
From: Rosie Salt-Crockford [REDACTED]@cla.org.uk>
Sent: Thursday, February 29, 2024 4:18 PM
To: Rampion2 <Rampion2@planninginspectorate.gov.uk>
Subject: Rampion 2 - Engagement

You don't often get email from [REDACTED]@cla.org.uk. [REDACTED]

Dear Sirs

RE: Rampion 2 Offshore Wind Farm – DCO Application

The CLA is the membership organisation for rural business in England and Wales. Our members are responsible for over 10 million acres across these two nations, and we exist to champion, protect and enhance the rural economy, environment and way of life.

CLA members own and manage a large proportion of England's most protected and environmentally important landscapes as well as more productive and fertile areas. Rural landowners are in a strong position to help with the list of ever increasing complex social demands, including protecting natural habitats, enhancing the natural beauty of the countryside, sustainable food production, timber production, the provision of public access and working towards net zero - all of which must fit alongside the need to remain financially viable. We recognise and support our members' role in this wide-ranging social arena.

A number of our professional members have informed us that communication and engagement by the Rampion team has not met the expected standard, therefore leading to a breakdown in negotiations. As such, we write to you now to highlight this issue. At the CLA we have always been keen to facilitate good communication in such situations, as we would always prefer to see agreements being reached on a voluntary basis as opposed to via a CPO method. Given the lack of willing engagement thus far by Rampion, this is looking increasingly unlikely to happen which is very disappointing.

As an organisation, the CLA believes that it is imperative that those affected by any large infrastructure scheme are dealt with in a clear and timely manner, and that RWE and anyone acting for them are at all times accessible, professional and open to good faith negotiation and dialogue.

Moreover, it is in the interest of the wider rural business sector(s) we represent, that compulsory powers are exercised with restraint and proportionality (we note that the initially unlimited working width for this scheme as included in the heads of terms when first issued, caused a lot of concern amongst landowners and agents alike). Proper consideration must always be given to legitimate concerns about the use of compulsory powers, especially in terms of the disruption they can cause to those whose livelihoods are found in and around the land to be affected.

To try and assist our members (both professional and landowning) as well as Rampion, we asked to meet with RWE/ their agents to discuss the scheme and were permitted a meeting in August 2023. At this meeting, we suggested that the CLA could host/ facilitate a meeting between RWE's agents and the various other agents acting on behalf of affected landowners, with the aim being to provide a neutral space for open discussion. We thought that a number of queries and issues around the Head of Terms could be addressed at large, which would have saved all parties time and effort given that almost all of the landowner agents had reservations with the regards the same clauses. Sadly, this offer was met with a firm 'NO' by RWE and its agents. It is perhaps worth noting, that having done something similar previously when the Esso Oil pipeline negotiations had come unstuck, we know that this sort of facilitated meeting can be of great benefit and help to get relations and negotiations back on track. We were therefore disappointed when our offer to help was rejected with little to no consideration.

We believe that there is still the opportunity for better engagement and negotiation to take place regarding Rampion 2 which would mean that CPO powers would not have to be used. At present however, the feeling

amongst many of our members is that Rampion is very much expecting and relying on securing CPO powers through its DCO application, and that by approaching the project in this way, there has been a detrimental impact on their engagement with landowners/agents thus far.

Yours faithfully

Rosie Salt-Crockford MRICS FAAV Rural Surveyor (South East) Country Land and Business Association (CLA)


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Please note my standard working days are Monday to Thursday