted reconsultation has a 6 week window and is currently set to begin during the summer holidays.</p> <p>NA then confirmed that the longest possible HDD is 800-850m and that GS's proposed HDD at College Wood Farm would be a relatively short section if it went ahead.</p> <p>NA agreed that he fully understood GS's plan and how the HDD would work at the eastern side of the farm, by the triangular section of woodland. NA noted that there was flexibility for crossing points once the corridor is fenced off but TD claimed that he would forgo a crossing point if they agreed to HDD across the section as proposed by GS.</p> <p>NA took photos of the area on his phone.</p>	  



Item	Notes	Action by
<p>X</p>	<p>GS asked NA would it make a difference if his proposed HDD was shorter. NA was unsure but thought it unlikely.</p> <p>NA generally agreed with the majority of GS and TD's points about why GS's proposal was sensible from a practical perspective. NA to go back and discuss with his client and highlight these points.</p> <p>NA explained that the route changes impacted the 1km junctions and so the exact locations could not be determined until the route was frozen.</p> <p>GS agreed to review his proposed route and potentially amend to fit better within the PEIR boundary.</p> <p>GS/FR to review ecology report and other data held for College Wood Farm.</p>	<p>NA</p> <p>GS</p> <p>GS</p> <p>GS/FR</p>
<p>4.0</p>	<p>Man holes / cable joint bays</p>	
<p>4.1</p> <p>cut</p>	<p>NA explained the possibility that there could be multiple cable joint bays on College Wood Farm as Rampion have not yet decided where these will go, as the route is not confirmed. NA confirmed that once the route is frozen, the response about joint bay locations should be quick. NA also confirmed that the access needed to the bays would be permanent rights of access.</p> <p>NA confirmed that livestock grazing around the ducts is still possible.</p> <p>GS highlighted that no landowner is likely to sign an easement for the work to the route without knowing if they will have a joint bay on their land. GS then highlighted that HOTs would not be able to be given until the joint bay locations were decided but joint bay locations cannot be decided until the route is frozen, but the route cannot be frozen until landowners agree HOTs. NA agreed with this.</p> <p>NA noted that an engineer would have to attend the farm to discuss joint bay locations if they were to need one at College Wood Farm. NA explained that the sooner TD/GS provided further data, the quicker his client would be able to make an informed decision.</p> <p>NA explained that operational access would only be necessary if TD had a man hole on his land and that operation access is only for post-work.</p> <p>NA explained that the Duke of Norfolk's proposed reroute would add another km of cable to the route and this would potentially move the km point at College Wood Farm, and that alternative routes would move the potential joint bay locations, as these are driven by the cable length.</p> <p>GS noted that College Wood Farm could potentially have two joint bays, but if this was the case, they could be sensibly located at either end of the proposed HDD.</p> <p>GS claimed that it feels like the driving force has been the construction phase, without much care for the post-work phase (which arguably had longer lasting</p>	<p>X</p>

7th November 2022
Ref: GS/601969



By email only

Rampion 2 – Consultation Response
Greenwood House
Westwood Way
Westwood Business Park
Coventry
CV4 8PB

rampion2@rwe.com

Guy Streater MRICS FAAV
E: [REDACTED]@savills.com
DL: [REDACTED]

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Petworth GU28 0BF
T: +44 (0) 1798 345 980
F: +44 (0) 1798 345 998
savills.com

Dear Sirs

**RE: Mr T Dickson - [REDACTED]
Land at [REDACTED]
Rampion 2 - Proposed Cable - Consultation Response**

Further to the email received from Carter Jonas via Lucy Tebbutt on Friday 14th October. In order to provide a considered response to your consultation prior to 29th November 2022, please could you provide all ecological survey data undertaken across my client's land, both at [REDACTED] and the land he owns at [REDACTED]. In respect of the latter you are aware he owns land in his personal name but also via a company Green Properties (Kent and Sussex) Ltd.

Please confirm what economic assessments have been undertaken in respect of the impact of the proposed cable installation works on my client's farming business and the conclusions of those assessments.

My client does not have access to the internet, please could you confirm that you have provided the following in paper form to his address (as above):

- Preliminary Environmental Information Report (PEIR) and Non-Technical Summary (NTS) to the PEIR
- Supplementary Information Report (SIR) to the PEIR
- Consultation booklet
- Other documents as available online, plans and maps showing the nature and location of the proposal and
- The Consultation Response form

We look forward to hearing from you in early course.

Yours faithfully

[REDACTED]

**Guy Streater MRICS FAAV
Director and RICS Registered Valuer**

Cc: Nigel Abbott & Lucy Tebbutt - Carter Jonas
[REDACTED]@carterjonas.co.uk
[REDACTED]@carterjonas.co.uk
Rampion@carterjonas.co.uk

Cc: Mr T Dickson, via post.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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Mr Thomas Ralph Dickson
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 BN44 3DY

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 Rampion Extension Development Ltd
 Windmill Hill Business Park,
 Whitehill Way
 Swindon.
 Wiltshire
 SN5 6PB

[Note new registered office]

T: [REDACTED]
 E: Vicky.portwain.extern@rwe.com

14th April 2023

Not wrong

Dear Mr Dickson,

College Wood Farm: Proposed Cable Route in respect of Rampion 2 Project

I write with reference to our recent phone conversations, and to the visit by my colleagues Rob Gully (Rampion 2 Consents Manager), Mark Henry (Rampion 2 Engineer) and Nigel Abbott (Carter Jonas Land Agent) to College Wood Farm on 15th March 2023.

I understand that the meeting on 15th March touched upon a number of matters related to College Wood Farm, and we have subsequently discussed your farming and other concerns and our constraints such as the ancient woodland. I would like to take this opportunity to provide you with further information on these points:

1. Cable Routeing and Constraints

You have mentioned that land along our proposed cable corridor at College Wood Farm is prone to water-logging, and we have been sent photographs that illustrate this point.

In deciding our cable route, we consider various environmental and engineering factors. The waterlogging of ground at College Wood Farm will present challenges that will need to be addressed in our cable installation methodology, and may require some particular drainage or land de-watering techniques. However, we are aware that these conditions are likely to be encountered in many locations along the Rampion 2 cable route, and methods for dealing with wet ground are well-established in cable installation. Rampion 2 engineers are therefore satisfied that this constraint can be managed.

The width of our current, proposed red line DCO boundary provides us with some flexibility to avoid some wet areas of ground. However, were we to move the construction corridor further north of the current proposed red line DCO boundary (towards the field boundaries) then we would encounter other issues:

- We would cross additional treelines.

not true.
sterilising treelines
600 Fambles
Concessions. For ne.
Save my Gateway
Tight to Red line.
Boundary
Proximity to Gate 11
Site A-7 452

- We would need to protect the root protection zones of trees, meaning that the works would need to be kept a minimum of 10m-15m away from the (non ancient) woodland areas on the property boundary.
- Where the property boundaries comprise ancient woodland, a buffer of 25m is required to be met and it is noted that much of the woodland to the north is designated ancient woodland and would be subject to associated protective planning policies. These areas are marked on the enclosed plan 42285- WOOD-CO-ON-PN-MD-0022
- The project is required to use a cable routeing that is economic and efficient. Therefore, the additional cable length required by the routeing of the cable northward along the field boundary would need to be justified on environmental or engineering grounds (which the Rampion2 team do not believe it to be).

?
why
why

Notwithstanding the above constraints, we have sought to address the points you have raised and considered the possibility of moving the cable route northwards but remaining within the red line DCO boundary. The attached plan reference 42285-WOOD-CO-ON-PN-MD-0022 shows:

- Red line DCO boundary (as published for consultation in Oct/ November 2022) -
- potential indicative 40m cable routeing hatched in green avoiding tree belt
- ancient woodland areas (minimum distance 39m from DCO red line at the closest point). This data is from Natural England <https://www.data.gov.uk/dataset/9461f463-c363-4309-ae77-fdcd7e9df7d3/ancient-woodland-england>

This has been prepared to show how we may be able to locate the final cable alignment within the red line DCO boundary so as to push it as far north as practicable.

We cannot fix the precise cable alignment at this stage, and we propose to progress the full extent of the DCO red line in order that maximum flexibility to install the cable is maintained as discussed on the phone. We will seek to deliver the approximate alignment shown hatched green on the plan if reasonably feasible and practical prior to construction. Please do contact me if you would like to discuss this further.

2. Concerns raised in letter from Westpoint Farm Vets (of 10th February 2021)

In their letter of 10th February 2021, Westpoint Farm Vets raised the concern that livestock could be injured if they gain access to cable trenches, and commented that, "This risk could be greatly reduced were the cable route to instead follow the field boundaries, thus requiring only one line of fencing."

Our cable installation works would involve the installation of appropriate fencing (such as stock-proof fencing) along the cable route, in order to avoid cattle or other farm animals gaining access to the trenches or the construction works. This approach of fencing-off the construction working "corridor" is typical for cable installation works. Detailed access arrangements such as appropriate gates would be discussed with you.

Not Addressed.
Cattle cross
from west

3. Effect of cable installation on farming practices

You have explained your concern that our cable proposals (and severance of your estate) would destroy your farming business, which is based on your single-handed running of your farm and also, that you believe that the operating of crossing points for cattle and sheep is not viable. You have requested that we keep our cable route to your field boundaries; allowing cattle to be farmed to the south, while hay making activities continue separately to the north (with no crossing of the cable route required).

For the reasons explained in Point 1 above, it is our conclusion that the movement of the cable corridor to the field boundaries is not appropriate. However, we would seek to work with you in order to minimise impacts through detailed siting within the DCO red line boundary and if appropriate locate and operate any crossing points over the construction corridor at appropriate

locations, to enable you to move cattle back and forth as you need to or discuss alternative arrangements should you decide (as discussed) that you would not keep cattle in the northern field. Carter Jonas will be contacting you to obtain further information on your farming matters raised. —

*Not True.
Never
Happened.*

4. Crossing of driveway

Where our cables cross rivers and major roads, or other significant obstacles, we would install them by "trenchless" methods such as Horizontal Directional Drilling (HDD). This involves further land take for HDD entry and exit pits and further assessment work is required due to the more extensive nature of the works. In the case of the driveway at College Wood Farm, we propose to perform the crossing by open-cut trenching. We expect that the crossing of the drive would take less than one week and that during this time a suitable local temporary diversion route would be established. A passing gateway (or similar) system would be put in-place for a longer period, to enable construction traffic to safely cross the driveway (and bridleway) at this point. The driveway would be returned to as good or better condition shortly after the cables have been installed, and when all works are complete and removed a final inspection would be carried out to confirm that reinstatement is acceptable.

5. Danger to horse riders

The presence of horse riders on your property has been highlighted to us. We would put in-place appropriate measures to facilitate the ongoing use of the bridleway: including fencing along the construction corridor, and appropriately located and operated crossing points over the corridor.

6. Access gate on driveway

You have pointed-out that the gate across your driveway is often locked, and perhaps you are concerned that were it to be open and available for regular access then the security of your property might be compromised.

wrong.

I confirm that the College Wood Farm driveway would be used only for access during the operational life of the cables for any required checks or maintenance. We expect that this "operational" access would be required on an infrequent basis: perhaps a few times a year and in most cases by prior arrangement (in the same way that utility companies already perhaps gain occasional access to your land), save in the event of an emergency.

7. Planning applications

You have explained that you are intending to construct a number of houses on your property at College Wood Farm

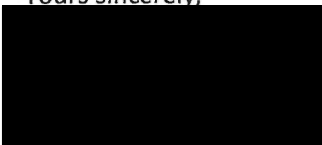
Whilst we understand that you have not yet submitted a planning application for this development, we will be happy to discuss your plans with you as they progress to seek to ensure compatibility of the proposals.

8. Biodiversity reports

With a letter of 19th July 2022, we received an ecological report and commentary regarding College Wood Farm.

We passed this information to our project ecologists, who reviewed it. Their conclusion was that the information it provided is useful and is not inconsistent with their baseline ecological assessment of College Wood Farm, but it does not change the approach that should be taken to construction there.

Yours sincerely,



Vicky Portwain
Land Transaction Manager
Rampion 2

*me
20/8
100
=*

Mr Thomas Ralph Dickson
College Wood Farm
Spithandle Lane
Wiston
Steyning
West Sussex
BN44 3DY

Rampion 2 Project
Rampion Extension Development Ltd
Windmill Hill Business Park,
Whitehill Way
Swindon
Wiltshire
SN5 6PB

T: [REDACTED]
E: Vickyportwain@rwe.com

*Don't waste your
any time sending this to
RWD. Not acceptable
Miss PDD*

18th May 2023

Dear Mr Dickson,

Proposed Cable Route in respect of the Rampion 2 Project

I write further to the letter from Vaughan Weighill dated 28th March 2023 and our subsequent telephone discussions relating to your Kent Street land interest.

Kent Street

You submitted a representation during November 2021 objecting to the Rampion 2 cable route which is proposed to run through your land interest at Kent Street. The cable route would be the 'northern cable route' option (as presented in our summer 2021 statutory consultation— see enclosed Works Plan July 2021 42285-WOOD-PE-ON-PN-MD-0004 shown as "Works no. 12") as it exits eastwards from our proposed Oakendene substation. In our summer 2021 consultation we also consulted on a potential alternative substation location at Wineham Lane South. As you are aware, the Oakendene substation site was subsequently identified as our proposed substation site, in preference to Wineham Lane South. The cables following the northern cable route through your land interest would be required to run from our Oakendene substation at 400 kilovolts (kV) to connect to the National Grid substation at Bolney.

An alternative 'southern cable route' option, running largely to the south of your land interest, was also proposed in our summer 2021 consultation – shown on plan 42285-WOOD-PE-ON-PN-MD-004 as "Works no. 6". The proposed 'southern cable route' was principally based on cables arriving from the south from the wind farm and then heading directly east towards our Wineham Lane South option.

You have previously indicated on many occasions that your key concern with regard to the 'northern cable route' was its effect on your Queen's Green Canopy proposal (QGC), which you say has resulted in the Woodland Trust recently confirming to you in writing that they would not qualify your woodland under the QGC. In light of this, you confirmed that you would be agreeable in principle to our southern cable route, as it would not sever the woodland scheme in the same manner.

Further to your communication of the above, Rampion 2 re-visited the potential for using the southern cable route option (as consulted upon in summer 2021) specifically for cables running from the Oakendene substation towards Bolney National Grid substation. A combination of the engineering requirements and policy constraint for a small Site of Special Scientific Interest (SSSI)

*Total distance
be 11.5k
then etc.*

*SSSI
scheme*

*not
tree
not same.*

pc 114

immediately to the west of Kent Street, reconfirmed the conclusion that the southern route option would involve greater environmental impacts than for the northern route and that there was no justification to progress this route.

Further modifications to the southern cable route were also explored by the Rampion 2 team, to establish if a route with comparable or only marginally increased impacts to the 'northern cable route' could be identified which would be acceptable both to Rampion 2, having regard to objectively assessed impacts, and to you, and would therefore enable us to reach an agreement on the land rights required for Rampion 2.

Through this exercise, a further modified route immediately to the north of the southern cable route was identified as shown cross hatched green and orange on the enclosed plan ref 42285-WOOD-CO-ON-PN-MD-0020, which was hand delivered to your address on 7th April 2023. We discussed this plan further and you stated that, as the cable routeing went through the centre of the field, it would have a sterilising impact on your farming and as such you considered it unacceptable. You requested that Rampion 2 consider:

- 1) the movement of the cable route towards the southern boundary of the field and
- 2) an extension of the proposed trenchless cable installation (by Horizontal Directional Drill (HDD)), eastwards into the next field. This would extend the drilled section further into the open cut trenched section (shown cross hatched green to the east on the enclosed plan).

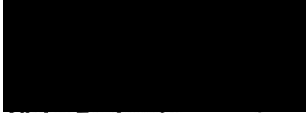
The above requested changes were considered by the Rampion 2 team. However, we concluded that such a change was not justified on balance. This was due to it having greater potential impacts (including the amenity of nearby residents, effects on trees and vegetation) and significant additional cost,

We subsequently spoke on the telephone in light of the above and you indicated that the proposed cable route shown on plan 42285-WOOD-CO-ON-PN-MD-0020 would have a greater impact on your farming than the 'southern route'. You then asked for the cable to be located as far south as possible in the northern cable route corridor (as consulted on in summer 2021). I explained that there are tree and hedge buffers which need to be maintained which prevent the siting of the cable immediately adjacent to the field boundary, but that we would seek, in our final design, to site the cables as far south as possible within the DCO application boundary to reduce interference with any tree planting carried out by you so far as practicable.

I confirm that, further to the above, the northern cable route as shown on the enclosed plan will be included in our DCO red line boundary for our consent application. We remain of the view that, with ongoing planning and mutual co-operation, our proposals and the tree planting regime you have started to implement can both be delivered. Our position is based on our own analysis and publicly available information from the Woodland Trust (who administer the QGC "certification") regarding bio-diverse mixed woodlands.

I understand from our conversations that you have now planted some of the land in the proposed Rampion 2 northern cable route, but that you believe that you have left some space for the Rampion 2 cable corridor. As previously requested, please do send either Carter Jonas or I the plan for your planting scheme so that we can check the extent to which it is compatible with the cable routeing that we intend to submit as per the attached plan. We will commit to try and reduce impacts where possible through detailed siting within the DCO red line boundary. We would propose to secure any such route in a voluntary agreement and in this regard Carter Jonas will shortly be forwarding Heads of Terms for your consideration.

Please do contact me if you would like to discuss this further at this stage.



Vicky Portwain
Land Transaction Manager, Rampion 2

Enc. Plan ref: 42225-WOOD-CO-ON-PN-MD-0020
42285-WOOD-PE-ON-PN-MD-0004



W. J. ...
W. ...
RWE
...

Mr Thomas Ralph Dickson
College Wood Farm
Spithandle Lane
Wiston
Steyning
West Sussex
BN44 3DY

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Rampion Extension Development Ltd
Windmill Hill Business Park,
Whitehill Way
Swindon
Wiltshire
SN5 6PB

[Note new registered office]

T: [REDACTED]
E: Vicky.portwain.extern@rwe.com

Use of ...
...
Never ...
...

24th May 2023

Dear Mr Dickson,

College Wood Farm: Proposed Cable Route in respect of Rampion 2 Project

I write with reference to your letter dated 18th April 2023, with your enclosed plan, and our telephone subsequent telephone conversation related to the same.

Your letter covered the following:

- 1) cable routeing – woodland and tree constraints and buffer distances used from ancient woodland;
- 2) cable routeing – proximity to Grade II Listed building (College Wood Farm);
- 3) potential for a trenchless crossing under the access road to College Wood farm;
- 4) farming, animal welfare, and health and safety concerns about our proposal
- 5) prospective development proposals at College Wood farm
- 6) comments about how you feel you have been treated by Rampion 2.

1. Cable Routeing – Woodland/ tree constraints

My letter dated 14th April 2023 set out the rationale for our cable route decision and the constraints related to the cable routeing through your landholding.

The constraints included avoiding crossing additional treelines, protecting trees and tree roots and ancient woodland. With regard to ancient woodland I confirmed that a 25m buffer is applied.

Notwithstanding the above, I also noted in my letter of 14th April that the project is seeking to use a cable routeing that is economic and efficient and that the additional cable length required by the routing of the cable northward along the field boundary would need to be justified on environmental or engineering grounds (which the Rampion2 team do not believe it to be). The potential for moving the route closer to the northern tree line has already been considered and rejected by the Rampion 2 team for the reasons previously given. Your proposed route on the plan accompanying your letter, which shows a route 15m from the tree line to the north, does not therefore change the previous conclusion reached by the Rampion 2 team.

How many?
...
...

Refurbish scheme.

Your letter states that Natural England specify a 15m buffer from development to ancient woodland. The guidance (<https://www.gov.uk/guidance/ancient-woodland-ancient-trees-and-veteran-trees-advice-for-making-planning-decisions>) states that a minimum 15m buffer should be used, and in this case, 25m has been deemed appropriate further to discussions with a group of statutory consultees, which included West Sussex County Council and Natural England. West Sussex County Council raised concerns that 15m would not be an adequate distance and therefore 25m was proposed to ensure that impacts from the project, such as surface water run-off and dust, will be reduced. This scheme-wide commitment was published publicly in our Commitments Register (commitment number C-204) and will be secured as an obligation on us through the consenting process.

wp7 f.

The Commitments Register is available at:

<https://rampion2.com/wp-content/uploads/2022/10/PEIR-SIR-Appendix-F-Commitments-Register-PDF.pdf>

Y

A

f or please do let me know if you would like a hard copy sent in the post.

As such, all ancient woodland will be retained with a stand-off of a minimum of 25m from any surface construction works along the length of the cable route. Notwithstanding this commitment, the ultimate alignment of the cable route remains a balance of considerations and factors, in addition to any specific constraints.

2. Cable Routeing – Listed Building Considerations

Our environmental impact assessment process has considered the impact of the project on the Grade II Listed College Wood Farm and concluded that there is the potential for temporary significant heritage effects on the setting of the property during the construction period which are considered acceptable. Whilst moving the route northwards would increase the distance from the Grade II listed College Wood Farm, their assessment is that there would only be a slight reduction in impacts due to the open nature of the land.

what R.Hg.

3. Trenchless crossing under your access road

As explained in my letter of 14th April, it is not proposed to drill under the access road to College Wood farm by using a trenchless installation technique. Rampion 2's construction management approach means that trenchless installation is not proposed under private access roads with comparably limited traffic flows along the Rampion 2 cable route. We have not identified any environmental or engineering rationale for addressing this location in a different manner. Surface water flooding issues in the adjacent land, as referenced in your site meeting with my colleagues on 15th March 2023, can be managed without the need for trenchless installation.

* reason cos you ignored findings + Ecology

4. Farming, animal welfare, health and safety

You referred to previous conversations and correspondence referring to how you farm differently at the meeting with my colleagues at College Wood farm on 15th March 2023. I have sight of College Wood farm site visit notes from 22nd June 2021 stating that you were concerned that the soil type on your land (which is used for cattle grazing) is not usually broken, and you also expressed concern that the presence of cable construction works on your land would make it difficult to farm and move your cattle. In addition I have a copy of the letter dated 10th February 2021 from Westpoint Farm vets which states that due to the splitting of fields by the proposed cable route, cattle with calves would be grazing either side of the cable route and that animal injury risks could arise as a result of cattle and calves potentially gaining access to the cable trench area. Concerns regarding your handling of the cattle across the cable construction corridor have also been raised by you on our telephone conversations.

I stated in my letter that specific 'on the ground' measures such as suitable gates and fencing can be discussed and refined with you before construction commences. However, this does not allay your concerns and you remain of the view that it will be unsafe for you to keep cattle in the fields, meaning that over 60% of the working farm will be sterilised.

Carter Jonas and our engineers have identified a range of potential mitigation options such as gated corridors and temporary water bowsers, which can be provided so as not to cut off any water troughs/ supplies to the cattle in fields either side of the construction corridor. Furthermore, we can discuss the possibility of funding a stockperson to manage this when required. An Accommodation Works schedule, incorporating notification and communication procedures, ensuring you are aware of the nature and timing of activities and work, can be agreed prior to construction. Our engineers can facilitate a regular daily communication with you during the works.

With regard to the soil type on your land not usually being broken I confirm that a photographic record of condition can be taken prior to the works and a commitment can be made from RWE that the land will be restored to this condition with specific soil restoration and planting requirements agreed with you.

1) Clean water
Soil type at
wood
not food.

Provisional

clearly your ecology team have no knowledge of ancient wood. You cannot restore appropriate - Ancient wood. You cannot destroy all Biodiversity in soil.

5. Comments about how you feel you have been treated by Rampion 2

You explain in your letter that you do not feel that Rampion 2 has given consideration to your 'circumstances and disabilities'. You have previously identified verbally to my colleagues that your age is a factor in how you specifically farm your cattle. For the avoidance of doubt, I would therefore be grateful if you could please clarify any further, where you are comfortable to do so, what those circumstances and disabilities are. Furthermore, I would be grateful if you could set out your concerns about how the Rampion 2 proposals may specifically impact upon them. We have previously discussed your concern about being able to continue running the farm single-handedly, and we have explained the measures that could be adopted, such as those referred to in paragraph 4. However, I do not believe you have expressly raised other circumstances or disabilities with our team. Please provide any response in writing to ensure we have the full information before considering whether any further reasonable mitigation measures may be appropriate.

I am sorry that you feel that Rampion 2 has not dealt with matters in an acceptable way. Throughout the consultation and engagement process we have sought to address you and other affected landowners in a fair and consistent manner. We have also responded to specific requests such as providing printed copies of documents.

As set out in my previous letter, we are unable to adopt your preferred route at College Wood Farm. As my colleagues have set out with you in recent meetings, cable routing is a balanced decision taking into account many factors, meaning that we are not able to accept all requested alterations or mitigation measures.

Consultation wholly inadequate prior to make decision, Paper trail to substantiate this.

I have made a formal complaint you have issued no work I have been ignored.

17/11/12

Notwithstanding this, I am obviously concerned that you consider that you have been bullied and discriminated against. In the circumstances I have set out the details below of the appropriate person from Rampion 2's associated parent company, RWE, with whom you may raise a formal complaint should you wish to do so.

Jodie Gunn: Head of Onshore Consents for UK Offshore Development:

Jodie Gunn
C/O Adam Blackford
RWE Renewables
Windmill Hill Business Park
Whitehill Way
Swindon
SN1 6PB

@rwe.com

6. Development Plans

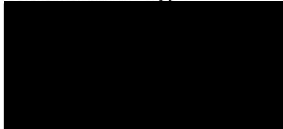
We consider the weight that should be given to development proposals, based on their status and level of advancement in the planning system. I have checked the Horsham District Council website for new planning applications at College Wood Farm but cannot identify a new or recent planning application at this address. Please can you confirm if these are your development plans or another party's and provide details. Without plans and/or the proposed programme for either the making of an application or the subsequent development programme, we cannot assess the potential effect of Rampion 2. My letter of 14th April requested that any updates on progress on the application be reported and forwarded onto us but we are yet to receive any information.

7. Summary of latest position

Our conclusion remains that the movement of the cable corridor further north is not justified for the same reasons set out in my letter of 14th April.

We believe it would be constructive to arrange a further site visit by our engineers to understand your farm management and requirements in more detail and to discuss mitigation measures that could be adopted during construction on our chosen route. If you are open to this I would be grateful if you would provide some suitable dates for consideration.

Yours sincerely,



Vicky Portwain
Land Transaction Manager
Rampion 2



westpoint farm vets

Westpoint Farm Vets
Dawes Farm
Bognor Road
Horsham
West Sussex
RH12 3SH

Wednesday 10th February 2021

Mr R Dickson
College Wood Farm
Wiston
Steyping
West Sussex
BN44 3DY

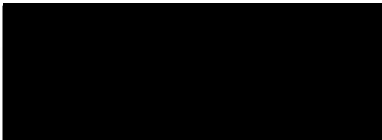
RE: Rampion 2 Wind Farm Proposed Cable Route at College Wood Farm

Dear Sir or Madam,

I visited College Wood Farm on Monday 8th February 2021 to discuss Mr Dickson's concerns with the proposed cable route across his grazing land. Several fields are affected by the proposed route, and Mr Dickson requested the opinion of his vet on these proposals. During the Summer months the fields affected by the planned works are used to graze 100-150 cows with calves at foot. The safety and welfare of these animals is the primary motivator for submitting this report.

The current plans involve trenches straight across the fields, splitting each into several smaller paddocks. It would therefore be required to graze groups of cows and calves either side of the trenches to ensure enough access to pasture. This introduces several risks, including the potential injury to livestock should they gain access to the trenches. This risk could be greatly reduced were the cable route to instead follow the field boundaries, thus requiring only one line of fencing. With the welfare of animals on site as the priority, it is my professional judgement that this route alteration would reduce the risk to the animals using this land. It would have the least impact on the livestock and livelihood of College Wood Farm.

Yours faithfully,



Emily Collins-Wingate BVMSci MRCVS

Veterinary Surgeon

Westpoint Farm Vets
Office: Dawes Farm, Bognor Road, Warnham, nr Horsham, West Sussex, RH12 3SH



RAMPION 2- COLLEGE WOOD FARM MEETING

MINUTES

Thomas Dixon (TD) – Client, Guy Streeter (GS) – Savills, Matt Gilks (MG) – Thrings Solicitors, Perry Hockin (PH) – Arborweald Environmental Planning Consultancy, Christian Edbrooke (CRE) – Savills.

Present:

Vaughan Weighill (VW) – Rampion 2 Project Manager, James D’Alessandro (JD) – Commercial Manager, Nigel Abbot (NA) - Carter Jonas (Via telephone).

Date: Friday 8th of April 2022

Opened at: 1032hrs **Closed at:** 1222hrs

Copied to: All meeting participants

Item	Notes	Action by
	<p><i>The meeting opened at 1032hrs</i></p> <p><i>NA dialled in as he was unable to attend in person.</i></p>	
1.0	Update from the RWE Team	
1.1	<p>GS opened the meeting and invited the Rampion 2 (R2) team to provide an update.</p> <p>VW introduced himself and JD. VW was a part of the original Rampion project and explained his role as project manager. JD is the commercial manager on R2 and explained his role in the R2 scheme.</p> <p>PH then introduced himself and explained that he was present to undertake a separate environmental survey and advise TD.</p> <p>GS introduced himself, and explained that he was here to represent TD, and conduct the meeting and negotiations.</p> <p>MG introduced himself and explained his role, his past projects and cases.</p> <p>VW updated that the meeting that the consultation feedback was started in November/December to try and identify any areas that needed to be addressed.</p> <p>VW stated that they were aiming to put an application in in the early part of this year, but that it would probably be submitted in the Autumn.</p> <p>VW also said that there was going to be a second round of feedback that would deal with specific issues that required further work. This would then be put forward as a second option and submitted for public consultation. This would then be decided upon and any relevant changes made. This process would start next month, and the final route decision would be being made in the summer.</p>	



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	<p>GS asked where the process was currently, and VW confirmed that it was with the local planning bodies agreeing how and who to consult. VW clarified this consultation would deal exclusively with the cable route.</p> <p>VW then added that the process would take another 18 months from the planning application going in and that a decision would be made in late 2023 and that the project would start in 2026. VW then explained where the project had started and the previous steps that had got RWE to this stage.</p> <p>VW added that any party that had an interest could contribute to this next stage of consultation with the Planning Inspectorate and that we would be able to contribute and make representations.</p> <p>VW concluded that he saw R2 as a good project, and that there was a government push for more offshore wind power, and that R2 was a key part of that push.</p> <p>GS thanked VW for his update but stated that he believed that the R2 promoters hadn't considered TD's concerns and in particular his farm's unique situation. He then moved the meeting on to discuss the supply by RWE of the College Wood Farm Survey Results.</p>	
2.0	Supply by RWE of the College Wood Farm (CWF) Survey Results	
2.1	<p>VW asked about TD's other development plans for the farm. MG confirmed it would be best to park discussion on TD's other proposals for a future meeting.</p> <p>JD provided an update on the survey results. He stated that a pond survey, and a hedgerow survey had been undertaken. JD also added that some tree surveys and dormouse surveys had been undertaken on a neighbouring farm and that they would like to undertake a geological, soil, and further tree surveys.</p> <p>PH asked who had done the surveys. JD confirmed that it was Wood Group. PH asked who had undertaken the DNA survey. JD told the meeting that he would confirm and relay this back to the meeting. JD said that one pond had tested positive for Great Crested Newts, and one other had been inconclusive.</p> <p>VW asked whether the client wanted to be provided results. The meeting confirmed that it would. MG and PH asked that all the results and information be provided, for the PEIR area of the surveys.</p> <p>VW responded and said that he needed to take the query to a board meeting and would put the question to them. He said that his recommendation would be to provide all the information and avoid taking the issue to the ICO and the courts. This meeting would be done on Tuesday and a response provided afterwards. GS/MG to chase the outcome of this meeting.</p> <p>VW then moved on to provide commentary on the wider environmental report. VW said that any future date would also be provided. PH asked that the data be provided for CWF and a 5km radius. VW agreed and said that they would provide the data.</p>	VW/GS/M G



Item	Notes	Action by
	<p>GS asked who identified the original route. VW responded and said that the route had been chosen in 2019.</p> <p>TD asked why the R1 route wasn't used for R2. VW stated that the original route was too constrained to fit the R2 infrastructure. TD asked whether landowner engagement for R2 was different to R1. VW confirmed the approach for R2 was different in that more proprietary work had been undertaken on the proposed route before landowner engagement was started. GS added that the approach felt different and was less open by the R2 team than for R1 and consequently landowners felt unsatisfied. VW said that it had been discussed and said that a more open approach wasn't taken because insufficient alternatives hadn't been looked at for the R1 project, and that a stronger focus was needed on deciding a route via engaging with landowners first. With R2 the environmental considerations were being dealt with initially. JD added his support.</p> <p>TD asked how many agreements had been made, JD responded and said that they were at the stage of sending heads of terms and discussing the proposals and that no agreements had been made with landowners yet.</p> <p>VW asked for NA to comment. NA stated that they were trying to be more open with landowners to discuss the route and to discuss a route that suited the landowners and R2. He stated that the key terms would be issued during the targeted consultation where there were no changes to the original proposals, but that terms would be delayed where the route was under discussion. VW asked whether they were happy to discuss the key terms, and said that they were aiming to provide and offer consistent terms to landowners. TD and his advisors disputed this.</p> <p>GS suggested that RWE had not fully discussed the current survey results with TD and that the meeting moved on. GS also asked how much of the route had been surveyed, VW said that he didn't have a firm number and said that he would confirm after consultation. NA suggested that it was around 70%.</p> <p>PH offered a rebuttal, and stated that 27% of the ground had been surveyed and that 26% of the ecological surveys had been done. TD asked where the 70% figure had come from, NA confirmed that it was of the total surveys that had been completed.</p> <p>VW said that he would confirm the exact figures with his team, to give the full picture. PH asked why there were gaps in the survey data. VW confirmed that it was due to landowners not signing up, and that R2 was reluctant to use statutory powers to enforce the surveys. PH asked how much effort would be made to get a full ecological survey, and to carry out physical surveys. VW answered that the project was given a scope by various statutory bodies that they had to achieve, and that there would be a continued effort to try and get as much survey data done before the hearings. VW also stated that they wouldn't be putting in an environmental statement that was unsuitable.</p>	VW
2.2	PH's Queries regarding R2's PEIR and Ecological Statements	



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	<p>PH stated that he had analysed R2's PEIR statement. He raised concerns around the practicability of restoring habitats and what that meant, particularly around woodland.</p> <p>PH also asked whether the hedgerow surveys were available, JD confirmed that they didn't have them at present and would provide them along with the other data. PH provided comment on the value of the hedgerows and woodland on CWF, and the surrounding woodland situation.</p> <p>PH moved onto the PEIR and suggested that the existing reduction of the working strip from 50m to 30m wasn't enough of a reduction. He also asked about the replanting and maintenance of any tree planting that would be needed and that must be discussed further.</p> <p>VW responded and stated that, similarly to the R1 project, there would be an ongoing obligation of the R2 project to ensure the success of any replanting for a 10-year period. VW added that he suspected that the wording was a holding statement used initially before providing more specific terminology in the actual submission, and that it would be tightened up and any commitments would be formalised, and the standards and ongoing management responsibilities agreed.</p> <p>PH then raised concerns about the amount of woodland that would be lost. PH commented that the statement had assessed that the loss of the trees and hedgerows was assessed as low, but that it was contrary to current statute such as the Environment Act 2021 and Natural Environment and Rural Communities Act 2006.</p> <p>PH raised further concerns about the reduction of the woodland and the impact on habitats and the connectivity of the hedgerows being maintained, and the potential impact on European protected species.</p> <p>PH then raised further concerns around who would be managing the replanting. He also raised concerns about the number of hedgerows removed, and the high impact on species such as dormice. VW said that they were investigating using keyhole techniques to reduce the impact on hedgerows and reduce.</p> <p>GS asked how the cables would be laid. VW confirmed that they would be laying the cables in a duct and that they would be looking to carry out some restoration at the same time and that there would be a final restoration carried out as well.</p> <p>PH queried the methodology of putting ducts in but agreed to discuss it later.</p> <p>PH raised concerns about reptiles and the projects impact on them, and that the wording was incorrect and that there should be 'no' impact on reptiles.</p> <p>PH raised similar concerns about breeding birds, woodland edge habitat, hedgerows, and invertebrates, and the biodiversity net loss.</p> <p>PH then asked what 'trenchless digging' was. VW stated that it covered all methods that weren't open cast digging. VW also referred to short throw HDD, being a short drill under items like hedges that RWE were considering.</p>	



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	<p>VW thanked PH for his input and asked that he send his questions through so that they could respond.</p> <p>GS moved onto discuss the potential alternative route.</p>	PH
3.0	RWE Response to the Alternate Route	
3.1	<p>JD discussed the route between the two sub stations. He explained that constraints such as built-up areas, ancient woodlands, and flood zones. He then explained that this proposed route had been chosen, because it was of the lowest impact both on the environment, existing infrastructure, and provided the simplest engineering solution. VW stated that they were trying to get to between the substations as efficiently as possible, and that they were trying to balance the impact of the route and making sure that it was efficient. VW said that the proposed southern diversion wasn't suitable as the diversion was too large. (Note, this was not TD;s proposed alternative western route).</p> <p>TD stated that he was very dissatisfied with the engagement of R2 over the alternative route and that he had still not been given an answer to his questions put to JD on more than one occasion. VW and JD acknowledged that their engagement had been poor. TD stated that none of his concerns had been addressed nor had his alternative western route been considered.</p> <p>TD invited MG to comment. MG agreed with TD around the issues with the consultation process which in his view has been legally problematic, and that as far he understood, that R2 had decided upon open cast works and that they wouldn't consider the alternative route. VW said that the proposal had been considered and that the issue was that HDD was a technique that they used in exceptional cases.</p> <p>TD again raised that there had been no consultation with him, and that he had not received a response to his past queries, and that no alternative had been offered to him despite repeated attempts to engage. MG added that from his perspective there was no doubt that there had been a flawed process up to this point and that TD's concerns should be addressed.</p> <p>VW responded and stated that they saw this meeting as their response to TD's queries, and that they preferred to engage at meetings such as this. JD and VW again acknowledged that their communication had been inadequate in the past but that they were here to discuss the issues being raised. VW referred to having looked at an alternative route to the south of CWF but that this was discounted due to perceived problems with ground water. VW stated that it was not viable or proportional to use HDD across the whole of TD's land, as it was 4-5 times more expensive than open cast workings and required an extensive amount of specialised machinery, and that it was not normally used for lengths as great as the ones proposed by TD.</p> <p>TD asked for firm figures, and VW was unable to provide at the time. VW readdressed and attempted to defend the currently selected route, which he again stated had been made as it was more suitable due to a lower environmental and infrastructural impact. GS suggested that it sounded like the route and rejection</p>	



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	<p>of HDD methodology had been decided purely on financial grounds, especially as only limited surveys had been taken both CWF but also the route more generally.</p> <p>TD stated that he had proposed an alternative route to the <u>west and north</u> of CWF in February 2020 and that no response had been made. VW was unaware of this proposed alternative and had not considered it. TD was disappointed that VW had not had sight of this alternative route and had attended the meeting without proper research and indicated that RWE were simply trying to bulldozed their way through his farm without following due process. TD challenged JD stating that there had not been meaningful discussion around the possibility of HDD or an alternative route and that he had been misled. JD did not respond. TD left the meeting momentarily and a break was proposed by MG, MG and TD left.</p> <p>VW explained that they had looked at the alternative options to the south and also HDD and that they were constrained by cost restrictions and proportionality and that they weren't able to HDD the route across the client's land. VW also stated that they were keen to come to a decision and would look at and could use HDD for hedges and woodland. He summarised that they were unable to justify HDD under the whole length. VW also added and attempted to address PH's concerns about the width of the easement. There was no response to these points from TD's professional team because TD was not present at that time.</p> <p>MG came in and explained TD's strength of feeling on the matter and suggested that the meeting move on to other items on the agenda and to try and keep the rest of the meeting as succinct as possible.</p>	
4.0	HOT's	
4.1	<p>MG returned with TD.</p> <p>GS asked if the heads of terms could be discussed including the timings and construction process.</p> <p>JD's opening response was to confirm RWE's preferred open cut proposal at which point TD asked for the meeting to be terminated.</p> <p>MG and TD again left and GS closed the meeting at 1222hrs.</p> <p>JD added that it would take 15-16 weeks for the work to be done on the CWF section, and that they would put their points in writing.</p> <p>TD asked JD and VW to leave his property stating how disappointed he was with the engagement process and the attempts made by RWE to consult with him.</p>	JD/VW
	<i>The meeting closed at 1222hrs, and VW and JD promptly departed</i>	

DRAFT - Not issued.

Plan Classification improved is false

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RAMPION 2- COLLEGE WOOD FARM MEETING

MINUTES

Present: Thomas Dixon (TD) – Client, Guy Streater (GS) – Savills, Freya Rawlings (FR) – Savills, Nigel Abbot (NA) – Carter Jonas

Date: Wednesday 15th June 2022

Opened at: 1430hrs **Closed at:** 1730hrs

Copied to: All meeting participants

Item	Notes	Action by
	<i>The meeting opened at 1430hrs</i>	
1.0	Introductions	
1.1	<p>GS opened the meeting and laid out the main points of the discussion that he wanted NA to consider, arguing in favour of the alternative route proposed by GS.</p> <p>GS highlighted that 'The Common' field (estimated 23 acres) was wet and boggy but with good soil quality due to the soil being left untouched whilst TD had farmed it as close to organic as you could without it having that official status. TD added that the field had not been ploughed for at least 40 years, so the soil would be holding significant carbon and organic matter.</p> <p>TD and GS noted that the farm included linear routes (hedges) for habitat and ecology to travel around the farm and particularly north/south across the farm between the two areas of ancient woodland. These pastures and adjoining hedges were just as important as the ancient woodland areas under protection. GS argued that his proposed route and methodology would help to protect the hedge lines and historic pastures either side of the main entrance drive.</p> <p>GS highlighted the nature of TD's farming operation (sole farmer, no employees) and also TD's age, noting that the works would cause negative effect on both aspects, thus the alternative route proposed by GS would be more practical.</p>	
2.0	Ecology Survey for 'The Common' field	
2.1	<p>TD noted to NA that he had instructed his own ecology survey for the farm but has so far not been willing to share this information with Carter Jonas or Rampion as TD feels that there has been no meaningful consultation with Rampion.</p> <p>TD outlined that there has been a great lack of proper consultation by Rampion and that Rampion have not followed the correct consultation procedures. TD further noted that there are other landowners that TD knows that also think that the Rampion consultation has been poor. GS asked NA to feed this back to his client.</p>	



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<p><i>TRD Did not stop them</i></p> <p><i>Investigate</i></p>	<p>NA noted that it would help if Rampion could come to College Wood Farm to complete their own surveys (e.g. bat/ Habitat 1 surveys). NA argued that it was in TD's interest to share his own survey data and let Rampion do their own surveys as otherwise they have no information to base decisions on. NA claimed without this, Rampion can only make decisions based on high level data that may not fully represent the situation of College Wood Farm.</p> <p>GS noted that Rampion would not have the time to complete their preferred full suite of surveys. NA suggested that Rampion could prioritise surveys if TD gave his permission.</p> <p>NA explained that Rampion are making decisions about the route based on ecology (amongst others). NA explained that they are using a BRAG rating system (black, red, amber & green) and this is how other alternative routes have been discounted.</p> <p>NA highlighted that the cable route currently designed is weighted around high level environmental constraints and statutory designations such as flood risks/ Source Protection Zones (SPZ1/SPZ2). NA confirmed that the cable route cannot access over SPZ1 but can access SPZ2's using open cut.</p> <p>TD and GS referred to nearby Sweethill and how Rampion are potentially allowing an alternative route due to either rewilding or ancient and boggy land. GS highlighted that TD had similar land & that TD has never taken payment but has always been farming in an environmentally sensitive manner and the College Wood Farm did not appear in the public domain as environmentally sensitive as TD had not entered into conservation schemes as allowed in the public domain. GS indicated that the farm has important environmental features but a high level sweep of the usuals designations found on MAGIC (or similar) were not a reliable source.</p> <p>TD reminded NA that he would be willing to share the data from his ecology survey as long as NA would attempt to get his client to engage in serious and meaningful conversations about GS's proposed route.</p> <p>NA agreed that the consultation process should had been done two years ago. NA claimed that Carter Jonas were told to not engage with TD earlier due to a previous incident. NA was willing to try and find a mutually acceptable compromise and NA noted that he/Carter Jonas would not use any past experiences that described TD as non-compliant.</p>	<p><i>[Handwritten marks]</i></p>
<p>2.2</p>	<p>NA update on current position of the process and dismissals</p> <p>NA noted that TD was due to receive an explanatory pack from RWE but this plan is currently on hold.</p> <p>GS asked NA if Carter Jonas is going to publicly share the other alternative routes that are being considered by their client and would everyone who wanted be able to make a representation during this period.</p>	<p><i>[Handwritten marks]</i></p>




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	<p>NA responded saying that they had assessed a proposed route that ran to the south of College Wood Farm but NA wasn't sure if this route affected TD's land. NA noted that this route was not currently being considered due to groundwater problems but NA would double check.</p>	NA
	<p>NA agreed to come back to GS and confirm which alternative routes had been considered and if possible the reasons why they had been dismissed.</p>	NA
	<p>GS asked if he could make further changes to his proposed route and whether this was more likely to be acceptable if they stayed within the PEIR boundary. NA agreed this was likely to be easier from a wider consultation perspective. GS noted that he was happy to be flexible and adjust his proposed route if this would help TD's case. TD claimed that a Rampion engineer that had visited College Wood Farm had agreed that a different route running to the north of the farm, similar to the route proposed by GS, would be better than the current route.</p>	
	<p>NA informed that his client's issue with GS's route is that his client would prefer to only do HDD under large roads etc, so GS's route would be an exception. TD noted that James D'Alessandro (Rampion) had said HDD was often used in areas where land is boggy and wet.</p>	
	<p>GS highlighted that undisturbed soil such as the land at College Wood Farm might gain a higher level of protection in the future due to its carbon/organic matter and important role in the climate emergency. GS asked NA to put this to his client. GS suggested that Rampion had not considered this at College Wood Farm, nor carried out any surveys of substance and so this showed that Rampion had been making decisions in a reckless manner and without full data.</p>	NA
	<p>NA asked TD for some more information on the farming. NA asked was the land included in any schemes such as CSS. TD confirmed that it was not and that he was only receiving Basic Payment (BPS payment), but that TD was considering CSS. TD informed NA that the farm is a total of 154 acres with 100 head of cattle, with sheep grazing overwinter. TD noted that previously the farm had bred pedigree cattle that have been used for education at local agricultural colleges. TD reminded all that the farmhouse is Grade II listed and c. 600 years old.</p>	
	<p>GS informed NA about the 1990 incident where two roofing contractors were killed by coming into contact with overhead lines, which were now undergrounded – the method for undertaking this work was HDD – across the entire farm. GS asked NA to note that the prospect of further cable work on the farm has been and will be emotionally stressful for TD. NA promised that Rampion would have completed a survey of the underground cabling so are aware of it.</p>	
	<p>NA informed GS and TD that his client is about to begin a targeted reconciliation period with a group of 60 landowners over various scheme changes.</p>	
	<p>GS asked if there was still time for others to propose and argue for alternative routes. NA confirmed that there is still time.</p>	
	<p>TD asked NA to convey back to his client that the entire consultation process has been flawed and that TD feels misled. TD noted that he felt he had been disadvantaged by not being included in proper consultation about the scheme and</p>	

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 in case
 of any
 issues

24/25



Item	Notes	Action by
	<p>its effects, had this happened he might be part of the 60 landowners. TD indicated this was entirely due to the miscommunication between Rampion and Carter Jonas about his willingness to engage.</p>	
3.0	<p>NA discussion on GS's proposed route</p>	
3.1	<p>GS highlighted to NA that his proposed route would help to protect hedges and keep the work further away from the more valuable part of the farm (the farmhouse and yard) and therefore help NA's client to reduce risk as well as move disturbance away from the farmstead. TD agreed that he would be able to grow up some of the existing hedges to help further limit disturbance, and to screen works.</p> <p>NA noted one of the issues with HDD is that the cables can fracture and that if this was to occur anywhere on TD's land, Rampion would have to come in to rectify. GS responded with TD's willingness to grow hedges as screens so this would not be a major issue.</p> <p>NA referred back to the pack that TD is due to receive. NA explained that it would include 2 sets of plans, the original plans and the current plans that are being considered by his client. NA noted that he would have to come back and talk to TD again at some point as his client needs to demonstrate that alternative routes have been considered. NA reminded that any new proposed plans will always have to go out to public consultation if they are outside of the PEIR boundary.</p> <p>GS noted that TD is well funded and is willing to fight the process if Rampion aren't willing to compromise or communicate. NA explained that his role would be easier if TD provided some further data to help justify the need for HDD at College Wood Farm. NA noted that any type of further data would be helpful.</p> <p>NA explained that the route was currently a 50m wide easement but after the refinement process, this may reduce to 40m in width.</p> <p>NA confirmed to GS that even once the route is 'frozen', as long as alternative proposals are within the 50m corridor, there is still scope to deviate. NA suggested that the route can be frozen from 1-2 months after the targeted consultation is completed. The targeted reconsultation has a 6 week window and is currently set to begin during the summer holidays.</p> <p>NA then confirmed that the longest possible HDD is 800-850m and that GS's proposed HDD at College Wood Farm would be a relatively short section if it went ahead.</p> <p>NA agreed that he fully understood GS's plan and how the HDD would work at the eastern side of the farm, by the triangular section of woodland. NA noted that there was flexibility for crossing points once the corridor is fenced off but TD claimed that he would forgo a crossing point if they agreed to HDD across the section as proposed by GS.</p> <p>NA took photos of the area on his phone.</p>	



Item	Notes	Action by
<p>X</p>	<p>GS asked NA would it make a difference if his proposed HDD was shorter. NA was unsure but thought it unlikely.</p> <p>NA generally agreed with the majority of GS and TD's points about why GS's proposal was sensible from a practical perspective. NA to go back and discuss with his client and highlight these points.</p> <p>NA explained that the route changes impacted the 1km junctions and so the exact locations could not be determined until the route was frozen.</p> <p>GS agreed to review his proposed route and potentially amend to fit better within the PEIR boundary.</p> <p>GS/FR to review ecology report and other data held for College Wood Farm.</p>	<p>NA</p> <p>GS</p> <p>GS</p> <p>GS/FR</p>
<p>4.0</p>	<p>Man holes / cable joint bays</p>	
<p>4.1</p> <p>cont</p>	<p>NA explained the possibility that there could be multiple cable joint bays on College Wood Farm as Rampion have not yet decided where these will go, as the route is not confirmed. NA confirmed that once the route is frozen, the response about joint bay locations should be quick. NA also confirmed that the access needed to the bays would be permanent rights of access.</p> <p>NA confirmed that livestock grazing around the ducts is still possible.</p> <p>GS highlighted that no landowner is likely to sign an easement for the work to the route without knowing if they will have a joint bay on their land. GS then highlighted that HOTs would not be able to be given until the joint bay locations were decided but joint bay locations cannot be decided until the route is frozen, but the route cannot be frozen until landowners agree HOTs. NA agreed with this.</p> <p>NA noted that an engineer would have to attend the farm to discuss joint bay locations if they were to need one at College Wood Farm. NA explained that the sooner TD/GS provided further data, the quicker his client would be able to make an informed decision.</p> <p>NA explained that operational access would only be necessary if TD had a man hole on his land and that operation access is only for post-work.</p> <p>NA explained that the Duke of Norfolk's proposed reroute would add another km of cable to the route and this would potentially move the km point at College Wood Farm, and that alternative routes would move the potential joint bay locations, as these are driven by the cable length.</p> <p>GS noted that College Wood Farm could potentially have two joint bays, but if this was the case, they could be sensibly located at either end of the proposed HDD.</p> <p>GS claimed that it feels like the driving force has been the construction phase, without much care for the post-work phase (which arguably had longer lasting</p>	<p>X</p>

19th July 2022
Ref: GS/SH/601969

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Dear Nigel

RE: **Rampion 2 Proposed Cable; Mr T Dickson,**
[REDACTED]

I refer to my email to you of 1st July 2022 which followed our joint site meeting with my client Mr Dickson on 15th June 2022. Firstly, I wish to thank you for your time in attending site, both Mr Dickson and I felt your openness and willingness to listen to our concerns and report these back to your client to be very helpful and the first potential step to agreeing terms for your client to construct and lay cables through my client's land.

Background

During our site meeting we discussed the two fields located either side of the entrance road into College Wood Farm. As you head into the farm the field on the right (west) is known as "The Home Flat Field". This is a wet and boggy field containing a pond with great crested newt habitat. The field has not been ploughed or the soil disturbed for at least 40 years. This field is ecologically sensitive and holds significant soil organic matter and provides an important link with the ancient woodland sites to the north and south of the farm.

The field to the left (east) of the entrance drive is known from records currently held and dating back to 1825 as "The Common and Upper Common", this field has historical and heritage value as it was a main highway at the time and excise men were lined up and shot in that location. The field from a landscape perspective has a number of remnant parkland trees and has been farmed in an ecologically sensitive way, similarly to "The Home Flat Field".

Mr Dickson's overriding objective is to protect these two fields from an open cut / open trenching cable laying methodology and he will go to whatever lengths necessary to achieve this due to the sensitive ecology and wider impact on the farm. The alternative route plan enclosed at **Appendix 1** shows an HDD methodology for these two fields. Please note that this is slightly revised to the previous alternative route where Mr Dickson and I have after careful consideration and discussion revised this, so it's now largely within your client's existing PEIR boundary. We understand amendments within the PEIR boundary are likely to be more acceptable as this avoids additional external consultation. In any event you have indicated that your targeted reconsultation is not planned to take place until the Autumn this year so there is time to agree changes with Rampion and for them to include those in their further consultation. As you know Mr Dickinson has consistently reported to Rampion that they need to properly engage and consult with him on their proposals.

Ecology

Mr Dickson has commissioned two very extensive ecology surveys which have been undertaken by Arborweald Environmental Planning Consultancy. The first survey was undertaken on 5th April 2022 and a further survey was undertaken on 4th July 2022. The surveys have been conducted in accordance with the CIEEM's code of conduct, the objectives of the preliminary and ecological appraisals were to assess the potential for College Wood Farm to support protected species and / or species of conservation importance by identifying potential habitat for protected species and / or species of conservation concern by evaluating the constraints that the presence of any protected species or species of conservation concern may place on the proposed redevelopment of the site. Mr Dickson is not willing to share the full survey results as they are commercially

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sensitive and depending on the outcome of our negotiations may be required to support a legal case. Mr Dickson of course hopes this will not be necessary and has agreed for me to summarise the key findings of the surveys below:

Ecological Summary

Site Description

"The site comprises approximately 60 hectares (approximately 148 acres) of permanent pastures separated by intact species-rich hedgerows, fences, and species-rich ditches and land drains. The site is grazed by between 100 and 150 head of cattle throughout the summer and 200 sheep per year; the farm itself is run primarily for beef production. The entire site is run organically, with no fertilisers or pesticides and a no-till policy throughout.

A historical report on the site indicated that the College Wood Farmhouse has been present since the early 16th century, with records showing continuous farming of the area for at least the last 500 years. The site boundary contains remnants of a drove within old common land in the north – an area that would be affected by the proposed cable route.

The site boundary contains several ponds fed by the drainage ditches, and pockets of woodland. Additionally, there are standard trees within the fields and hedgerows giving the appearance of a wood pasture and parkland landscape similar to that found at Wiston Park to the southwest".

Semi Improved Grassland

The grassland onsite is made up of Semi-Improved grassland and meets the UKBAP criteria for 'Semi Improved' and 'Unimproved grassland' occurring on circumneutral soils. It includes enclosed and managed grassland such as hay meadows and pastures, a range of grasslands which are inundated with water periodically, permanently moist or even waterlogged grassland where the vegetation is dominated by grasses and tall and unmanaged grassland.

UKBAP Criteria for SI grassland classification:

Neutral grassland: This type includes all semi-improved and unimproved grassland occurring on circumneutral soils. It includes enclosed and managed grassland such as hay meadows and pastures, a range of grasslands which are inundated with water periodically, permanently moist or even waterlogged grassland, where the vegetation is dominated by grasses, and tall and unmanaged grassland.

In contrast to:

Improved grassland: This type includes species poor, grass dominated swards occurring on all soil types that have been either sown or created by modification of unimproved grassland by fertilisers and selective herbicides, for agricultural or recreational purposes. It includes grassland that has been reseeded for more than one year.

It's worth noting that your client has categorised the grass sward as 'Improved' grassland, this is not the case at College Wood Farm and is fundamentally incorrect and underestimates the value of the habitat onsite.

The dominant grass species are as follows; perennial rye grass, Yorkshire fog, creeping bent, brush stalked meadow grass and red fescue. The abundant species recorded are bind weed, dandelion, wood dock, white clover, red clover, flea bane, lesser celandine, nettle, broad leaf plantain, bramble and selfheal. Species recorded frequently at the edges of pastures include primrose, cleavers, cuckoo flower, spear thistle and sorrel. Species recorded occasionally are hogweed, teasle, pig nut, red nettle, sour thistle, blackthorn, dock, yarrow,

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chickweed, bristly ox tongue, creeping buttercup and pineapple weed. Springy turf moss has been recorded throughout the farm indicating excellent grassland health and complex soil conditions.

The sward is moderately species-rich (9-15 species/metre squared, including grasses)

*The cover of wildflowers (broadleaved herbs) and sedges excluding white clover (*Trifolium repens*), creeping buttercup (*Ranunculus repens*) and injurious weeds (no definition of injurious weeds is provided in the HLS FEP Manual, but the following examples are given in the Entry Level Stewardship: creeping thistle (*Cirsium arvense*), spear thistle (*Cirsium vulgare*), curly dock (*Rumex crispus*), bitter dock (*Rumex obtusifoliosus*)) is 10% or more.*

Water Bodies

There are 17 water bodies located within 500 metres of the development site boundary, of which 4 bodies are within the site boundary.

There are 4 ponds on site as mentioned above, these are natural drainage points connected by drainage ditches and surrounded by vegetation similar to that found within the semi-improved grassland site as well as bull rush. The water quality is good in all four ponds, coupled with good terrestrial habitat throughout the site and this led the ecologists to undertake a Habitat Suitability Index (HSI) assessment for Great Crested Newts.

The HSI assessment uses ten key habitat criteria and assumes that habitat quality determines great crested newt population size (Oldham et al., 2000). The criteria are as follows:

- SI1 = geographic location;
- SI2 = pond area;
- SI3 = pond permanence;
- SI4 = water quality;
- SI5 = pond shading;
- SI6 = number of waterfowl;
- SI7 = occurrence of fish;
- SI8 = pond density;
- SI9 = proportion of 'newt friendly' terrestrial habitat; and
- SI10 = macrophyte (aquatic plant) content.

The results of the HSI assessment have been compared to categorised HSI scores used by the National Amphibian and Reptile Recording Scheme (Oldham et al., 2000) to identify the probability of a pond supporting Great Crested Newts. The five categories are summarised in the table below:

Habitat Suitability Index categories

Probability of ponds supporting great crested newt	HSI score
Poor	Below 0.5
Below average	0.5-0.59
Average	0.6-0.69
Good	0.7-0.79
Excellent	Above 0.8

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within the field layer typical of remnant ancient woodland including primrose, cook coombe flower, cleaver, bramble and lords and ladies. These species are indicative of common practice in the southeast of England whereby hedgerows were formed out of remnants of woodland felled to make way for agriculture. Additional evidence of this found throughout the site boundary with multiple large standard oak trees within the hedgerows, the majority of these are over 500 mm in diameter at breast height (DBH) with large, spreading crowns.

'In terms of the Hedgerows Regulations Act 1997; Schedule 1, Part 2, Para 7., hedgerows are protected and considered 'ancient' if they include:

- *at least 7 woody species;*
- *at least 6 woody species, and has associated with it at least 3 of the features specified in sub-paragraph (4);*
- *at least 6 woody species, including one of the following (black-poplar tree (*Populus nigra* ssp *betulifolia*); large-leaved lime (*Tilia platyphyllos*); small-leaved lime (*Tilia cordata*); wild service-tree (*Sorbus torminalis*); or*
- *at least 5 woody species, and has associated with it at least 4 of the features specified in sub-paragraph (4)*

The first criteria is satisfied by all the hedgerows on site'.

and a lot.

Ditches

The farm is wet Wealden clay and consequently there are a number of wet ditches throughout the farm with notably high ecological quality and value. The features are typical of chalk streams found in the local area, the features include high water clarity of presence of common watercress and hemlock. These species coupled with a lack of algae or other dominant macrophytes indicates that these ditches provide a crucial service to numerous organisms as well as ultimately feeding the nearby Adur to the east.

I am attaching at **Appendix 2** excerpts from the ecological assessment undertaken on 4th July 2022.

1. Survey Data and Details of Assessment.
2. Ecological Summary
3. Habitat Plans
4. Photos

Protected Species

College Wood Farm provides considerable potential to support a range of protected species;

The habitats present on site provide suitable potential to support a range of protected species including badgers, bats, breeding birds, dormice, European eel, great crested newts, otter, reptiles, and water vole. These species are considered in greater detail below, along with protected species for which the habitats on site are suboptimal or unsuitable.

'The entire site provides suitable foraging and sett building habitat for badgers. Badger feeding activity was recorded throughout the site, particularly north of waterbody 1 (being the Pond in "The Home Flat field"). A badger sett is thought to exist in Spithandle Rough to the north of the site boundary'.

The site comprises optimal bat foraging and commuting habitat. There is also possible roosting habitat within the site boundary,

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'The scattered trees on site were deemed suitable to support roosting bats due to their age-related features such as deep cracks, loose bark, crevices, rot holes and dry cavities.'

'The site provides opportunities for dormice in the form of nesting, foraging and commuting habitat. The abundance of heterogeneous deciduous woodland in the wider landscape provides hazel coppice with dense canopy for arboreal activity, and of a mature enough stock to produce nuts. The site also provides native fruit bearing species such as blackthorn, hawthorn and quantities of bramble within hedgerows and the woodland edge.'

Connectivity within the site boundary is good with large hedgerows between areas of woodland to the north and the south of the farm. The lack of main roads within the direct wider landscape also reduces the risk of collisions with vehicles.

Farm Business

Rampion must acknowledge and respect Mr Dickson's situation at College Wood Farm. Operating as a sole trader, he has no farm employees and is running his farm business entirely single handily. The current proposals will completely destroy his business and livelihood, and this is unacceptable.

James D'Alessandro previously indicated to Mr Dickson that he would be included in the additional targeted consultation, this does not seem to have occurred. Mr Dickson has requested to be included in the list of approximately sixty other landowners with whom you have consulted and agreed deviated or amended routes/methodologies. This is a reasonable request given the potential impact to his business, livelihood and health. It would seem that Rampion may have deferred this further consultation until the Autumn this year which I see as a positive step as it enables us to discuss your clients proposals in the light of the information in this letter which cannot have been considered in any decision making thus far. Failure to do so will potentially lead to reckless and premature decisions which will impact on the ecology of the cable corridor for decades.

Mr Dickson's alternative route pushes the cable to the northern perimeter of the farm and will enable effective ongoing management of the remaining pasture during the construction phase and this will importantly be manageable by Mr Dickson independently. Operating farm crossing points with cattle and sheep is not viable especially for a linear project likely to have significant disturbance over an extended period.

You will see the proposal for construction traffic is for this to enter and exit the proposed development corridor through College Wood Farm via the neighbouring farms being Guest Gate Farm to the west and Doves Farm to the northeast. For the avoidance of doubt this aspect has previously been agreed by your clients. Our ongoing discussions therefore need to focus on the actual route across the farm and proposed methodology for cable laying.

Alternative Route

As mentioned previously attached at **Appendix 1** is the revised alternative route plan. I should like to take this opportunity to set out why we have presented this to you to forward to your client's. The entry point for the proposed cable route is within the PEIR boundary and avoids the ditch which runs through the first field parcel. We have proposed HDD methodology to avoid cutting open the species rich hedges and ditches which must be protected at all costs given their significant ecological value. The HDD section extends to approximately 496 metres which you acknowledged on site to be a relatively short section of HDD. Adopting this methodology enables the pond in the Common Field to be undisturbed, along with the farm access road, the nearby bridlepath (that runs to the east through the Park Field) and will go under the significant hedgerow on the left as you enter the farm, and avoids the badger sett and surrounding foraging area. The HDD section extends beyond the spinney of trees which runs from the northern boundary south towards the farmstead, at this point we have suggested the HDD section should stop, to restrict this methodology to the shortest route possible. We recognise this methodology is intended only for the most sensitive habitats and hence have kept the extent

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of HDD to a minimum. As an aside you were to confirm the cost difference between HDD and open trenching? I look forward to your response on this.

We understand your clients need to develop a cost effective proposal but this assessment cannot be considered in merely monetary terms. Any development of national significance must respect the businesses and flora and fauna upon the land through which it is proposed. This is why we consider a hybrid methodology on College Wood Farm is justified. Our proposed HDD section is within the PEIR boundary and protects the most sensitive habitats and will prevent significant loss of the unique biodiversity found on the farm.

From the HDD finish point the cable route follows the northern boundary (as close as practically possible) in a parallel line until the boundary with Doves Farm to the east. This working area would prevent the requirement for crossing points and our concerns around managing the land which might be severed (temporarily) during the construction period. The parcels of land to the north of the our route can be accessed directly from Spithandle Lane where there is a separate access directly from the highway into the relevant parcels. The proposal also mitigates potential disturbance and disruption to a significant number of land drains that run across the farm, some of which you should be aware are Napoleonic drains and consequently of historical importance.

You are aware of the existing undergrounded electricity cables which were installed following an accident on the farm where two young contractors aged 24 and 25 were killed by touching live overhead wires whilst working on buildings. The electricity supply company chose to use HDD methodology to underground these cables to avoid damage to the access road and agricultural land, noting the soil structure and sensitive ecology, (particularly great crested newts). These underground cables cross both the Old Common field and The Home Flat field. I mention this from a practical perspective but also so that you and your client's can understand that the presence of further electricity cables on the farm is a very stressful and sensitive issue for Mr Dickson given the previous accident.

Conclusion

Mr Dickson and I have given a great deal of thought to your client's proposals and our meeting on the farm was the first constructive and meaningful meeting held and you agreed should have taken place two years ago. It's a great shame that it has taken so long to have this kind of dialogue as we see this as critical in order to work through issues and concerns for both of our respective clients. To ignore landowners who have lived and worked the land for many years is unwise and you will appreciate a positive working relationship with those on the ground is essential to bringing forward both a cost effective and ecology sensitive scheme.

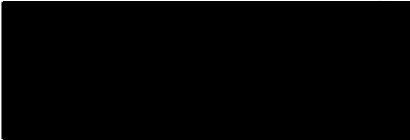
In the absence of the opportunity to have a meaningful consultation prior to our meeting on the 15th of June 2022 means we must now move swiftly to discuss and agree a cable route and installation methodology. We are willing to incorporate this into negotiations for heads of terms for a permanent easement over the farm and on the assumption that you get further instructions to do that, Mr Dickson and I would welcome a further meeting with you and an engineer at the farm to work towards achieving this in an amicable way. It goes without saying that of course this would be to everyone's best interests given the cost and potential delay to your client's project should we feel the need to continue to object to the proposals as they currently stand.

To this end, I look forward to hearing from you as soon as you have further instructions from your client.

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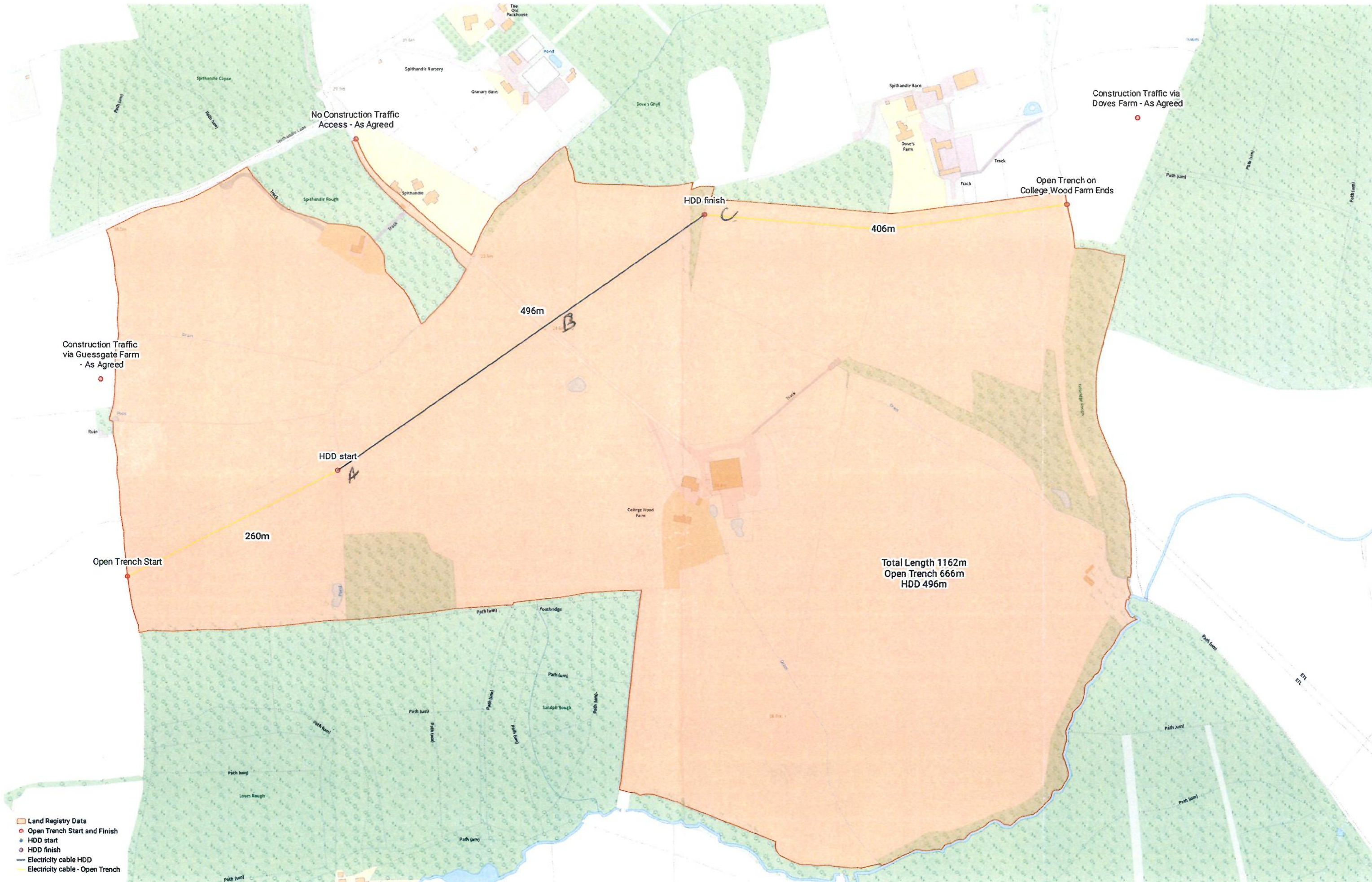
Yours sincerely



**Guy Streeter MRICS FAAV
Director
RICS Registered Valuer**

Encs.

Appendix 1 - Alternative Route Plan
Appendix 2 – Summary Ecology Report



*A - C Best outcome
 or A - B. Avoid Flood Field. Concrete Road. Important Haze Row Under Haze Row Regulations.*

Guy Streeter

From: Guy Streeter
Sent: 17 November 2022 13:14
To: [REDACTED]@rwe.com
Cc: Nigel Abbott [REDACTED]t@carterjonas.co.uk); Tebbutt, Lucy; SM - Rampion; rampion2@rwe.com
Subject: RE: Rampion 2 - College Wood Farm - Mr T Dickson
Attachments: Rampion 2 - Proposed Cable - Consultation Response

Dear Vaughan

Thank you for your email. I would like all correspondence between my client, me as his agent, his previous agent and RWE, Carter Jonas (including that with Richard Fearnall) and any other consultant to be included as formal responses to the consultation.

I am intending to provide a full consultation response upon hearing from RWE in response to my emailed letter (attached) which was submitted to the consultation email address on the 7th November 2022. The automatic response to my enquiry indicated that RWE would aim to respond within 5 working days, which would have been Monday evening. Time is now running out and I am concerned that my client is now being discriminated against by his lack of use of computers and email. RWE should have provided him full information about the current consultation and considered his and others with similar needs as part of an Equality Impact Assessment to ensure the processes and procedures adopted were fair and compliant with the Equality Act 2010.

Please can you confirm my request made on the 7th of November 2022 is being dealt with and that the requested information is being sent to my client.

With kind regards

Guy

Guy Streeter MRICS FAAV (He/Him)
Director – RICS Registered Valuer
Rural Professional

Savills, Exchange House, Petworth GU28 0BF



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Before printing, think about the environment



24th November 2022
Ref: GS/601969



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Dear Dr Krebber

**RE: Mr T Dickson - Land at Kent Street
Rampion 2 Onshore Cable**

I act for Mr T Dickson who owns land in Kent Street, near Cowfold and also Spithandle Lane, near Wiston, West Sussex, both properties will be impacted by the Rampion 2 onshore cable proposals.

I recently wrote to the RWE UK Chair Mr Glover – see attached letter of 8th November 2022. We received a holding response to this letter from Mr Vaughan Weighill, Project Manager, of RWE Renewables UK. This response indicated Mr Glover would respond early this week. It is now Thursday 24th November and a full response has not been provided. My client and I are most disappointed by this as the current window for the Rampion 2 consultation responses closes at 23.59 on Tuesday 29th November. In light of this we have no choice but to escalate our concerns to you, this should not be necessary but given the fundamental flaws already made by the UK Rampion 2 project, it is not surprising.

Insufficient information has been provided to my client from inception of this project and fundamental communication failures have occurred during the entire process, including the current statutory consultation. We consider the Rampion 2 project has not met the criteria set by The Planning Act 2008 in respect of the requirements to engage and consult with stakeholders as a necessary part of the Development Consent Order (DCO) process. We believe the Rampion 2 project team have overlooked and given inadequate consideration to the Equality Act 2010. The environmental assessments and ecological surveys have not been completed properly and will not meet the vigorous requirements of the UK EIA Regulations.

My client and I are in favour of renewable energy and understand this to be a necessity for the future resilience of the UK's energy resources. What cannot be tolerated however is the wanton destruction of the UK countryside and the businesses that are operating within it.

If the RWE Rampion 2 project team had fulfilled their statutory duties and conducted the engagement and consultation appropriately and actually listened to those parties that will be affected by the proposed development then this letter would have been wholly unnecessary. The RWE Project team have created much frustration in the landowning community in the affected area. An open and conciliatory approach would have lead to higher levels of engagement which would have been most advantageous to your UK colleagues in resolving problems and to obtaining voluntarily agreement to their proposals. The current stance of your project team, who seem unwilling to consider sensible feedback and consider making changes to the development proposals means that the DCO application is likely to be challenged by many parties and attempts will be made to scrutinise whether due process has been followed and delay the project. My client, Mr Dickson, is contemplating challenging the RWE Rampion 2 team at the DCO examination to the extent that he has not ruled out Judicial Review due to his experiences. This will delay the project and create unnecessary cost.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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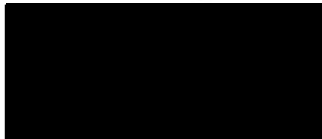




You will be aware that that your team must convince not only The Planning Inspectorate but also the Secretary of State as to the merits of the scheme and how the pre application engagement meets the necessary criteria for a DCO for a Nationally Significant Infrastructure Project.

I would be if grateful you could please direct you UK colleagues to respond to my correspondence. I remain hopeful that the current RWE Rampion 2 engagement strategy will be reviewed in order that a better outcome may be achieved for all parties.

Yours sincerely



Guy Streeter MRICS FAAV
Director
RICS Registered Valuer

cc: Nigel Abbott, Carter Jonas.
[redacted]@carterjonas.co.uk
rampion@carterjonas.co.uk

cc: Tom Glover, RWE
[redacted]@rwe.com

cc: Vaughan Weighill, RWE
[redacted]@rwe.com

rampion@savills.com

cc: The Planning Inspectorate
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

cc: Secretary of State
The Rt Hon Michael Gove MP
[redacted]@parliament.uk

Protected Species

15 December 2022
Ref: GS/601969

By email only

Mr V Weighill
Project Manager Rampion 2, RWE
Rampion 2 Project Extension Development Ltd
C/o RWE Renewables
Greenwood House
Westwood Way
Westwood Business Park
Coventry
CV4 8PB

Email: [redacted]@rwe.com

Dear Vaughan

RE: Mr T Dickson - Rampion 2 Proposed Cable
[redacted]

Thank you for your letter dated 25th November 2022 in response to my letter to Tom Glover, RWE UK Chair. This letter is intended to correct some aspects of your letter and also as a further response to your consultation.

Firstly, thank you for allowing us some further time to compile our response, as you know we were awaiting the PEIR and (SIR) to the PEIR which was posted to my client some way in into the consultation period and only after the information was requested via my letter of the 7th of November. Whether you have complied with the Equality Act 2010 remains uncertain, but I am grateful for the information you have supplied.

In my letter of 7th November I asked, 'what economic assessments have been undertaken in respect of the impact of the proposed cable installation works on my client's farming business?', you have not supplied that information nor any conclusions of any financial impact assessment or similar. I have therefore concluded that RWE have not undertaken this type of assessment which shows a lack of engagement and empathy for the many businesses that will be affected by RWE's proposals.

The Queen's Green Canopy Project

The Woodland Trust and Queen's Jubilee Woodland Committee have confirmed to my client that they will not accept land being entered into their scheme if there is a threat of or likely damage to the woodland from the Rampion 2 construction corridor. The proposed woodland must be 70 acres in total, this is not Mr Dickson's choice but a clear prescription of the Queen's Jubilee Woodland scheme rules and for obvious reasons (Her Majesty's reign was for 70 years).

In your letter you say that we only informed you of Mr Dickson's plans in November 2021, this is incorrect, meetings were held on the 11th of August 2021 and also 13th October 2021, I also wrote to RWE in May 2021 and met with your agent at College Wood Farm on the 15th of June 2022 and on each occasion the QGC project was explained. Your continued pursuit of a discussion about the detail of the planting specification is misguided. You seem to have missed crucially that there is no option or ability for Mr Dickson to amend the proposal to accommodate your project. The Queen's Green Canopy (QGC) committee do not want to support a tree planting project that will not fulfil the scheme brief or is likely to be significantly disrupted by the Rampion 2 cable, this threat creates reputational risk for the QGC committee and understandably you can appreciate why they might choose to cease working with Mr Dickson and the Woodland Trust on this project.

Handwritten notes: ~~Protected Species~~
~~Conservation~~

Handwritten notes: All Shunt cuts
Numerous.

Handwritten notes: Protected Habitats v
EIA Assessment.

Handwritten notes: We Agree Assessment
Dermot Hughes
etc.

Handwritten notes: 2/12/22 P. [redacted]



Guy Streater MRICS FAAV
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Handwritten notes: Habitat Suitability
Survey
A. Greater Noddy
Survey, March - July

Handwritten notes: I want
further
info.
etc etc
checked
species
list.

Handwritten notes: Protected
Woodland

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You refer to positive engagement in your letter and how this would allow us to work together, however, you are proposing two routes through the Kent Street land owned by my client and despite our efforts you have not offered any compromise or technological solution and seem resolute on simply destroying the project. Conversely, RWE have managed to select your preferred site for the new substation which is on the land adjacent to my clients. If the Rampion 2 project can determine the preferred new substation site, (a significant element of the overall development) then it should have been possible for the project to engage with the affected parties to a greater extent bearing in mind the scale of and likely destruction created by your development.

You have chosen to continually suggest that my client has not engaged with you or your project team, however, I would suggest that the consultation process has been one sided, fundamentally flawed and lacked substantial feedback on construction/technical details. My client has been bold enough to challenge RWE's processes and actions and as a result he has sadly been ignored, unfairly treated and ultimately discriminated against.

The Rampion 2 project team hold a duty to engage with affected parties and stakeholders, but they have failed to do this properly. The whole process has not been handled well and that is why at this late stage in the process RWE have chosen to blame innocent parties such as my client rather than accept its self-inflicted shortcomings. There will be many others that feel failed by the Rampion consultation process, many will have given up attempts to discuss matters with you, clear and full answers are never delivered. The result is that those parties give up trying to be engage with you, but this is of course exactly what your drawn out and inadequate approach has been designed to do. Initially, Richard Fearnall was appointed by your agents to hold site meetings on the ground, there were lots of promises made but very limited information was ever received from him in writing, and we fear much of the information he gathered was not fed back to you or the wider project team for proper consideration. Richard left the project at short notice and seemingly without any real handover.

Your own internal team have referred to Heads of Terms and given loose indications of financial consideration for the easement but nothing of substance has been presented or discussed. We still await draft Head of Terms which were promised around a year ago. There has been no detail provided on the junction bays that need to be installed to connect the 1km cable lengths – I assume approximately 40 of these will be required in total. I understand from my own research that these areas will require Rampion to acquire a permanent easement to access the manholes constructed for the cable joints. Remarkably, none of this has been discussed, access to private areas of land is a significant concern for rural farming business and property owners. Not only do such rights cause diminution in value, but at practical level rural crime is a significant problem and the acquisition of such rights will be worrying for some landowners. You have chosen not to learn about the rural business that your project will disrupt and as a consequence you have not united yourselves to those parties and therefore RWE have now established a poor reputation within the landowning community.

I would like to raise the issue of professional fees. You have paid limited fees to agents to assist client's to agree terms with RWE to enable access to land for surveys. Sadly, you have not offered to pay any professional fees to enable clients to obtain advice to engage with RWE, yet you have criticised my client for not doing so. I would argue that in order to fully discharge your duty under the Planning Act 2008 to engage and act fairly you are required to meet reasonable professional fees. Failure to do so is unusual for an NSIP project, particularly one which seeks CPO rights to enter and acquire permanent rights in privately owned land. The precedent for meeting reasonable professional fees was also set under Rampion 1, but the entire approach of that project was quite different, making the entire scheme less contentious. The developer in the case of Rampion1 built good relations and essentially paid claimant's fees in full.

The RWE project holds insufficient ecological survey data for the land at Kent Street making it impossible for RWE to make an informed decision on the route through the 70 acres of land – some of which is rewilded and has not been commercially farmed for many years. You have not supplied any survey data to us, we believe you have inadequate information to support your proposals. Your plans/drawings for the route across Kent Street do not include two ponds which have been created by my client on this land, there are a total of three ponds and your northern proposed route passes through all of these and this cannot be ecologically acceptable.

Whilst I have touched on some aspects of my client's main farm (College Wood Farm) throughout this letter there are some specific points that I wish to raise/reiterate.

College Wood Farm, Spithandle Lane

1. We have engaged in detail with alternative routes and methodology across this farm, our suggestions have seemingly been ignored and any response that has been given has been delivered with inadequate explanation of how decisions have been made. Whilst open trenching should be limited in our view, RWE have not considered a reduced construction corridor beyond the 'muted' 20m reduced corridor. We consider that the corridor could be reduced further to 10m - 12m if a 'trefoil' cable configuration was adopted with 4 trenches at 2.5m centres.
2. At College Wood Farm, the construction corridor should be reduced as above but also the proposed route should move to the north of the PEIR red line boundary, this would move the construction corridor further north away from various ponds and areas of wet land on the farm.
3. Whilst it is wholly preferable not to have cable joint bays/manholes on my client's property, if a joint bay is required, it should be in the first small field on the left as you enter the farm via the concrete access road. The exact location is to be subject to further discussion and agreement. This would limit the injurious affection caused by the installation of such apparatus and limit the security risk posed by third party access to the farm.



4. It has previously been agreed by RWE that the farm access road would not be used for construction traffic, this will protect the residential occupiers and equine yard who share use of the farm access road with my client. Furthermore, the access onto Spithandle lane is poor near a sharp bend making it dangerous for use by large and slow moving construction vehicles. The agreement not to use the farm access road was documented by RWE in writing on the 14th of October 2021. Your engineers confirmed that the farm access road would only be used by operational traffic (not construction traffic) the operational traffic is expected to exist of a few 4x4 vehicles (or similar light vehicles) and limited to approximately four movements per year.

You confirm at the bottom of page 2 of your letter that the pre-application phase of an NSIP is a developers main opportunity to amend a scheme in response to stakeholder responses. You have asked Mr Dickson to engage with you, I would suggest that he already has and therefore now is your opportunity to amend your scheme to avoid his land at Kent Street and to adopt a revised methodology and a reduced construction corridor at College Wood Farm to mitigate the destruction of his ecologically sensitive unimproved pasture and ancient woodland relic hedges, prior to making your DCO application.

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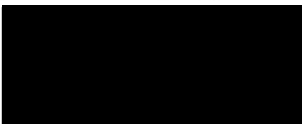
over day



If you are unwilling to take up the alternative route at Kent Street and avoid my client's land, then there is a real risk that the Queen's Jubilee woodland plantation will not proceed, and my client will be looking to Rampion for full compensation for this. On a without prejudice basis this is likely to include the full value of the entire 70 acres inclusive of the habitat/BNG value – for the avoidance of doubt this is far greater than the primary agricultural land value. I would also suggest that it would be prudent for The Planning Inspectorate to direct RWE to offset the impact of the loss of the QGC woodland project by increasing your (minimum) 10% BNG commitment to compensate for the loss of the climate and environmental benefits that will be forgone by the loss of a 70 acre deciduous woodland. Regrettably, as things stand it will be, solely the Rampion 2 project that prevents the QGC woodland from going ahead. We will certainly lobby The Planning Inspectorate to this effect.

Given the time sensitive nature of the QGC woodland proposal and the tree planting season being limited to the winter, please could I ask you to confirm if RWE will adopt the alternative route proposed (or other alternative) avoiding Mr Dickson's Kent Street Land by the 6th of January 2023.

Yours sincerely



Guy Streeter MRICS FAAV
Director
RICS Registered Valuer

Cc: Tom Glover, RWE UK Chair
[redacted]@rwe.com

Cc: Nigel Abbott, Carter Jonas.
[redacted]@carterjonas.co.uk

Cc: Mr C Corrigan, CEO
Sussex Wildlife Trust
swtceoffice@sussexwt.org.uk

Cc: Jessica Price, Conservation Officer
Sussex Wildlife Trust
swtceoffice@sussexwt.org.uk

Tom Fyans, Interim Chief Executive
CPRE
15-21 Provost Street
London
N1 7NH

Cc: The Planning Inspectorate
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

College Wood Farm
WISTON
Steyning

18/4/23

Vicky Portwain
RWE
Windmill Hill Business Park
Whitehall Way
SWINDON

Dear Vicky

Cable Route [REDACTED]

I write further to your letter of 14th inst.

Your responses to the various issues I have raised are entirely unsatisfactory and do not relieve RWE in any way of their responsibilities.

Your admission that the waterlogging right of the drive “will present challenges” enforces the case for use of HDD. As James confirmed in previous correspondence, “HDD is used where there is waterlogging”.

Breaking up the drive and damaging the remnants of ancient woodland hedgerow is not an option. Vaughan suggested on 8th April 22 that in similar situations short thrust HDD is used. Access would be gained from Gressgate – West and Doves Farm East.

Your eastern route is absolutely not acceptable. It takes the route very close to the curtilage of a Grade II listed property. It sterilizes much more and taking total sterilized are to over 60% of the working farm creating increased livestock risk and risk to human lives.

Health and Safety have been given no consideration in your response. There is also the matter of the Big Barn with development plans and the increased impact and consequential claims that would be made. Re D Balls.

The only acceptable routes are shown on plan. The trees in that area are not classed as woodland. This whole matter is been dealt with horrendously from the start. No consideration has been given for my circumstances and disabilities. I feel I have been bullied and intimidated against. There is a paper trail of evidence I believe.

Yours sincerely

T R Dickson

College Wood Farm
WISTON
Steyping

31/7/23

Vicky Portwain
Rampion 2
Windmill Hill Business Park
Whitehall Park
SWINDON

Dear Vicky

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As a stakeholder seriously affected by your project, why was I not informed of Parish Meetings Wiston Ashurst & Cowfold convened by RWE? Further evidence discrimination and lack of dialogue.

Regarding my formal complaint to you 18/4/23 when I stated "I feel I have been bullied and intimidated and discriminated against, you assured me on 25/4/23 and 11/5/23 that somebody else would be in touch with me directly about this. Nobody has ever contacted me. You have not actioned this but merely attempted to pass the buck back onto me, another false promise.

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I wish to reiterate the statement in my letter of 18/4/23 regarding the disdainful manner in which RWE have treated me.

Yours sincerely

T R Dickson

Mr Thomas Ralph Dickson
 College Wood Farm
 Spithandle Lane
 Wiston
 Steyning
 West Sussex
 BN44 3DY

Rampion 2 Project
 Rampion Extension Development Ltd
 Windmill Hill Business Park,
 Whitehill Way
 Swindon.
 Wiltshire
 SN5 6PB

[Note new registered office]

T: 0 [REDACTED]
 E: Vicky.portwain.extern@rwe.com

14th April 2023

Not wrong

Dear Mr Dickson,

College Wood Farm: Proposed Cable Route in respect of Rampion 2 Project

I write with reference to our recent phone conversations, and to the visit by my colleagues Rob Gully (Rampion 2 Consents Manager), Mark Henry (Rampion 2 Engineer) and Nigel Abbott (Carter Jonas Land Agent) to College Wood Farm on 15th March 2023.

I understand that the meeting on 15th March touched upon a number of matters related to College Wood Farm, and we have subsequently discussed your farming and other concerns and our constraints such as the ancient woodland. I would like to take this opportunity to provide you with further information on these points:

1. Cable Routeing and Constraints

You have mentioned that land along our proposed cable corridor at College Wood Farm is prone to water-logging, and we have been sent photographs that illustrate this point.

In deciding our cable route, we consider various environmental and engineering factors. The waterlogging of ground at College Wood Farm will present challenges that will need to be addressed in our cable installation methodology, and may require some particular drainage or land de-watering techniques. However, we are aware that these conditions are likely to be encountered in many locations along the Rampion 2 cable route, and methods for dealing with wet ground are well-established in cable installation. Rampion 2 engineers are therefore satisfied that this constraint can be managed.

The width of our current, proposed red line DCO boundary provides us with some flexibility to avoid some wet areas of ground. However, were we to move the construction corridor further north of the current proposed red line DCO boundary (towards the field boundaries) then we would encounter other issues:

- We would cross additional treelines.

*not true. 60% Fambled
 Sterilising
 Treelines Concerns. For ne.
 Save my
 Tight to Red
 line.
 Cloud
 Gateways
 ...
 Sweets A-50 12*

*Boundary
 Proximity to Gate 11 Containage*

- We would need to protect the root protection zones of trees, meaning that the works would need to be kept a minimum of 10m-15m away from the (non ancient) woodland areas on the property boundary.
- Where the property boundaries comprise ancient woodland, a buffer of 25m is required to be met and it is noted that much of the woodland to the north is designated ancient woodland and would be subject to associated protective planning policies. These areas are marked on the enclosed plan 42285- WOOD-CO-ON-PN-MD-0022
- The project is required to use a cable routeing that is economic and efficient. Therefore, the additional cable length required by the routeing of the cable northward along the field boundary would need to be justified on environmental or engineering grounds (which the Rampion2 team do not believe it to be).

?

was by
why

Notwithstanding the above constraints, we have sought to address the points you have raised and considered the possibility of moving the cable route northwards but remaining within the red line DCO boundary. The attached plan reference 42285-WOOD-CO-ON-PN-MD-0022 shows:

- Red line DCO boundary (as published for consultation in Oct/ November 2022) -
- potential indicative 40m cable routeing hatched in green avoiding tree belt
- ancient woodland areas (minimum distance 39m from DCO red line at the closest point). This data is from Natural England <https://www.data.gov.uk/dataset/9461f463-c363-4309-ae77-fdcd7e9df7d3/ancient-woodland-england>

This has been prepared to show how we may be able to locate the final cable alignment within the red line DCO boundary so as to push it as far north as practicable.

We cannot fix the precise cable alignment at this stage, and we propose to progress the full extent of the DCO red line in order that maximum flexibility to install the cable is maintained as discussed on the phone. We will seek to deliver the approximate alignment shown hatched green on the plan if reasonably feasible and practical prior to construction. Please do contact me if you would like to discuss this further.

2. Concerns raised in letter from Westpoint Farm Vets (of 10th February 2021)

In their letter of 10th February 2021, Westpoint Farm Vets raised the concern that livestock could be injured if they gain access to cable trenches, and commented that, "This risk could be greatly reduced were the cable route to instead follow the field boundaries, thus requiring only one line of fencing."

Our cable installation works would involve the installation of appropriate fencing (such as stock-proof fencing) along the cable route, in order to avoid cattle or other farm animals gaining access to the trenches or the construction works. This approach of fencing-off the construction working "corridor" is typical for cable installation works. Detailed access arrangements such as appropriate gates would be discussed with you.

Not Addressed.
Cattle cross
from west

3. Effect of cable installation on farming practices

You have explained your concern that our cable proposals (and severance of your estate) would destroy your farming business, which is based on your single-handed running of your farm and also, that you believe that the operating of crossing points for cattle and sheep is not viable. You have requested that we keep our cable route to your field boundaries; allowing cattle to be farmed to the south, while hay making activities continue separately to the north (with no crossing of the cable route required).

For the reasons explained in Point 1 above, it is our conclusion that the movement of the cable corridor to the field boundaries is not appropriate. However, we would seek to work with you in order to minimise impacts through detailed siting within the DCO red line boundary and if appropriate locate and operate any crossing points over the construction corridor at appropriate

locations, to enable you to move cattle back and forth as you need to or discuss alternative arrangements should you decide (as discussed) that you would not keep cattle in the northern field. Carter Jonas will be contacting you to obtain further information on your farming matters raised. —

*Not True.
Never
Happened.*

4. Crossing of driveway

Where our cables cross rivers and major roads, or other significant obstacles, we would install them by "trenchless" methods such as Horizontal Directional Drilling (HDD). This involves further land take for HDD entry and exit pits and further assessment work is required due to the more extensive nature of the works. In the case of the driveway at College Wood Farm, we propose to perform the crossing by open-cut trenching. We expect that the crossing of the drive would take less than one week and that during this time a suitable local temporary diversion route would be established. A passing gateway (or similar) system would be put in-place for a longer period, to enable construction traffic to safely cross the driveway (and bridleway) at this point. The driveway would be returned to as good or better condition shortly after the cables have been installed, and when all works are complete and removed a final inspection would be carried out to confirm that reinstatement is acceptable.

5. Danger to horse riders

The presence of horse riders on your property has been highlighted to us. We would put in-place appropriate measures to facilitate the ongoing use of the bridleway: including fencing along the construction corridor, and appropriately located and operated crossing points over the corridor.

6. Access gate on driveway

You have pointed-out that the gate across your driveway is often locked, and perhaps you are concerned that were it to be open and available for regular access then the security of your property might be compromised.

wrong.

I confirm that the College Wood Farm driveway would be used only for access during the operational life of the cables for any required checks or maintenance. We expect that this "operational" access would be required on an infrequent basis: perhaps a few times a year and in most cases by prior arrangement (in the same way that utility companies already perhaps gain occasional access to your land), save in the event of an emergency.

7. Planning applications

You have explained that you are intending to construct a number of houses on your property at College Wood Farm

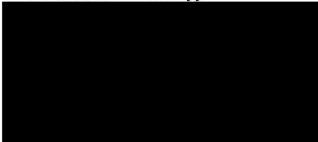
Whilst we understand that you have not yet submitted a planning application for this development, we will be happy to discuss your plans with you as they progress to seek to ensure compatibility of the proposals.

8. Biodiversity reports

With a letter of 19th July 2022, we received an ecological report and commentary regarding College Wood Farm.

We passed this information to our project ecologists, who reviewed it. Their conclusion was that the information it provided is useful and is not inconsistent with their baseline ecological assessment of College Wood Farm, but it does not change the approach that should be taken to construction there.

Yours sincerely,



Vicky Portwain
Land Transaction Manager
Rampion 2

*me
20/8
100
=*

College Wood Farm
WISTON
Steyping

31/7/23

Vicky Portwain
Rampion 2
Windmill Hill Business Park
Whitehall Park
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