

**Rampion 2 Offshore Wind Farm
Development Consent Order**

Representations Submitted by Knight Frank LLP

on behalf of

Alexander Langlands Pearse, Marcus Langlands Pearse, Charles Langlands Pearse,
Electra Karidis and E.M.B Burrows Will Trust (freeholders)

and

Oakendene Estates Ltd (leaseholders)

“Oakendene Estate”

1. Introduction

Oakendene Estate is a mixed residential, agricultural and industrial estate located between Cowfold and Bolney in West Sussex. The property consists of Oakendene Manor a grade II listed manor house with associated historic parkland, two cottages and a coach house near the Manor, a farmhouse and cottage near the industrial estate. The Industrial Estate has developed from the agricultural buildings and supports nine local businesses. The Industrial Estate is managed by Oakendene Estates Ltd via a long lease. The surrounding agricultural land is bounded by the A272 and Kent Street. The land consists of arable pasture woodland and a feature lake in the parkland. The property extends in total to 71.95 ha (177.79 ac) (“The Property”).

The property is owned freehold by Alexander Langlands Pearse, Marcus Langlands Pearse, Charles Langlands Pearse, Electra Karidis and E.M.B Burrows Will Trust. There is a lease to Oakendene Estates Ltd for the Industrial Estate. The Company is owned and operated by the family.

The proposed Scheme seeks the following rights in the draft Order

A. Permanent Acquisition of Land

Plot	Sqm	Ha	Ac
Plot 33/9	105,039	10.5039	25.96
Total	105,039	10.5039	25.96

The Permanent Acquisition of land represents 15% of the entire Property

B. Acquisition of rights by the creation of New Rights or the imposition of Restrictive Covenants

Plot	Sqm	Ha	Ac
Plot 33/1	58222	5.8222	14.39
Plot 33/2	456	0.0456	0.11
Plot 33/3	122	0.0122	0.03
Plot 33/10	35899	3.5899	8.87
Plot 33/11	2052	0.2052	0.51
Plot 33/30	24181	2.4181	5.98
Plot 33/14	24596	2.4596	6.08
Plot 33/15	3645	0.3645	0.90

Plot 33/16	19456	1.9456	4.81
Plot 33/17	194	0.0194	0.05
Total	168823	16.8823	41.72

The acquisition of Right or restrictive Covenants in land represents 23% of the entire Property

C. The Right for Land to be Used Temporarily

Plot	Sqm	Ha	Ac
Plot 33/12	63237	6.3237	15.63
Plot 33/13	950	0.095	0.23
Plot 33/21	211	0.0211	0.05
Plot 33/5	140	0.014	0.03
Plot 33/7	17	0.0017	0.00
Plot 33/8	230	0.023	0.06
Total	64785	6.4785	16.01

The Temporary Use of Land represents 9% of the entire Property

Overall the Scheme seeks to acquire, use, restrict the use of and use temporarily a total of 33.865ha (83.68ac) 47% of the entire Property. The scheme is a significant change to the nature of the Estate which, if implemented, has significant detrimental effects and fundamentally changes the character of the area and amenity of the remaining Property.

2. The Rampion 2 Scheme as it affects the Property

The Scheme requires land and rights set out above for the following works:

- The siting of the Onshore Substation to be constructed on Plot 33/9 consisting of transformers, reactors, capacitor banks, Air Insulated Switchgear (AIS), Gas Insulated Switchgear (GIS), fire walls, reactive compensation equipment, harmonic filters, High Voltage (HV)/Medium Voltage (MV) equipment, switch room, control building, welfare facilities, environmental planting, flood alleviation measures and security fencing. It is understood that the maximum building height is 12.5m. In short an industrial complex in a countryside setting.
- An access road from the substation to the A272 (Plot33/15)
- Environmental mitigation works between the Substation and the A272 and in the Parkland next to Oakendene Manor (Plots 33/14,33/11,33/30 and 33/10)
- Rights to install underground cables on land south of the substation (Plot 33/1)
- A temporary work site for the construction of the substation between the substation and the A272 (Plots 33/14 and 33/16)
- A temporary storage area east of the Industrial Estate. (Plots 33/12 and 33/16)

The Environmental Statement indicates a construction period of 3 years.

3. Specific Concerns relating to the Scheme and its Construction

a. Residential Amenity

Oakendene Manor is a substantial country house with outbuildings and ancillary accommodation. It has a parkland and views to a lake. The construction of the substation is going to have significant impacts upon the amenity of the residents in the main house and ancillary accommodation.

b. Effect on the Listed Building and Historic Parkland

The Manor and its surrounding land is of historical and cultural importance. The building was listed in 1980 and is Grade 2. There is a diminution in the setting of the building which is detrimental to its status as an historic building and its capital value.

c. Visual Impact

The amenity and effect on the listed building will, following construction, be mainly visual. The substation will be visible from the curtilage of the house imposing an urban/industrial view upon one which was once wholly rural and agricultural.

d. Construction Implications

During construction there are going to be significant detrimental affects upon the remaining property, its residential and other occupiers. Noise, dust and vibration are all of significant concern. Security of the remaining property will be a concern during construction with a significant workforce located close to the residential property. Nuisance to the estate residence could become a problem. Furthermore, a significant worksite is likely to encourage and attract criminal activity, particularly theft, which increases the threat to the remaining Property.

e. Construction Traffic

The construction of the substation and the underground cable will increase markedly the traffic on the A272. As there are temporary sites both east and west of the Manor there is going to be a significant increase in both light and heavy traffic on the road north of the Manor.

f. Working times and light pollution

There is concern with regard to the working hours on the substation site and the disturbance after dark and at weekends. As the substation site is visible from the Manor working lights are of particular concern

g. Effect on the Industrial Estate

The Estate has developed a successful Industrial Estate catering mainly for small to medium sized local businesses. The estate's income is dependant upon the rent paid for the premises by successful business operators. There is concern that the traffic and construction in general will cause difficulties to the tenant businesses on the estate. The difficulty is particularly acute as the proposal for Rampion's cable storage is to share the main access to the estate. Proper measures need to be put in place to ensure that Rampion's access to the Property does not impede the access or use of the Industrial Estate.

4. Compulsory Acquisition of Land

The owners and occupiers of the Property are fundamentally opposed to the acquisition of their land under compulsory purchase.

The estate has been in communication with Rampion over the last 4 years. The Estate has been engaged with Rampion in more detailed negotiation in recent months, however this negotiation is yet to be concluded.

It is the Estate's view that a negotiated land agreement can be reached, and therefore we consider that Compulsory Purchase Powers should not be granted for the plots identified above. Furthermore, there is concern that the negotiation clock has been "run down" to this point where Rampion has the additional negotiating leaver of Compulsory Purchase via the DCO. It is considered that such an approach, intentional or otherwise, should not result in a beneficial negotiating position to landowner's disadvantage.

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3 November 2023