

Rampion 2 Wind Farm
Category 4:
Compulsory Acquisition
Land Engagement Reports:
Green Properties
Date: July 2024
Revision A

Application Reference: 4.6.2

Pursuant to: The Infrastructure Planning (Examination Procedure)
Rules 2010, Rule 8(1)(c)(i)

Ecodoc Reference: 005265859-01



Document revisions

Revision	Date	Status/reason for issue	Author	Checked by	Approved by
A	09/07/2024	Deadline 5	Carter Jonas	RED	RED

LANDOWNER NAME:	Green Properties (Kent & Sussex) Limited	URN on LRT:	078
AGENT:	Simon Mole (Montagu Evans)	Relevant Rep Ref:	RR-138
PROPERTY NAME:	Land on the east side of Kent Street, Cowfold (WSX145617) Land on the south side of the A272, Cowfold (WSX227694) Approx. 2.38 acres potentially affected (currently within DCO Order Limits)	Written Rep Ref:	REP1-101 PEPD-074 PEPD-075 PEPD-108 PEPD-109 PEPD-110 PEPD-111
LAND INTEREST:	Category 1 Works 13 – Temporary Construction Access Works 14 – Construction and Operational Access Works 19 – Onshore Connection Work	PLOT No:	33/4, 33/22, 33/23, 33/24, 33/25, 33/26

STATUS

The Applicant has engaged with the Landowner since 2021 and in that time has assessed a number of alternative proposed cable routes (proposed by the Landowner / Landowner's agents), as part of negotiations in accordance with its established assessment process. The Applicant has also put forward proposed mitigation measures and an above market value commercial offer demonstrating meaningful consultation and engagement.

The Alternatives considered include the re-routing of the cable route off the Property, as well as re-routing the cables along the southern boundary of the Property. The Applicant is partially constrained in considering alternatives at this location as the cable exit point from the Oakendene Substation has yet to be finalised and therefore flexibility is required by the Applicant to enable the cables to pass under Kent Street and onto the Property. The Applicant has put forward the proposal of extending the HDD to pass underneath the newly planted woodland / tree saplings at the Landowner's request reducing the extent of tree saplings that require to be removed for the Proposed Development. Negotiations with regard to a voluntary agreement are ongoing with the Landowner.

NEGOTIATIONS FOR VOLUNTARY ACQUISITION OF RIGHTS

- **Heads of Terms** were issued in **January 2024**.
- The Applicant received comments on the Heads of Terms from the Landowner's agent on **18th April 2024** including:
 - Key Terms – amending wording to “...and temporary working areas plus any temporary access routes and permanent access rights as required”.
 - Option Land – changing the land edged “Red” to the land edged “Green” but accepting that the Landowner may seek to grant the Applicant rights to rectify drainage mitigation outside of this area.
 - Option Land – tweaking wording to “All necessary access and other necessary rights for the construction, operation, and maintenance of the Cable Route”.
 - Option Extension Payment – increasing the payment offered.
 - Easement Amount – entered an area-based payment instead of the proposed linear meterage proposed payment.
 - Grantor's Agent's Costs – requesting to remove cap on fees.
 - Grantor's Solicitor's Costs – requesting to remove cap on fees.
 - Rights – several points in this section for further discussion.
 - Protections – adding the wording to the final sentence “...in accordance with the National Compensation Code”.
 - Restrictions – several points in this section for further discussion.
- The Applicant met the Landowner and Landowner's agent at an on-site meeting on **24th April 2024**, and the Landowner requested the Applicant to reduce the proposed construction corridor (circa 100m wide), and to re-locate the cable route along the southern boundary of the landholding
- The Landowner has been more focussed on seeking to agree an alternative / more acceptable cable route and access, and as such progression with the negotiations of the Heads of Terms has not been as advanced as it may have been if the cable route was agreed.
- The Applicant has issued revised Heads of Terms, including a revised easement consideration and an amended plan showing the proposed extended trenchless crossing.

PROGRESS OF NEGOTIATIONS TO ACQUIRE LAND RIGHTS FOLLOWING CAH 1

- A letter was received from the Landowner's agent dated **22nd May 2024** in response to the Applicant's offer to extend the HDD trenchless exit into the second field beyond the sapling planting and pond. The letter acknowledged that this proposed offer is broadly acceptable to the Landowner and there was a request for the Applicant to take this option forward into the Heads of Terms. However, the letter also stated that “we would expect Rampion to reduce its construction requirements down to a maximum of 40m and permanent rights over a maximum of 20m.” This is not workable for the Applicant for the reasons set out below at **Footnote**

1*. Further the letter expressed the continued objection by the Landowner to the proposed access from Kent Street and a request for the Applicant to either create a new access within the DCO Order Limits or make use of the southern access point from Kent Street.

- Further to a discussion on site at College Wood Farm with the Landowner's agent, the Applicant sent an email to the Landowner's agent on **14th June 2024**, requesting a plan of the access that the Landowner was seeking to be used at Kent Street. A response email was received from the Landowner's agent dated **14th June 2024** requesting consideration of two new haul road entry points from Kent Street outside of the DCO Order Limits. An assessment of this route was carried out by the Applicant's project team and the following information was communicated to the Landowner's agent via an email dated **27th June 2024**:

"Our consultants and engineers have considered the proposal, and the project team has concluded the following:

- *The proposed access would involve a doubling of hedgerow loss compared with the proposed access through an existing gateway and a smaller section of hedgerow.*
- *There would be increased ecological, arboricultural and landscape and visual impacts.*

Weighing these impacts against the land use impacts, the Applicant proposes to proceed with the plans for a haul road entering at the currently identified entrance within the DCO Order Limits."

- A further email from the Applicant to the Landowner's agent on **1st July 2024** explained that, with regard to the southern existing access, whilst this is already an access from Kent Street to the south it is significantly more constrained by trees and hedges than the Applicant's proposed access in the DCO order limits and would require crossing the east-west treeline at that point resulting in overall greater tree/ hedgerow loss. The Applicant noted that the selected access to the north within the DCO Order Limits is less constrained by vegetation. The Landowner's agent queried the extent of hedgerow loss, and the Applicant clarified the position on **5th July 2024**. The Landowner's agent requested updated key terms and plan in any event.
- As noted in the Negotiations section Key terms and the amended plan were sent on **8th July 2024**.

Footnote 1* *The reduction of the DCO Order Limits to a width of 40m presents a significant project risk as it removes the required flexibility required for Ground Investigation surveys and detailed cable design or pre-construction / construction phase potential constraints such as archaeology, UXO etc that could present a risk to the delivery of the project. The temporary construction corridor will be 40m for trenched cable installation as per the DCO Application. However, the location of the 40m construction corridor is not determined at this point and will be within the DCO Order Limits boundaries to retain flexibility to account for detailed design. This is required, for example, to construct an appropriate crossing of services in agreement with the utility operator. Within the corridor boundary, the construction design will take landowner requirements and requests into account as far as possible. Please see Rampion 2's "Applicant's responses to Action Points arising from Compulsory Acquisition Hearing 1- Table 2-2 - 1 for a detailed account of the rationale behind this: [Applicant's response to Action Points arising from ISH2 & CAH1 \(planninginspectorate.gov.uk\)](https://planninginspectorate.gov.uk)*

LANDOWNER ENGAGEMENT (2021 to 2024)

- The Applicant has had detailed dialogue with the Landowner and the Landowner's agents commencing from **April 2021**.
- Written correspondence issued both via emails and letters have been issued to the Landowner and the Landowner's agent across this period as evidenced by the Landowner Engagement Tracker (below) and in the accompanying correspondence bundle.
- The initial correspondence between the Applicant and the Landowner's agent in **2021** focussed on seeking to enter into a survey licence for non-intrusive ecology surveys. A payment was made to facilitate survey access at this time.
- The Landowner appointed a new agent in **2022** and the Applicant and Landowner's agent exchanged several emails and letters between **May 2022** and **December 2022** principally concerning the Landowner's Queen's Green Canopy tree planting proposals and the potential conflict with the proposed cable route.
- In **November 2022** the Landowner's agent proposed two alternative cable routes avoiding the Landowner's landholding – but both proposed routes were outside of the boundary consulted on (the PEIR boundary) (please see "1. Offsite far south cable route options" in Alternatives below). These options were discounted, and this was communicated to the Land Interest in December 2023.
- In **January 2023** the Applicant received an email from the Landowner's agent requesting that the southern cable route located through land to the south owned by neighbour Mr Ball was used for the cable routeing. Further to assessment the Applicant discounted the 'southern cable routes' that would have avoided the Property (please see 2. Southern Cable Route in Alternatives below).
- From **January 2023** to **March 2023** several emails and letters continued to be exchanged between the Applicant and the Landowner's agent, with the Landowner's agent making strong reference to preferring a "southern cable route" following the southern boundary of the Property over the currently proposed "northern route".
- In April 2023 the Applicant considered several alternative routes at this location (as per the details in 3. Southern Oakendene Cable route options in Alternatives below)
- In **April 2023** the Applicant put forward an alternative cable route proposal to the Landowner, but this was not accepted (see the details in 4. The Middle Route in the Alternatives section)
- During a telephone conversation between the Applicant and the Landowner, on **22nd May 2023**, the Landowner specifically requested that the Applicant **not** issue the Landowner with Heads of Terms.
- In **July 2023** two letters were received by the Applicant from the Landowner and the Landowner's solicitors setting out the Landowner's concerns and cable route preferences for College Wood Farm and Land at Kent Street.
- In **January 2024** Heads of Terms were issued to the Landowner.

- The Landowner appointed a new agent in **March 2024** and the Applicant and the Landowner's agent exchanged several emails and letters before setting up an on-site meeting on **24th April 2024**. In addition, the Landowner's agent made several comments on the Heads of Terms and indicated a willingness to work towards reaching a voluntary agreement.
- The Applicant met the Landowner and Landowner's agent at an on-site meeting on **24th April 2024**, and the Landowner requested the Applicant to reduce the proposed construction corridor (circa 100m wide), and to re-locate the cable route along the southern boundary of the landholding along a gap of c. 30m the land interest had left free of saplings from the southern field boundary (see 5. in Alternatives below).
- The Applicant wrote a letter to the Landowner dated **9th May 2024** outlining the Applicant's response to the proposed revised cable easement plan sent by email from the Landowner's agent on **18th April 2024**. The letter explained the reasons for not accepting a proposed cable alignment to the south but stated that the Applicant's project team had considered how it would be feasible to address some of the Landowner's concerns by avoiding existing sapling planting. The suggestion of retaining the cable corridor within the current DCO Order Limits but extending the trenchless crossing exit to the second field east of Kent Street (HDD 2) was put forward (see 6. below). The Applicant noted that the requirements for access from Kent Street to the location of the trenchless crossing exit and onwards along the cable route would still need to be discussed and agreed as it is likely this would still be required from the existing access off Kent Street, which was noted is not currently in vehicular use due to it being blocked by the storage container. Furthermore, appropriate offsetting from the pond would be required.
- During **June 2024**, the Landowner's agent requested consideration of x2 new access points from Kent Street (see 7. Revised Kent Street Access options in the Alternatives section below). and continued to request that an alternative access route be considered.

IMPACT ON LAND INTEREST

- The Applicant understands that the land proposed to be used for the cable route is currently used for hay (and haylage) and saplings. The construction works will result in temporary loss of available grazing / hay and removal of a limited number of saplings for the haul road for the c. 6m temporary construction access. New saplings can be planted further to construction. Accessibility may be reduced to east of the Property beyond the trenchless crossing area and appropriate mitigation measures will be discussed with the Landowner taking into consideration the land use at the time of construction.

IMPLICATIONS OF IMPACT

- Temporary loss of grazing / crop loss, potential route to claim for disturbance / crop loss.

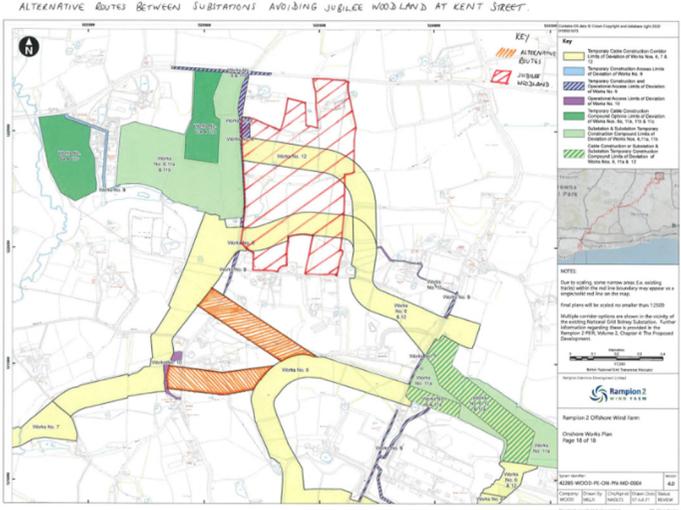
PROPOSED MITIGATION

- Mitigation to be included where possible with crossing points / accesses / fencing depending on the land use at the time of construction.
- Replanting of saplings after construction.
- Route to a compensation claim in respect of the occupier of the land, likely for crop loss and disturbance.

OUTSTANDING ISSUES DELAYING CONCLUSION OF VOLUNTARY AGREEMENT

- ..
- The Applicant emailed the Landowner's agent on **5th July 2024** to request clarification with regard to the key terms plan contents. The Applicant issued revised key terms addressing points previously raised by the Landowner on **8th July 2024**.

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ALTERNATIVES – REVIEWED AT THE LANDOWNERS REQUEST			
Description of Proposed Change	Full, Partial or no Change to cable route, access or construction method proposed to be used	Stat consultation ref if applicable	Description of and reasons for decision
<p>1. Offsite far southern cable routes: 8/11/22 The request was that the cable route should avoid two areas of land, owned by Green Properties Limited, to the east of Kent Street. And that, instead, the cable should follow the routeing shown on the plan below which were routes c. 0.5-1km to the south of the Oakendene substation site.</p> 	No		<p>Rejected due to significant engineering challenges and implications with regard to the route to the south of the substation, land uses included a chicken farm, and further equestrian paddocks.</p> <p>Cables entering and exiting the substation from the south were at the time considered technically achievable however it was noted that this would require changes to the Red Line Boundary, substation layout, substation size and shape.</p> <p>The following factors were noted:</p> <ol style="list-style-type: none"> 1. The limited space will result in a congested area for cable installation to accommodate the 4x 275kV circuits, separation distances and the 2x 400kV circuits at the southern boundary of the substation. 2. There is the risk of damaging the cable during pulling due to the twisting effect caused by several bends in a short area to accommodate parallel routes 3. The potential project to the South could cause routing difficulties if we route additional cables in the identified corridor. 4. The substation would have to be re-designed to accommodate the cables entering and exiting at a similar location, this would likely require a greater area and a different shape compared to the agreed shape / size.
<p>2. Southern cable route Email of 18th Jan 2023 from Guy Streeter. Kent Street:</p>			<p>This Alternative was given due consideration but rejected potential impacts (including the amenity of nearby residents, effects on trees and vegetation), engineering challenges and significant additional cost.</p>

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<p>3. Southern Oakendene Cable Options – Rampion 2 proposed alternatives A1 – A7 south of the DCO as potential modifications to the southern cable route for assessment. These were explored by the Applicant at this time, 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 the Applicant, having regard to objectively assessed impacts, and to the Landowner, and would therefore facilitate an agreement on the land rights required for the Proposed Development</p>			<p>Further to the email from the land interest’s agent on 18th Jan 23 and the rejection of 2. above, x7 alternatives cable routes were considered, with 5 options being rejected due to the HDD being too long with substantially increased costs and technical challenges.</p> <p>The original northern route was preferred to the two remaining feasible options due to amenity reasons associated with routes to the south and the preferred engineering route. However, the Applicant ensured that the conclusions were discussed with the Landowner to explore any further potential for agreement.</p> <p>A proposal “the middle route” was provided to the Landowner as a result of this “optioneering” exercise (see below).</p>
<p>4: Rampion 2 proposed “Middle Route” April 23 Through the above exercise of exploring potential cable options, 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-</p>			<p>This proposal put forward by the Applicant was not agreed to by Mr Dickson, the Applicant understands due to its distance from field boundaries.</p> <p>Conclusion: Not accepted by Mr Dickson</p>

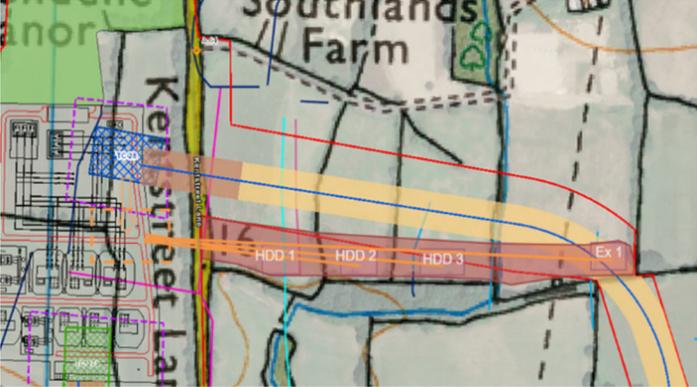
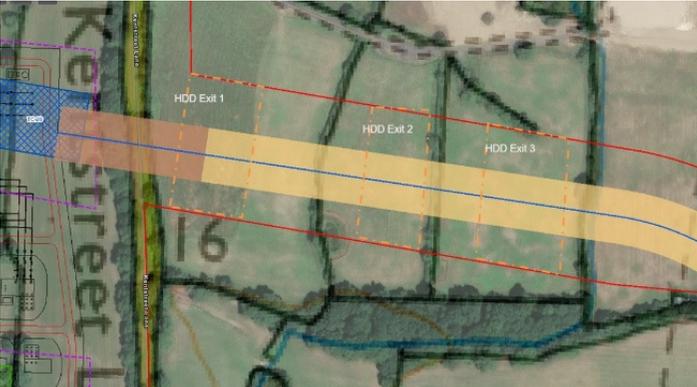
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<p>WOOD-CO-ON-PN-MD-0020, 'the middle route'. This plan was hand delivered to the Landowner's address on 7th April 2023 for informal discussion. The "middle route" between the northern and southern routes identified on the PEIR consultation works plans, informed by the cable route options generation considered under the above design-change – proposed by the Applicant.</p>			<p>Follow up letter dated 18th May 2023 (REP2-028 Appendix B) sent, setting out reasons for not progressing the northern route (Applicants response to Affected Parties written reps REP2-028 Appendix B)</p> <p><i>"Rampion 2 re-visited the potential for using the southern cable route option (as consulted upon in summer 2021) specifically for Mr Thomas Ralph Dickson – 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) 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</i></p>
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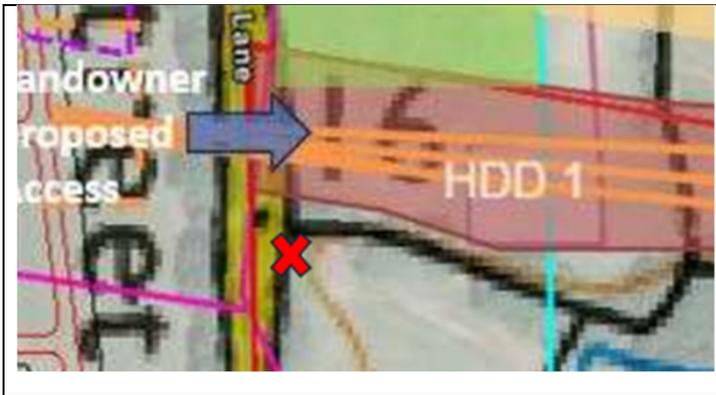
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			<p><i>cable route corridor (as consulted on in summer 2021). I explained that there are tree and hedge buffers which need to be maintained which prevent the siting of the cable immediately adjacent to the field boundary, but that we would seek, 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></p> <p>The south part of the DCO is constrained by a pond which was found to accommodate Great Crested Newt (GCN)</p> <p>Plan 42225-WOOD-CO-ON-PN-MD-0020 at Appendix F was enclosed with the letter of 18th May 23 (REP 2-028) Appendix B) and shows a small square excluded from the DCO red line to the west of Kent Street. This small area of land accommodates a pond and was excluded from the DCO red line due to the presence of the pond and trees since the first statutory consultation. The Applicant has checked the status of the area excluded from the DCO red line and confirms that it is in agreement that it is not a SSSI and therefore the SSSI policy constraint is not applicable. During the consideration of the alternative routes to the south of the northern route, it was not considered appropriate to propose the inclusion of the area previously excluded from the DCO back into the DCO red line. In May 2023. Even if it had been deemed appropriate, the requirement for additional consultation on this third-party land out with the control of Green Properties would have resulted in impacts on overall application programme planned in the forthcoming months. The engineering challenges referred to in the letter dated 18th May 23 remain valid and the Applicant points out that the northern route was also preferred due to associated amenity issues arising from the southern alternative as noted in E2.20. Plan 42225-WOOD-CO-ON-PN-MD0020 at Appendix F of the Applicant's Response to Affected Parties Written representations REP2-028 shows a residential property approximately 150m from the likely trenchless crossing location for the 'middle route', however the trenchless crossing compound and drill would be in much closer proximity for the southern route. Further access requirements from further south along Kent Street for the trenchless crossing were also a factor.</p>
<p>5. "Exa Route Request" 22-4- 2024 email from Simon Mole to Nigel Abbot: DCF 87 Kent Street: Mr Dickson requested a further cable route</p>			<p>This option was rejected due to engineering technical issues with length of HDD / cost implications and substation design issues.</p>

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<p>amendment request to the south of the existing DCO limits – “Examination Route Request”</p> 			
<p>6. On 8th May DCF 88 Kent Street – Rampion 2 proposed a trenchless crossing extension in order that the cable trenchless crossing exited in land beyond the field boundary where the saplings are located.</p> 			<p>The Applicant met with the land interest and explained why the route to the south (above) does not work for the Applicant.</p> <p>The applicant has offered a trenchless crossing extension to avoid the existing saplings has been proposed as shown by “HDD 2” marker on the plan. Access is still required through the area of saplings, and this would need to be discussed, however the land take of c.6m is significantly reduced from the cable corridor requirement. This offer was emailed to Mr Dickson’s agent on 10th May and the trenchless crossing plans have been amended and submitted into the Examination.</p>
<p>7. On the 14th June 2024, Simon Mole emailed a request for the Applicant’s consideration of x2 Kent Street revised Access points</p>			<p>The landowner proposed the access points shown by the blue arrow and red cross by way of an email from Simon Mole dated Our consultants and engineers have considered the proposal and the project team has concluded the following:</p>

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 <p>Landowner proposed access</p> <p>Lane</p> <p>HDD 1</p>			<p>The proposed access would involve a doubling of hedgerow loss compared with the proposed access through an existing gateway.</p> <p>There would be increased ecological, arboricultural and landscape and visual impacts.</p> <p>Weighing these impacts against the land use impacts, it has been determined that the Applicant proposes to proceed with a haul road entering at the currently proposed entrance within the DCO red line boundary.</p>
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CJ Negotiations/Contact Summary	Date of Contact	Method of Contact
<p>EM from Martin Page (BLB) re Mr T R Dickson, College Wood Farm, Spithandle Lane, Ashurst and Kent Street, Cowfold</p> <ul style="list-style-type: none"> > Confirmation that Martin Page is representing Mr Dickson. > Confirmation following Rampion 2 on-line briefing yesterday evening and followed by Ashurst Parish Council virtual meeting, Mr Dickson will not allow the Rampion 2 cable route to cross his property at Spithandle Lane or Kent Street. 	11/02/2021	Email
EM to Martin Page (BLB) re Mr T R Dickson, College Wood Farm, Spithandle Lane, Ashurst and Kent Street, Cowfold	12/02/2021	Email
EM from Martin Page (BLB) re Mr T R Dickson, College Wood Farm, Spithandle Lane, Ashurst and Kent Street, Cowfold	13/02/2021	Email
EM from Martin Page (BLB) re Mr T R Dickson, College Wood Farm, Spithandle Lane, Ashurst and Kent Street, Cowfold	04/03/2021	Email
EM to Martin Page (BLB) re Mr T R Dickson, College Wood Farm, Spithandle Lane, Ashurst and Kent Street, Cowfold	05/03/2021	Email
EM from Martin Page (BLB) re Rampion 2 - Mr T Dickson and Green Properties	16/04/2021	Email
<p>EM from Martin Page (BLB) re Rampion 2 - Mr T Dickson and Green Properties</p> <ul style="list-style-type: none"> > Requesting acknowledgement of email dated 16/04/21. > Mr Dickson has development plans for all of his sites and requests confirmation that Rampion are aware of this and will take the necessary action to avoid his land. 	24/04/2021	Email
<p>EM to Martin Page (BLB) re Rampion 2 - Mr T Dickson and Green Properties</p> <ul style="list-style-type: none"> > Confirmed that points / concerns raised in previous emails have been forwarded to the project team. > Confirmed that access is still required to WSX145617 and WSX227694 to undertake non-intrusive ecology surveys to inform the Environmental Impact Assessment. 	26/04/2021	Email
<p>EM from Martin Page (BLB) re Rampion 2 - Mr T Dickson and Green Properties</p> <ul style="list-style-type: none"> > Confirmation that due to ongoing development plans on both of Mr Dickson's site that there is no requirement for Rampion to carry out a survey as the cable route cannot cross Mr Dickson's land. 	27/04/2021	Email
<p>EM to Martin Page (BLB) re Rampion 2 - Green Properties (Kent & Sussex) Limited - Mr T R Dickson</p> <ul style="list-style-type: none"> > Confirmation that Rampion wish to work with landowners where possible. > Provided a non-intrusive ecology survey access licence for comment / feedback and included method statements for the proposed surveys. > Confirmed that should Mr Dickson's position not change, Rampion will start the process for issuing a relevant notice. 	01/05/2021	Email

<p>EM to Martin Page (BLB) re Rampion 2 - Green Properties (Kent & Sussex) Limited - Mr T R Dickson</p> <ul style="list-style-type: none"> > Further to email of 01/05/2021 - chasing response from Martin Page. 	05/05/2021	Email
<p>EM to Martin Page (BLB) re Rampion 2 - Green Properties (Kent & Sussex) Limited - Mr T R Dickson</p> <ul style="list-style-type: none"> > Further to emails of 01/05/2021 and 05/05/2021 – chaser email requesting the non-intrusive ecology survey access licence to be signed and returned – by 14/05/2021. > Confirmed due to the seasonal nature of the surveys that they need to be completed this spring. 	10/05/2021	Email
<p>EM from Martin Page (BLB) re Rampion II, Mr T Dickson and Green Properties (Kent and Sussex)</p>	11/05/2021	Email
<p>EM to Martin Page (BLB) re Rampion 2 - Green Properties (Kent & Sussex) Limited - Mr T R Dickson</p> <p>S.172 WAS SERVED</p> <ul style="list-style-type: none"> > Letter, Notice, Plans & Schedules included > Confirmation that the notice does not entitle Rampion to acquire any part of the property or any interest in it. > Access is only required to all non-intrusive ecological surveys to be undertaken (in accordance with the attached Schedule. > Requested confirmation of receipt of this email. 	15/05/2021	Email
<p>EM from Martin Page (BLB) re Rampion 2 - Green Properties (Kent & Sussex) Limited - Mr T R Dickson</p> <ul style="list-style-type: none"> > Acknowledged receipt of email. > Responded to Rampion directly confirming dates of telephone conversations between Mr Dickson and Richard Fearnall and dates of letters sent to Rampion. > Confirmation that Martin Page took over communications on his behalf on 26/01/2021. > Confirmation that Martin Page has sent more than 25 emails on Mr Dickson's behalf. > Raised a concern about being misled / given false promises. > Reiterated that Mr Dickson has extensive development plans for all of this sites and will not allow any conflict that would jeopardize his proposals. > Confirmed that Mr Dickson will not allow any surveys to take place as this would be seen as acknowledging that Rampion might blight his properties. 	17/05/2021	Email
<p>EM from Martin Page (BLB) re Rampion 2 - Mr T R Dickson and Green Properties</p> <ul style="list-style-type: none"> > Requested that Rampion do not carry out surveys under the Notice dated 15th May 2021 served on Mr Dickson – and wait until a site meeting can be arranged – where a voluntary access agreement can be discussed – in the week commencing 21st June 2021. 	27/05/2021	Email

<p>NB- A decision was taken internally to not serve the s172 entry notice on Mr Dickson - as it was believed a verbal agreement was likely to for surveys in June 2021</p>	<p>28/05/2021</p>	
<p>EM to Martin Page (BLB) re Rampion 2 - Mr T R Dickson and Green Properties</p> <ul style="list-style-type: none"> > Confirmation that entry will not be taken into Mr Dickson's land under the Section 172 Notice. > Requested whether Mr Dickson would be willing to grant verbal permission to undertake the non-intrusive ecology surveys over the next couple of weeks, in advance of any voluntary agreement being reached. > Confirmation of availability in week commencing 21st June 2021. 	<p>28/05/2021</p>	<p>Email</p>
<p>EM from Martin Page (BLB) re Rampion 2 - Mr T R Dickson and Green Properties</p>	<p>28/05/2021</p>	<p>Email</p>
<p>EM from Martin Page (BLB) re Rampion 2 - Mr T Dickson and Green Properties</p> <ul style="list-style-type: none"> > Confirmed Mr Dickson had just asked four Wood plc surveying employees to leave his land at College Wood Farm. > Mr Dickson was concerned they didn't take any biosecurity precautions on his livestock farm. > Rampion, promised not to access – concerned that this instruction has not been observed – Mr Dickson is disgusted about how the project is progressing in this heavy-handed way. > Confirmed Mr Dickson is reviewing his position in relation to agreeing to meeting with Rampion and will be seeking formal legal advice over his perceived invasion upon his property. > Requested no further access is granted until a meeting has been held with Mr Dickson. 	<p>02/06/2021</p>	<p>Email</p>
<p>EM from Martin Page (BLB) re Rampion 2 - Mr T Dickson and Green Properties</p> <ul style="list-style-type: none"> > Confirmation that Mr Dickson is available on 22/06/2021 at College Wood Farm. > Confirmation looking forward to discussing the possibility of agreeing a voluntary temporary survey access agreement. > Requested Rampion to confirm no further survey requests will be made until an agreement has been reached. 	<p>04/06/2021</p>	<p>Email</p>
<p>EM to Martin Page (BLB) re Rampion 2 - Mr T R Dickson and Green Properties</p>	<p>04/06/2021</p>	<p>Email</p>
<p>EM to Martin Page (BLB) re Rampion 2 - Mr T Dickson and Green Properties</p> <ul style="list-style-type: none"> > Apologised that surveyors entered Mr Dickson's land after confirming they would not. > Confirmed availability to meet on 22/06/2021. > Confirmed willing to discuss a voluntary access agreement with Mr Dickson and would like to discuss the survey access licence already put forward to Mr Dickson. > Reiterated the importance to Rampion's DCO application that surveys begin straightaway – requested to have a call – to enable surveys to begin sooner (than proposed meeting date of 22/06/2021). 	<p>07/06/2021</p>	<p>Email</p>

<p>EM from Martin Page (BLB) re Rampion 2 - Mr T Dickson and Green Properties</p> <ul style="list-style-type: none"> > Confirmed he will convey Rampion's apologies to Mr Dickson. > Confirmed 2:00pm time to meet on 22/06/2021. > Confirmed he will try and speak again to Mr Dickson re survey access. 	08/06/2021	Email
<p>EM to Martin Page (BLB) re Rampion 2 - Mr T R Dickson and Green Properties</p> <ul style="list-style-type: none"> > Queried whether Martin had been able to speak to Mr Dickson yet. 	09/06/2021	Email
<p>EM from Martin Page (BLB) re Rampion 2 - Mr T Dickson and Green Properties</p> <ul style="list-style-type: none"> > Confirmed spoken with Mr Dickson who is not available for the rest of this week [Martin] is then on annual leave following week. > Confirmed no access is possible until the site meeting on 22/06/2021. 	09/06/2021	Email
<p>EM to Martin Page (BLB) re Rampion 2 - Mr T R Dickson and Green Properties</p> <ul style="list-style-type: none"> > Acknowledged lack of Martin's and Mr Dickson's availability until 22/06/2021. > Requested Martin to confirm location of meeting. > Reiterated that surveys must start as soon as possible, and that this discussion will form a key part of the proposed meeting. 	10/06/2021	Email
EM from Martin Page (BLB) re Rampion 2 - Mr T Dickson and Green Properties	10/06/2021	Email
EM from Martin Page (BLB) re Rampion 2 - Mr T Dickson and Green Properties	11/06/2021	Email
EM to Martin Page (BLB) re Rampion 2 - Mr T Dickson and Green Properties	11/06/2021	Email
EM from Martin Page (BLB) re Rampion 2 - Mr T Dickson and Green Properties	11/06/2021	Email
<p>Site Meeting with Thomas Dickson, Martin Page (BLB), Jenn Bryden & James D'Alessandro (RWE) at College Wood Farm</p>	22/06/2021	Other
<p>EM from Guy Streeter (Savills) re Rampion 2 Proposals - Kent Street - Mr T Dickson</p> <ul style="list-style-type: none"> > Letter attached dated 26 05 22. > Reference to email on 11 08 21 and 13 10 21 notifying RWE of Mr Dickson's proposal to enter the entirety of the land at Kent Street into the Queen's Green Canopy (QGC). > All of Mr Dixon's land at Kent Street has been accepted by the Queen's Jubilee Committee and the proposal is for the entire area to be planted with trees - largest site in Sussex. > Tree planting is due this planting season in September / October. > Expected that the site will become a protected site and designated as a local nature reserve holding national significance - for 100 years. > Disappointed that there has been limited consultation and engagement with Mr Dickson and no detailed response to Mr Dickson's previous communication with RWE - remains unclear exactly what cable proposals are in this location nor the 	27/05/2022	Letter

<p>intended methodology.</p> <ul style="list-style-type: none"> > Trust you will carefully consider the information contained in this letter and how Mr Dickson's proposals will impact on RWE's proposals as there will be no possibility for RWE to disturb this land. An attempt to do so under the DCO / CPO process will lead to significant public outcry. 		
<p>LTR to Guy Streeter (Savills) re Rampion II - Thomas Dickson & Green Properties (Kent & Sussex) Ltd - Substation Announcement</p> <ul style="list-style-type: none"> > Rampion 2 Project has selected the site for its onshore electricity substation. > Two potential sites shortlisted last year; one at Bolney Road / Kent Street; the other at Wineham Lane North. > The Bolney Road / Kent Street the "Oakendene" site has been selected, although a bit further from the National Grid Bolney substation, it was better overall from an engineering and environmental perspective than the more constrained Wineham Lane North site. > The reasons for the main alternatives will be presented in the DCO application which is planned to be submitted in early 2023. > Public announcement due shortly in the press. 	<p>13/07/2022</p>	<p>Letter</p>
<p>EM from Guy Streeter (Savills) to T Glover (RWE UK Chair) re Mr T Dickson - Rampion 2 Cable - Land at Kent Street - Queen's Jubilee Plantation</p> <ul style="list-style-type: none"> > Reference to telephone conversation on 09 09 22 and letter to Vaughan Weighill (RWE) dated 26 10 22. > 70 acres accepted as one of a limited number of proposed new woodland sites known as the Queen's Green Canopy (QGC). > Mr Dickson has significant concerns with RWE's proposals for his land - RWE have had ample time to consider a less intrusive route. > Mr Dickson has made his plans clear to Rampion well in advance of the decision to site the substation at Oakendene. > Correspondence as far back as November 2021 Mr Dickson made it clear that the whole of his landholding in Kent Street would be planted with trees. > In May 2022 Mr Dickson also made it clear that there was no possibility to disturb this land and asked Rampion to show respect for his proposed QGC Project - RWE's proposal puts Mr Dickson's project in jeopardy. > Project team have not provided details of RWE's proposals and have not consulted or engaged with Mr Dickson in an adequate way. > Majority of Mr Dickson's land at Kent Street has enhanced biodiversity, as notified to RWE last year > In light of Mr Dickson's early communications to RWE and his request that RWE show some respect Mr Dickson finds RWE determined defiance to hamper this project utterly staggering. Furthermore Mr Dickson is astonished that RWE and your consultants have not looked more carefully at other routes to create the necessary connection points for the various cables to the substations in and around Kent Street. > Mr Dickson has never met Rampion 2 management or agents at Kent Street, Cowfold at any time. > RWE have never supplied substantive information 	<p>08/11/2022</p>	<p>Letter</p>

<p>with details of the cables, proposed laying methodologies or any proposals for wildlife mitigation to Mr Dickson.</p> <ul style="list-style-type: none"> > Reference to a failed CPO case: The London Borough of Barking and Dagenham Council CPO 2021 (Case Ref: APP/PCU/CPOP/Z5060/3278231 - noting that the Inspector levied criticism at the acquiring authority for its approach to consultation and engagement with stakeholders and potentially affected parties. 		
<p>EM to Guy Streater (Savills) re Mr T Dickson - Rampion 2 Cable - Land at Kent Street - Queen's Jubilee Plantation</p> <ul style="list-style-type: none"> > Letter attached dated 25 11 22. > Reference to GS's letter to Tom Glover, RWE UK Chair dated 08 11 22. > The Queen's Green Canopy Project. <ul style="list-style-type: none"> - Mr Dickson's intended planting area of approx. 75 acres (c. 30 hectares). - Two potential cable routes (of which only one will be required) measure 450m and 490m along their centreline. - Current "corridor" shown is 100m to allow flexibility for future cable routeing. Previously advised 50m construction corridor, contemplating reducing further to 40m requiring a 20m permanent easement for the cables. - Mr Dickson's aim to achieve at least 70 acre canopy, open trenched route would equate to approx. 3.3% of the overall area on a permanent basis, and an approx. 3.3 - 5.2% temporary area during construction. - RWE are aware that the QGC project is being supported by the Woodland Trust and that they can offer landowners advice on planning and guidance on management. > RWE have requested further details on of the proposed planting on a number of occasions. > RWE consider it a reasonable expectation to continue to pursue an open discussion regarding potential alignment of the need to restrict planning (over the permanent 20m corridor) based on emerging QGC planting proposals. > VW confirmed that RWE were only informed of Mr Dickson's plans to plant the Kent Street site with trees in November 2021, after Rampion's main statutory consultation. > VW outlined that Rampion 2 is a NSIP which was announced publicly in early 2020 and which published its initial cable proposals in January 2021 as part of a 4 week non-statutory consultation followed by a more refined proposal in a Statutory Consultation which ran between July and September 2021. The recent targeted Onshore Statutory Consultation provided a further opportunity for engagement. > VW outlined that the pre-application phase of NSIP's is the main opportunity for applicants to amend their scheme in response to comments from stakeholders and encouraged Mr Dickson to engage with RWE on this basis regarding reducing the effect of the two potential routes on this proposals. > VW commented that Rampion 2 is committed to funding a BNG of 10% along the overall ~ 40km cable 	<p>25/11/2022</p>	<p>Letter</p>

route. > Suggested Alternative Routeings.		
EM from Guy Streeter (Savills) re Mr T Dickson - Rampion 2 Cable - Land at Kent Street - Queen's Jubilee Plantation > GS confirming Mr Dickson is away for a week and asking for extension to consultation deadline.	29/11/2022	Email
EM to Guy Streeter (Savills) (from RWE) re Mr T Dickson - Rampion 2 Cable - Land at Kent Street - Queen's Jubilee Plantation > VW confirming extension of consultation window by 1 week.	29/11/2022	Email
EM from Guy Streeter (Savills) re Rampion 2 Cable - Land at Kent Street - Queen's Jubilee Plantation > GS confirmed that he had met with Mr Dickson today - and a response will be submitted early next week. > GS noted in VW's letter of 25 11 22 that VW urged GS / Mr Dickson to engage on Kent Street Queen's Jubilee Woodland proposal. GS suggested arranging a TEAMS call to seek RWE's view on the alternative route proposed.	09/12/2022	Email
EM to Guy Streeter (Savills) (from RWE) re Rampion 2 Cable - Land at Kent Street - Queen's Jubilee Plantation > VW acknowledged looking forward to receiving submission.	13/12/2022	Email

<p>EM from Guy Streeter (Savills) re Rampion 2 Cable - Land at Kent Street - Queen's Jubilee Plantation</p> <ul style="list-style-type: none"> > Letter attached dated 15 12 22. > Reference to VW's letter dated 25 11 22. > Thanked VW for allowing further time to compile response - as PEIR and (SIR) to the PIER was posted to Mr Dickson some way into the consultation period, and only after the information was requested via GS letter dated 07 11 22 - complying with the Equality Act 2010? > GS asked in letter dated 07 11 22 "what economic assessments have been undertaken in respect of the impact of the proposed cable installation works on Mr Dickson's farming business?" - GS states Rampion have not supplied that information nor any conclusions of any financial impact assessment or similar. GS concludes 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. > Queen's Green Canopy (QGC) Project - The Woodland Trust and Queen's Jubilee Committee have confirmed to Mr Dickson that they will not accept land entered into their scheme if there is a threat or likely damage to the woodland from the Rampion 2 construction corridor. > Letter dated 25 11 22 makes reference to being informed of Mr Dickson's plans in November 2021 - GS states this is incorrect, and sites meetings held in August and October 2021 and GS's letter in May 2021 (and meeting with CJ in June 2022) and that on each occasion the QGC project was explained. GS refers to positive engagement - but - proposing two routes through Kent Street land and RWE have not offered any compromise or technological solution. > GS states continual suggestion that Mr Dickson has not engaged with RWE or the project team. GS considers the consultation process has been one sided, fundamentally flawed and lacked substantial feedback on construction / technical details. GS states that Mr Dickson has been bold enough to challenge RWE's processes and actions and as a result has been ignored, unfairly treated and ultimately discriminated against. > GS comments on his perceived inadequacy of RWE's consultation process. > GS comments that Heads of Terms have still not been produced despite being promised a year ago - no information on junction bays. > Professional fees - lack of in relation to paying landowner's agents to advise / engage with RWE. > GS claims RWE project holds insufficient ecological survey date on the land at Kent Street. > College Wood Farm - Engaged in detail with alternative routes and methodology - but suggestions seem to be ignored, and any response has been delivered with inadequate explanation of how decisions have been made. > College Wood Farm - Construction corridor should be reduced. > College Wood Farm - Proposed a joint bay location in location best placed to mitigate impact on farm. 	<p>16/12/2022</p>	<p>Letter</p>
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<ul style="list-style-type: none"> > GS comments that it would be prudent for the Planning Inspectorate to direct RWE to offset the impact of the loss of the QCG woodland project by increasing the (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. > GS demands that given the sensitive nature of the QGC woodland proposal and the tree planting season being limited to the winter, that RWE adopts the alternative route proposed by 06 01 23. 		
<p>EM to Guy Streeter (Savills) (from RWE) re Land at Kent Street - Queen's Jubilee Plantation</p> <ul style="list-style-type: none"> > VW acknowledges receipt of GS's letter dated 15 12 22. > VW confirms the Project Team are currently evaluating all consultation feedback in respect of the proposals and a number of routeing options and considerations. > VW confirms he is not able to commit to GS's deadline of 06 01 23, but does comment that a response will be issued once the Project Team are in a position to do so. 	19/12/2022	Email
<p>EM from Guy Streeter (Savills) re Mr Dickson - Kent St / College Wood Farm</p> <ul style="list-style-type: none"> > Kent Street - Southern route much more favourable to Mr Dickson - as discussions with the Woodland Trust and Platinum Jubilee Committee have indicated planting may work if the land is not split into two. > Kent Street - Only learned from CJ that the cable easement will be reduced to 15m - "good news". > Kent Street - Mr Dickson remains keen to reach terms for a route that works for both parties on an amicable basis. > College Wood Farm - Attach photos showing wet nature of the farm - would make construction difficult. > College Wood Farm - Review alternative cable route closer to the norther boundary - Mr Dickson may be willing to agree to this. > College Wood Farm - HDD under access road and adjoining ancient woodland hedge and ditch. 	18/01/2023	Email
<p>EM to Guy Streeter (Savills) (from RWE) re Mr Dickson - Kent St / College Wood Farm</p> <ul style="list-style-type: none"> > VW confirming unable to attend TEAMS call on 20 01 23. > VW needs to liaise with James D'Alessandro (RWE) and CJ before reverting back to GS. > VW confirmed latest likely submission dates is towards May / June 2023. 	19/01/2023	Email

<p>EM from Guy Streeter (Savills) re Mr Dickson - Kent St / College Wood Farm</p> <ul style="list-style-type: none"> > Kent Street - Rampion favouring northern route through Mr Dickson's Kent Street land - accepts no decision has been made yet. > Kent Steet - Northern route is the worst option as it dissects the land in two - preclude the woodland trust and platinum jubilee woodland committee from progressing woodland planting proposal. > Kent Street - Northern route also crosses several ponds, has the greatest number of protected species (compared to southern route). > Kent Street - Southern route would run cables along southern boundary of Mr Dickson's property, and would allow the majority of the land to the north to be planted in conjunction with the woodland trust. > Kent Street - Access is shared by Mr Dickson and access to the electrical substation on Mr Dickson's land. > Kent Street - Land in this area has previously been used as a land fill (inert tipping and grading). > College Wood Farm - photos showing land at College Wood Farm is very wet. > College Wood Farm - Mr Dickson is seeking confirmation in writing that if the cables come through the farm they will be as far north as possible - avoiding the wet ground & less accommodation works, better H&S - more amenable to Mr Dickson. > College Wood Farm - Small area of trees asking for the cable route to come to the south of these trees. 	24/01/2023	Email
<p>EM to Guy Streeter (Savills) (from RWE) re Mr Dickson - Kent St / College Wood Farm</p> <ul style="list-style-type: none"> > Letter attached dated 27 01 23 (Land at Kent Street). > Reference to VW's letter dated 25 11 22. > Rampion still considering outcomes of their recent consultation process regarding the cable corridor. > Contemplating reducing cable corridor width from 50m to 40m requiring a 20m permanent easement. > Oakendene to NGET Bolney - construction corridor 30m has now been reduced to 15m permanent easement. > Welcome opportunity to meet with GS and Mr Dickson at Kent Street. 	27/01/2023	Letter
<p>EM from Guy Streeter (Savills) re Mr Dickson - Kent St / College Wood Farm</p> <ul style="list-style-type: none"> > Chaser email to VW requesting when an update will be available. 	20/02/2023	Email
<p>EM to Guy Streeter (Savills) re Meeting Thurs 08:30 - Land at Kent St Confirmation</p> <ul style="list-style-type: none"> > Informing GS that Mr Dickson no longer wishes to meet with CJ at Kent Street to discuss the project over his land at Kent Street. 	22/02/2023	Email
<p>EM to Guy Streeter (Savills) (from RWE) re Mr Dickson - Kent Street Mr Dickson</p> <ul style="list-style-type: none"> > Letter attached dated 28 02 23. > Writing in relation to Green Properties (Kent & Sussex) Ltd interests at Kent Street. > Future meetings > The Queen's Green Canopy > "Southern Route" 	28/02/2023	Letter

<p>EM from Guy Streeter (Savills) re Rampion 2 - Kent Street Mr Dickson > Acknowledging receipt of letter dated 28 02 23.</p>	01/03/2023	Email
<p>LTR from Guy Streeter (Savills) re Mr T Dickson - Rampion 2 Proposed Cable - Land at Kent Street - Queen's Platinum Jubilee > Reference to VW's letter dated 28 02 23. > Following up VW's conversation with Mr Dickson on 06 03 23 where VW agreed that it was not necessary for Mr Dickson to supply a copy of the correspondence between Mr Dickson and the Queens Green Canopy Project to substantiate the impact of the proposed cable on Mr Dickson's proposed Kent Street woodland > GS states VW accepts Mr Dickson's statement: "For the avoidance of any doubt Mr Dickson confirmed to you (VW) that he (Mr Dickson) is willing to swear an oath that he (Mr Dickson) has been notified that all support for his (Mr Dickson's) tree planting operation at Kent Street, Cowfold, under the Queen's Green Canopy Initiative will be withdrawn in the event that Rampion 2 propose to construct a cable corridor through the proposed woodland".</p>	07/03/2023	Letter
<p>TEL. CON. VP (RWE) spoke with Mr Dickson > Mr Dickson specifically asked NOT to be sent HoTs</p>	22/05/2023	Telecom
<p>EM from VP (RWE) re Mr Dickson HoTs > Confirmation that Mr Dickson does NOT want to be sent HoTs.</p>	25/05/2023	Email
<p>EM from Matt Gilks (Lester Aldridge) - Rampion 2 - Proposed Cable Re College Wood Farm and Kent Street > Confirmation Lester Aldridge instructed by Mr Dickson. > Requested acknowledge receipt of email. > Requested provision of a single person to whom all further contact with the Rampion 2 Project Team ought to be conducted. > Requested address of Rampion's solicitors. > Requested to set out in detail how Rampion 2 Project has recorded, assessed and considered Mr Dickson's protected characteristics and thereafter supply that information to LA and a paper copy to Mr Dickson. > Agree in principle to reconsider and thereafter enter into substantive negotiations for Mr Dickson's preferred alternative route including HDD over the far northern edge of College Wood Farm. > Impact on farm business / re-considering cable route amendments proposed by Mr Dickson. > Accusing Rampion 2 of unreasonable behaviour seeking to recover professional and legal fees. > Requested emails to AL but paper copies to Mr Dickson.</p>	28/07/2023	Email

<p>LTR from Mr Dickson</p> <ul style="list-style-type: none"> > Additional tree lines > Requested measurement statistics on a plan > Re routing insisting alternative route is adopted > Animal welfare > Health & safety > Farming matters > Double width remnants of ancient woodland hedgerow > Kent Street - cable route along southern boundary > Platinum Jubilee Wood > Commitments Register > Traffic flows > Business extinguishment > Soil restoration policy > Discrimination suffered (ref. Guy Streeter's letters of 17 11 22 & 19 07 22 - not being informed of Parish Council meetings) 	31/07/2023	Email
<p>LTR to Mr Dickson re Key Terms Pack</p> <ul style="list-style-type: none"> > HoTs covering letter, key terms and plan issued to Green Properties (Kent & Sussex) Ltd re Kent Street. 	26/01/2024	Letter
<p>EM to Simon Mole (Montagu Evans) re Mr Dickson</p> <ul style="list-style-type: none"> > Requested SM to confirm basis of appointment by Mr Dickson - provide copy of ToB to verify appointment. > Attached letter dated 11/01/24 and Key Terms Packs. > Requested confirmation of who we progress discussions of HoTs with. > Requested confirmation of Mr Dickson's response to the HoTs. > Requested dates for a meeting to discuss the HoTs. 	07/03/2024	Email
<p>EM from Simon Mole (Montagu Evans) re Mr T R Dickson - College Wood Farm & Green Properties) - Land at Kent Street</p> <ul style="list-style-type: none"> > Includes annotated Key Terms attachments & kent street plan. > Confirming meeting at Kent Street next week with Mr Dickson & Vicky Portwain. > SM confirmed that crossing points are not suitable for Mr Dickson as he is not able to work them safely. > SM would like to see the draft option agreement and draft easement documents. > SM referred to a number of changes to the HoTs he is seeking. 	18/04/2024	Email
<p>Site Meeting with Mr Dickson, Simon Mole (Montagu Evans), and Vicky Portwain (RWE) at Kent Street & College Wood Farm</p>	24/04/2024	Other
<p>EM to Simon Mole (Montagu Evans) re Mr T R Dickson - College Wood Farm & Green Properties - Land at Kent Street</p> <ul style="list-style-type: none"> > Attached draft Option Agreement and draft Easement. > Revised HoTs with SM's handwritten comments - and added some for SM to review. > Challenged measurement SM used > Confirmed payment rate will remain the same at Kent Street (despite being a wider area). 	10/05/2024	Email

<p>EM to Simon Mole (Montagu Evans) re Kent Street and College Wood Farm</p> <ul style="list-style-type: none"> > Attached letter to Mr Dickson dated 09 05 24 re Proposed Cable Route in respect of the Rampion 2 Project. > Kent Street <ul style="list-style-type: none"> - Reviewed on-site proposed cable route as shown on the plan emailed by SM on 18 04 24. - Cable route proposed is identified shaded red and labelled 'Ex1' on the plan. - Noted the proposed cable route varies in width and is partially within and to the South of the DCO RLB. - Discussed trenchless crossing exit locations in different fields East of Kent Street. - Proposed route would require the cable route to exit from further South in the Oakendene substation site - which RWE's engineer commented that this could not be accommodated due to the requirements of the substation site infrastructure. - Proposed trenchless crossing exiting in the second field East of Kent Street - may be feasible from an engineering perspective, but is not appropriate from an environmental perspective due to proximity to ecological features. - A trenchless crossing exit in the third field would involve significantly greater length of trenchless crossing which substantially increase costs. - An access through the hedgerow from Kent Street would also have environmental impacts. - Mr Dickson's proposed cable route has greater engineering and environmental impacts compared with the DCO RLB cable route. > Further Rampion 2 Proposal at Kent Street <ul style="list-style-type: none"> - Extend HDD beyond tree planting area. > College Wood Farm <ul style="list-style-type: none"> - Rampion have assessed "Alternative Route 3" - cannot progress as it crosses tree belt plus 5 trenchless crossings. - Potential re-route to the South to avoid tree belt. 	<p>10/05/2024</p>	<p>Email</p>
<p>EM from Simon Mole (Montagu Evans) re Letter to Mr Dickson - Kent Street and College Wood Farm [SUBJECT TO CONTRACT]</p> <ul style="list-style-type: none"> > Thanked VP & NA for giving SM's comments proper consideration. > Requested updated HoTs plans to reflect sketches in VP's letter to Mr Dickson. > Requesting a commitment on items raised in VP's letter to form part of HoTs or as a separate binding undertaking. > Confirmed that the tree belt has been felled - seeking to agree that these trees are no longer creating a constraint. 	<p>13/05/2024</p>	<p>Email</p>
<p>EM to Simon Mole (Montagu Evans) re Letter to Mr Dickson - Kent Street and College Wood Farm</p> <ul style="list-style-type: none"> > Following the ExA's ASI on 14/05/24 including a visit to College Wood Farm, it does not appear that the tree belt has been felled / cleared. > Previously explained it would be inappropriate to use this as an updated baseline for assessment as other landowners may be incentivised to undertake this type of activity along the cable route. If the trees 	<p>15/05/2024</p>	<p>Email</p>

have been felled, provide photos and a clearly marked plan.		
EM from Simon Mole (Montagu Evans) re Letter to Mr Dickson - Kent Street and College Wood Farm [SUBJECT TO CONTRACT] > Attached letter to VP dated 17/05/24 > Route corridor > Ancient Woodland / Woodland > Short Throw HDD Crossings	17/05/2024	Email
EM from Simon Mole (Montagu Evans) re Green Properties (Kent & Sussex) Ltd - Land at Kent Street > Reference to VP's letter to Mr Dickson dated 09/05/24 - attached response in letter dated 22/05/24. > Route Corridor > Access Point	30/05/2024	Email
LTR sent to Mr Dickson / Green Properties clarifying position on Agent's Fees	06/06/2024	Letter
EM to Simon Mole (Montagu Evans) re Green Properties (Kent & Sussex) - Land at Kent Street > Requesting plan of proposed access off Kent Street.	14/06/2024	Email
EM from Simon Mole (Montagu Evans) re Green Properties (Kent & Sussex) - Land at Kent Street > Provided sketch drawing showing proposed access point off Kent Street.	14/06/2024	Email
EM from Simon Mole (Montagu Evans) re Green Properties (Kent & Sussex) - Land at Kent Street > Requesting latest position on Kent Street.	24/06/2024	Email
EM to Simon Mole (Montagu Evans) re Green Properties (Kent & Sussex) - Land at Kent Street > VP is visiting the site with Richard Towner Roethe (RWE engineer) 25/06 to review the proposed access point - will update further to visit.	25/06/2024	Email
EM to Simon Mole (Montagu Evans) re Green Properties > Access for the haul road proposed by SM and Mr Dickson - consultants and engineers have considered and concluded that the proposed access would involve a doubling hedgerow loss compared with the proposed access through an existing gateway, and there would be increased ecological, arboricultural and landscape and visual impacts. > Rampion will proceed with their originally proposed entrance within the DCO RLB.	27/06/2024	Email
EM from Simon Mole (Montagu Evans) re Green Properties > Clarification over whether analysis includes both access points (as shown in sketch).	27/06/2024	Email
EM to Simon Mole (Montagu Evans) re Green Properties > Confirmation that both access points have been considered / analysed.	01/07/2024	Email
EM from Simon Mole (Montagu Evans) re Green Properties > Plan includes hedgerow - requested new plan to be issued.	02/07/2024	Email
LTR to Mr Dickson / Green Properties re Agent's Fees Clarification	03/07/2024	Letter