

Rampion 2 Wind Farm
Category 4:
Compulsory Acquisition
Land Engagement Reports:
Nicola Crichton Brown
Date: July 2024
Revision A

Application Reference: 4.6.10

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

Ecodoc Reference: 005265882-01



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:	Nicola Crichton-Brown (WSX313133)	URN on LRT:	033
AGENT:	Chris Tipping (Batcheller Monkhouse)	Relevant Rep Ref:	RR-258
PROPERTY NAME:	Eatons Farm 10.87 acres potentially affected (currently within DCO Order Limits)	Written Rep Ref:	N/A
LAND INTEREST:	Category 1 and Category 2 Works 09 – Cable Installation Works Works 15 – Operational Access	PLOT No:	26/15, 27/1, 27/2, 27/3, 27/4, 27/5, 27/7, 27/8, 27/10, 27/15,

STATUS

The Applicant has consulted with the landowner since 2021 and assessed alternative routes and construction methodologies (both those put forward by the landowner and others proposed by the Applicant in an attempt to reach agreement) These have formed part of the negotiations, demonstrating meaningful consultation and engagement. The Applicant understands the alternative route which was included in the DCO application was accepted by the landowner as being preferable to the original route proposed.

The landowner raised concerns about the proposed construction and operational access and made requests of the Applicant in respect of further changes. These were raised prior to the close of the secondary consultation period, and assessed, but not considered suitable to be taken forwards as part of the final design. The reasoning was communicated verbally to the landowner in a site meeting, being primarily driven by highways concerns. Subsequent to the submission of the DCO Application, the landowner still wanted this alternative construction access to be pursued. As a result, the Applicant reviewed the prior assessment, concluding the same result, which was communicated formally to the landowner in a Letter dated 31 January 2024.

The Applicant has discussed the proposed Heads of Terms at length with the landowner's prior and current agent. Outstanding issues include requests for details on exact dimensions of hedgerow removal (which cannot be provided at this stage) and a request for clarity on the use of the operational access, which has been provided

NEGOTIATIONS FOR VOLUNTARY ACQUISITION OF RIGHTS

- **Heads of Terms were issued in July 2023** which incorporated the landowner's preferred route and the **previous agent confirmed that the landowner would like to work collaboratively** with the Applicant to agree terms. The Heads of Terms were issued with a revised cable route which was consulted upon in 2022 (MR-09, on page 32 of the Consultation Booklet), having been assessed at the landowners' request, and subsequently included within design.
- On 26 June 2023, the Applicant received a number of queries from the landowner relating to the project including: concerns over a septic tank nearby the proposals, the extent of hedgerow removal either side of the driveway and the retention of mature oak trees bordering the road. Within the email the landowner concluded that the *'new proposed cabling route over Eatons is much improved'*. However, the landowner outlined that she still had concerns about the proposed construction and operational access coming from the main road which proposes to use part of the driveway.
- On 31 July 2023, the Applicant responded via email with answers to most of these queries, confirming *'the intention is to remove a small section of hedgerow facing the B2135. All significant trees have been picked up by our environmental surveys and avoided where possible. In this instance, a potential minimal trimming back of the trees is proposed'*. In addition, details of the septic tank location were shared with the engineering team, the location of the piggery in relation to the proposals and the amended Works plans which show the driveway to be primarily included within the proposals for an operational access as the construction access had been moved to the northern field, and a point on unregistered land. Further clarification was also given on the proposed use of the bellmouth of the driveway for construction access.
- On 27 September 2023, a site meeting took place with the landowner's previous agent (David Blake) to discuss the outstanding concerns and work collaboratively on outstanding issues. On 29 September 2023, the Applicant confirmed the outstanding concerns by email, being:
 - Existing gateway on Bines Green was put forward as an alternative access in a previous meeting, and was discussed again on site. CJ to check and confirm the decision and justification.
 - Confirm whether oak tree currently within the DCO boundary is to be retained?
 - Review the planning application for the piggery and update CJ records.
 - Understand what hedgerow removal can be minimised.
 - Timetable (to be provided when available), but construction is anticipated to start in 2026/2027.
- On 8 October 2023, the landowner sent some further photos to the Applicant of the hedgerow on the boundary of the main road and oak tree currently within the Order Limits to express her concerns. The email also contained a request further to historic correspondence regarding an alternative construction access that was the landowner's preference. The Applicant responded to the email explaining that a detailed summary

would be sent to the landowner, as well as requesting survey access for a geophysical survey over part of the new area within the DCO Order Limits.

- On 18 October 2023 a summary email was sent to the landowner's agent summarising the outstanding issues as being: Review alternative access proposal and understanding extent of hedgerow removal.
- On 20 December 2023, further to the prior email, the Applicant requested confirmation from the land interest's agent that their client would like to progress with negotiations around the Heads of Terms. A response was received from the agent on the same day, confirming they would like to progress discussions and therefore requesting a copy of the precedent Option and Easement documentation.
- On 31 January 2024, a letter was sent to the Land Interest and their agent with a detailed response on the following points:
 - Proposed movement of Construction Access
 - Confirmation on whether the mature oak tree currently within the DCO boundary is to be retained.
 - A summary of the hedgerow removal implications as a result of the proposed construction access, with links to the relevant documents on the Planning Inspectorate website.
 - Further details on timescales for the project.
 - Clarification over Security concerns.
 - Summary of the previous request to amend the cable route in this location, which was taken forwards to final design.
- Further telephone conversations were held in February 2024.
- On 3 March 2024 the Applicant re-circulated the Heads of Terms and the Option and Easement documentation to the land interest and her agent (at her request), and clarified the process for signing the Heads of Terms and appointing solicitors.
- On 10 March 2024, the Land Interest responded requesting the following:
 - Details of the response to the Relevant Representation which was uploaded via the Planning Inspectorate Website at Deadline 1.
 - Requesting the exact link to the hedgerow plan.
 - Requesting further clarification regarding the Works areas impacting the driveway at Eatons Farm.
 - A comment in respect of flooding.
- The Applicant sent the **Land Interest a letter on 22 March 2024** regarding feedback on the Heads of Terms. This was sent out as standard across the route where negotiations/ discussions were not progressing due to a lack of response from landowners.
- On 27 March 2024, a detailed response was sent to the land interest's email of 10 March 2024, re-attaching the Works Plans for this area (and providing a written explanation), sending links to the Arboricultural Impact Assessment, Woodland Feature Retention Plan and Hedgerow Plan.
- On 27 March 2024, the land interest confirmed via email that her previous agent was retiring and that a new agent (Chris Tipping) would pick up on remaining items. The Applicant responded attaching the link to the Planning Inspectorate website and attaching the Applicant's response to her Relevant Representation.

PROGRESS OF NEGOTIATIONS TO ACQUIRE LAND RIGHTS FOLLOWING CAH 1

- **The Applicant has been making positive progress with the Land Interest since a new agent was appointed by the landowner in March 2024.**
- A virtual meeting was held with the land interest's agent on 2 April 2024 for a project introduction and to discuss the historic concerns raised by the Land Interest when she was being advised by the previous agent.
- On 4 April 2024, the Heads of Terms were sent to the agent, along with the legal documentation.
- **On 10 April 2024, the Applicant sent an email to the landowner's agent confirming the DCO commitments regarding hedgerows, and sending the link to the appropriate document on the PINS website. The Applicant also sent over amended Heads of Terms following recent discussions, and requested comments on the Heads of Terms.**
- **No comments were received, so a meeting was arranged for 6 June 2024 to discuss the process further and help understand from the agent what could be done to enable the landowner to sign up.**
- **Following this meeting, the Applicant responded to the landowner's agent with a table of comments/ actions on 10 June 2024 which summarised the queries, concerns and actions for all of the landowners which the relevant agent represents. The actions included, the Applicant paying the fees for the agent, the re-confirmation regarding the oak trees on the border with the B2135 (which will be retained), the commitments for hedgerow removal within the commitments register and a request to move the operational access from the driveway to the field adjacent.**
- **On 25 June 2024, the Applicant received an email from the land interest's agent with a tracked changes copy of the Heads of Terms attached.**
- **On 25 June 2024, the Applicant circulated a revised set of Heads of Terms, to include a revised commercial offer per linear metre, an allowance for the construction and operational access and amendments to the Heads of Terms to provide comfort on points that had been raised across the board.**
- **On 27 June 2024, the Applicant responded to the agent with a detailed summary on the outstanding points, including, the form of the construction access and resulting hedgerow removal (re-confirming that the hedgerow would be re-instated), a summary of the operational access usage, a summary on the extent of**

<p>hedgerow removal and attaching previous documentation (including emails and Relevant Representation responses which had already addresses many of these points).</p> <ul style="list-style-type: none"> On 28 June 2024, the Applicant requested a meeting to discuss the outstanding points, a meeting was arranged for 1 July 2024. At the meeting on 01 July 2024, the Applicant ran through the points that had been clarified and requested further feedback on the Heads of Terms, given most of the remaining queries had been answered. On 2 July 2024, the Applicant confirmed the fees requested by the agent would be paid. On 2 July 2024, the Applicant emailed the agent to summarise the status of negotiations and request their thoughts on what is preventing the progression of discussions, on the understanding that all queries had been answered. The Applicant also attached the revised Heads of Terms, having cross-referenced these with the queries sent over by the agent on 25 June 2024, to ensure all comments were considered. The Applicant is currently waiting for a response.
<p>LANDOWNER ENGAGEMENT (2021 to 2024)</p> <ul style="list-style-type: none"> The Applicant has been in regular correspondence with the Land Interest and their agents since January 2021. Site meetings were initially held in February 2021 and August 2021, where the Land Interest expressed concerns about the severance of fields as well as use of part of the driveway as a construction access. <p>ALTERNATIVES – REVIEWED AT THE LANDOWNERS REQUEST</p> <ul style="list-style-type: none"> Subsequently, a change request was progressed and the route was amended to take a route towards the edge of the field to minimise severance. The construction access was also amended to exclude the majority of the driveway and these amendments were presented at a site meeting in May 2022. <p>ALTERNATIVE CONSTRUCTION ACCESS – REVIEWED AT THE LANDOWNERS REQUEST</p> <ul style="list-style-type: none"> The Land Interest also put forward an alternative location for the construction access which was reviewed and not taken forward for consultation on the basis of highways considerations. The rationale for this was presented orally at a consultation event and in a Letter in January 2024 and summarised in RR-258
<p>IMPACT ON LAND INTEREST</p> <ul style="list-style-type: none"> The landowner owns arable and pasture land affected by the proposed Rampion 2 cable route. A short section of driveway to the landowner’s residential dwelling and other farm buildings is also affected by a proposed temporary construction access. In addition, part of the driveway is affected by a proposed permanent operational access. <p>IMPLICATIONS OF IMPACT</p> <ul style="list-style-type: none"> Temporary loss of grazing/ crop loss, potential disturbance claim for the occupier of the land. Severance has already been minimised by the route change.
<p>PROPOSED MITIGATION</p> <ul style="list-style-type: none"> Mitigation to be included where possible with crossing points/ accesses/ fencing, as summarised within RR-258. Route to a compensation claim in respect of the occupier of the land, likely for crop loss and disturbance.
<p>OUTSTANDING ISSUES DELAYING CONCLUSION OF VOLUNTARY AGREEMENT</p> <ul style="list-style-type: none"> The Land Interest’s agent has requested precise details on which sections of hedgerows will be removed. This information cannot be provided until completion of the detailed design phase. However, a worst case scenario has been confirmed, which would mean that around 20m of hedgerow within the construction access bell-mouth would be removed (before being reinstated).

CJ Negotiations/Contact Summary	Date of Contact	Method of Contact
Introductory letter sent	24/11/2020	Letter
First email and telephone contact between Nicola Crichton-Brown (NCB) and Richard Fearnall (RF)	25/01/2021	Email
NCB returns the RFI and email correspondence between NCB and RF	26/01/2021	Emails
Email from RF to NCB saying that he has managed to get the necessary H&S clearance for inspections post Covid	12/02/2021	Email
Email from NCB saying she cannot make the meeting date and trying to postpone	14/02/2021	Email
Email from RF to NCB with land plans and survey licence and other details attached. Email from NCB in response to facilitate the meeting	17/02/2021	Email
Agent (Guy Street) confirms that he can attend the site meeting	18/02/2021	Email

Site Meeting (RF & Lucy Tebbutt (LT) attended)	25/02/2021	Site Meeting
Email from RF Nicola following site visit	01/03/2021	Email
NCB responds to email re visit, survey licence and points re route. Various correspondence between NCB and RF following this	03/03/2021	Email
Email from LT to NCB organise call to subsequently discuss the licence as NCB wanted to put forward some changes. LT forwards these changes to RF for discussion	04/03/2021	Email
LT respond with comments re the licence changes and NCB replies on 15.03.2021	12/03/2021	Email
Email from NCB to LT saying the responses are fine and LT replies	19/03/2021 and 20/03/2021	Email
Impact Report/ Formal Representation submitted by Guy Streeter on behalf of NCB, dated 22/03/2021	22/03/2021	Other
Chaser email from NCB re licence	24/03/2021	Email
Email to NCB with licence attached	26/03/2021	Email
NCB emails LT requesting a call to finalise the licence	30/03/2021	Email
Email from NCB chasing for licence to finalised based on changes proposed, further email with signed licence	07/04/2021 - 08/04/2021	Email
NCB requested update	28/04/2021	Email
LT responds stating licence has been revised, LT sends licence 01/05/2021	30/04/2021	Email
LT sent survey details	12/05/2021	Email
Email from LT thanking NCB for signing the licence and providing details of surveys	21/05/2021	Email
Email from LT to NCB detailing that they have changed the payment process at CJ	27/05/2021	Email
Email to NCB with fully engrossed licence attached and details of surveys	02/06/2021	Email
NCB provides payment form	03/06/2021	Email
LT chased for confirmation of payment	07/06/2021	Email
NCB claims that no surveyors have been to site as she has not received any phone calls	16/06/2021	Email
Email from NCB to LT expressing concern that not a single one of the surveyors have called her	03/07/2021	Email
JDA writes to NCB to summarise issues with surveys - saved in DMS. NCB responds on 10.07.21 with LT in cc	09/07/2021	Email
Statutory letter Section 42	14/07/2021	Letter
JDA email to NCB accepting that there have been mistakes in communication info about the surveys	15/07/2021	Email
Email from NCB requesting slot at Landowner Surgery and booked in	16/07/2021	Email
JDA email to NCB requesting meeting and NCB accepts	06/08/2021	Email
LT sent form to NCB and requested it be sent back	09/08/2021	Email
Site Meeting (LT, EW, JDA attended)	11/08/2021	Site Meeting
Some meeting notes sent over from JDA to LT	19/08/2021	Other
Landowner Surgery (Thakeham Town Hall)	03/09/2021	Landowner Surgery
Email from LT with landowner surgery notes attached	09/09/2021	Email
Details of potential route changes sent to RWE	22/09/2021	Email
Email from NCB to Wood/ WSP explaining that she does not think the surveys have taken place	08/11/2021	Email
LT emails NCB re upcoming soil and ALC surveys	31/01/2022	Email
Email re surveys	02/02/2022	Email
Email from LT to NCB showing details of soil surveys	24/02/2022	Email

Email to NCB to check the soil surveyors have been in touch - NCB confirms no	02/03/2022	Email
Email from LT to NCB detailing process for upcoming surveys and NC responds on 23.3.22	21/03/2022	Email
Confirm date for additional site meeting	03/04/2022	Email
Email re upcoming surveys and site meeting	10/05/2022	Email
Site Meeting (LT & WG attended) @11am Explained the new route	16/05/2022	Site Meeting
Email response from NCB following the meeting summarising her key concerns	17/05/2022	Email
Email correspondence re surveys and licence renewal	18/05/2022	Email
Courtesy Call prior to Consultation and landowner surgery	13/10/2022	Telecom
Statutory letter Section 42	14/10/2022	Letter
Email from NCB confirming receipt of latest consultation documents	31/10/2022	Telecom
Email from NCB discussing a time to discuss consultation docs	07/11/2022	Email
Email from NCB to JDA and Rob Gully with Andrew Griffiths in cc - these requests/ notes have been included within the landowner surgery meeting notes	11/11/2022	Email
Landowner Surgery (Ashurst Village Hall). LT and JDA walked some of the route with NCB and Phil Nash again	12/11/2022	Landowner Surgery
JDA emails NCB re surveys	18/11/2022	Email
LT call with Nicola CT re Key Terms issue. Nicola requested delay to Key Terms issue until after Easter.	15/03/2023	Telecom
Email from NCB requesting updated plans	10/04/2023	Email
Email from LT to NCB requesting confirmation on the unregistered land fronting Bines Green - subsequently confirmed it was owned by Duke of Norfolk.	05/06/2023	Email
Email response from NCB re unregistered land	06/06/2023	Email
Email from LT to NCB with attachments of new plans and requesting details of ownership/ given her late husband was still on the title deed. Requested confirmation on executor details. Subsequent email chain on 14th June re the unregistered land	14/06/2023	Email
Email from NCB requesting confirmation on points within the plans provided.	15/06/2023	Email
First contact from Celia McLuskie, the solicitor acting on behalf of NCB.	15/06/2023	Email
Email from NCB confirming that she has now appointed David Blake to act on her behalf. She also summarises a number of her outstanding concerns,	26/06/2023	Email
LT emails Celia to confirm exact details of executors	12/07/2023	Email
Email from Julie Durrant (David Blake's secretary) with a representation sent via email.	12/07/2023	Email
Official confirmation from CM regarding the executor's details	24/07/2023	Email
KEY TERMS sent to NCB. Also provided answers to her queries via email	31/07/2023	Email
NCB confirms receipt	31/07/2023	Email
Email from Julia Durrant with attachment (representation from DB)	08/08/2023	Email
Email from NCB chasing for another site meeting and attaching latest representation from David Blake	10/08/2023	Email
Email to Nicola to outline that the DCO has been submitted	14/08/2023	Email
NCB chases again for meeting and various correspondence relating to meeting	22/08/2023	Email
Statutory Letter Section 56	25/09/2023	Letter
NCB requested update on plan and route changed, LT confirms no change	25/09/2023 and 27/09/2023	Email

Site Meeting	27/09/2023	Site Meeting
LT sent overview of concerns from meeting, NCB expresses further concerns	29/09/2023	Email
NCB sent photographs to express concerns	08/10/2023	Email
LT requested survey access, NCB accepts	09/10/2023 and 10/10/2023	Email
DB requested discussion regarding all clients, LT sent overview of points discussed on phone call	17/10/2023 and 18/10/2023	Email
Letter in response to site meeting September 2023	31/01/2024	Letter
LT requested NCB comments on Key Terms - Also clarified the process for appointing solicitors.	08/03/2024	Email
<p>Email from NCB stated more information needs to be provided</p> <p><i>I am unable to properly consider the Heads of Terms and Option agreements until you have provided the following:</i></p> <p><i>1. David Blake wrote to the Planning Inspectorate on 31st October 2023 objecting to the extensive powers being sought across the whole of Eatons Farm under the Option Land heading of the Key Terms and requesting a redraft of the clause to refine the area potentially affected. There has been no response to this and the Heads of Agreement you attached to your last email has retained the offending clause verbatim.</i></p> <p><i>2. In your letter of 31st January 2024 in response to my emails of 29th September and 8th October 2023, you refer to a website where the proposed hedgerow plan is available. I have been on the planning inspectorate website but cannot find the plan. Please would you provide the precise link so that I can see what is envisaged in terms of the hedgerow along the Eatons Farm drive. Alternatively, just send me a copy of the plan itself with measurements.</i></p> <p><i>3. Please would you clarify Rampion's intentions with regard to the use of the Eatons Farm driveway. I understand that it is not acceptable to the Highways team to use the gate into the farm from the B2135 and that the main driveway will constitute the only access. However, the correspondence and documents appear to make a distinction between operational and construction access. Please could you clarify where the operational traffic will flow compared to the construction traffic and which vehicles etc will be using the access into our lowest field Bloques.</i></p> <p><i>One further point which has not been addressed in any of the documents is that the whole project should bear in mind the extensive flooding in this area in the past two or three years and that none of the cabling work could reasonably take place whilst the ground is so wet.</i></p>	10/03/2024	Email
Chaser Letter Sent	22/03/2024	Letter
Copy of letter sent to DB	25/03/2024	Email
<p>LT provides more information to NCB following her questions.</p> <p><i>1. My client requests rights outside of the DCO boundary to include ecological mitigation and drainage (where necessary) during construction. My client is prepared to limit the Option Land to the DCO boundary, providing access will be facilitated for ecological or drainage mitigation where required.</i></p> <p><i>2. Please see the precise links to the planning inspectorate below.</i></p>	27/03/2024	Email

Arboricultural Impact Assessment

Rampion 2 ES Appendix 22.16 Arboricultural Impact Assessment
(planninginspectorate.gov.uk)

Woodland Feature Retention Plan

[https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010117/EN010117-000612-Rampion%20Extension%20Development%20Limited%20-%20Responses%20\(if%20applicable\)%20to%20the%20Rule%209%20letter%20of%2020%20September%202023%202.pdf](https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010117/EN010117-000612-Rampion%20Extension%20Development%20Limited%20-%20Responses%20(if%20applicable)%20to%20the%20Rule%209%20letter%20of%2020%20September%202023%202.pdf)

Hedgerow Plan

EN010117-000162-2.6 Rampion 2 Tree Preservation Order and Hedgerow Plan.pdf (planninginspectorate.gov.uk)

3. As per the plan below (and attached), both construction and operational access will use the entrance to Eatons Farm driveway.

- *Operational Access - Works No.15 (Red)*

- o There is a proposed operational access (Works No.15) along part of the driveway, for which a package of permanent operational access rights is sought, in order to provide access to the cable route.*

- o Operational access rights are defined in Schedule 7 of the Draft Development Consent Order (DCO) [PEPD-009] and in summary comprise rights of access with or without vehicles: "for the purposes of operation, maintenance and decommissioning of the authorised development". Examples of the rights are expanded on further in Schedule 7.*

- o Operational access (for light personnel or 4x4 vehicles) will be required throughout the project's lifetime, for inspections and maintenance of the cable route. It is anticipated that the Applicant would need to access the lane by either walking or driving, to carry out occasional maintenance responsibilities.*

- o Paragraphs 23.4.21 and 23.4.22 within Chapter 23: Transport, Volume 2 of the ES [APP 064] describe the expected operational and maintenance phase activities which includes periodic testing of the cable through attendance by up to three light vehicles such as vans in a day at any one location. Unscheduled maintenance or emergency repair visits for the onshore cable will typically involve a very small number of vehicles, typically light vans. Infrequently, equipment may be required to be replaced, then the use of an occasional HGV may be utilised, depending on the nature of the repair. (Paragraph 23.4.22 within Chapter 23: Transport, Volume 2 of the ES [APP 064]).*

- *Construction Access - Works No.13 (Green)*

- o A short section of the driveway at the junction to the B2135 is included within the Proposed DCO Order Limits for temporary construction access (Works No.13). 'Construction Access 48' also affects a strip of agricultural land to the north of the driveway, to provide access to the cable construction corridor.*

- o Detailed design for the temporary construction and operational accesses will be included in the stage specific management plans and will be submitted to the local highways authority prior to the start of construction. Design will take into consideration the requirement for residential access to Eatons Farm and will comply*

<p><i>with highway safety standards in relation to the junction with the B2135 and further appropriate health and safety measures along the construction access. Outline Construction Traffic Management Plan [PEPD-035a] Section 4 for Access Strategy and paragraphs 5.7.7 and 5.7.10 in the Outline Code of Construction Practice [PEPD-033]. Appropriate traffic management measures will be implemented to ensure the safety of all users of the access and adjacent public or private rights of way which may be subject to construction traffic.</i></p> <p><i>o As detailed within the Outline Construction Traffic Management Plan (CTMP) [PEDP-035a], all temporary construction accesses will be designed to follow design standards contained within the Design Manual for Roads and Bridges and to meet relevant West Sussex County Council requirements. Detailed design of this access, including any appropriate traffic management controls for the lane itself, will form part of stage specific CTMP secured pursuant to requirement 24(1)(a) of the Draft Development Consent Order (DCO) [PEPD-009].</i></p> <p><i>§ However, mindful of residents' concerns, the Applicant updated the Outline Code of Construction Practice (CoCP) [PEPD-033] at Pre-Examination Procedural Deadline A. Additional detail has been provided at Section 5.7.10 to explain how construction and access will be managed. In summary:</i></p> <ul style="list-style-type: none"> <i>• Access restrictions will be kept to a minimum, with a diversion provided if possible;</i> <i>• Contractors will work with local stakeholders and accommodate reasonable requests for access;</i> <i>• The trench will be covered outside of working hours, and access will be restored in emergencies; and</i> <i>• Closures will be communicated to local residents in advance.</i> <p><i>In practice there will be someone appointed to communicate with you and ensure that disruption is kept to a minimum. There will always be emergency access provided.</i></p> <ul style="list-style-type: none"> <i>• Construction and Operational Access - Works No.14 (Blue)</i> <p><i>o A combination of both the above land uses.</i></p>		
<p>Email response from NCB: Confirming she will digest over Easter</p>	<p>27/03/2024</p>	<p>Email</p>
<p>LT responds to NCB: Confirming answers to the questions from 10th March 2024 within the email thread below (Points 1, 2 and 3).Sends a link to the Planning Inspectorate website, but also attaches the answers. Requesting further clarification on questions or concerns.</p>	<p>27/03/2024</p>	<p>Email</p>
<p>Chris Tipping responds suggesting a date for a teams call: Thank you for your offer of a teams call. May I suggest either tomorrow between 11.30 – 3pm, or next week 2nd (am), 3rd (pm) or 4th (am).</p>	<p>27/03/2024</p>	<p>Email</p>
<p>Email from Chris Tipping attaching a Letter (dated 28-03-2024) summarising outstanding concerns</p>	<p>28/03/2024</p>	<p>Email</p>
<p>Online Teams call handover from old agent to New agent (effectively starting the negotiations again) - Intro to discuss the project and concerns that NCB has raised historically and what Chris Tipping understands is outstanding.</p>	<p>02/04/2024</p>	<p>Online Teams Call</p>
<p>Email response received from NCB- 'Chris Tipping....will respond to you substantively on the Heads of Terms in the next couple of weeks'</p>	<p>03/04/2024</p>	<p>Email</p>
<p>Heads of Terms and Easement/ option documentation re-sent to Chris Tipping (the new agent appointed).</p>	<p>04/04/2024</p>	<p>Email</p>

Chris Tipping acknowledges the email.	04/04/2024	Email
LT emails Chris Tipping (Summarising DCO commitments regarding hedgerows and link to the PINS website. Attaching updated HOTs. Provides a link to DCO commitments regarding hedgerows. Attached updated HOTs and requesting feedback.	10/04/2024	Email
Email response received from Chris Tipping- Attached letter stating concerns Attached comments on Draft HofTs Attached winter bird survey results Attached Arboricultural Impact Assessment	10/05/2024	Email
Email from Chris Tipping re attaching documents from 10/05/2024 and requesting feedback.	21/05/2024	Email
Call with Chris Tipping: Discussing the NCB case and next steps, and fees.	23/05/2024	Telecom
Email from Chris Tipping attaching the timesheets:	23/05/2024	Email
Chaser for fees sent from Chris Tipping	02/06/2024	Email
Agent Fees Clarification Letter Sent	06/06/2024	Letter
MEETING - Virtual Meeting with Landowner's Agents - Discussion of various landowner's issues including the Landowner	06/06/2024	Other
Email from Chris Tipping requesting alternative date for meeting	06/06/2024	Email
Email to Chris Tipping / Archie Cheevers - Relating to various landowners - Providing summary of discussions from the meetings and related actions - The following is pertinent to the Landowner: '- Fees – Please issue your invoice for the attached. The invoice should be addressed to your client (Nicola). - LT to sort payment of fees. - Oak trees bordering road – We have provided the arboricultural assessments and explained the ecological commitments. We cannot commit to any more detail at this stage - Hedgerow – There are project wide commitments to minimise impact on hedgerows within the Commitments register. - Driveway – LT to ask the question, but it is unlikely that the operational access would be swapped from the driveway to field side.'	10/06/2024	Via Land Agent
Email from Chris Tipping to LT: Summarising he has a call with Chris Chapman and regarding a potential meeting at Eatons Farm For NCB	10/06/2024	Email
Agent sends over the invoice.	11/06/2024	Email
Site Meeting at Eaton's Farm with Chris Tipping – Met at driveway to discuss outstanding points.	12/06/2024	Site Meeting
Email from Chris Tipping chasing on a couple of key points - Construction access entrance. With 3 mature oaks. - Operational/maintenance access - Further clarification on hedgerow removal - We are waiting for your comments on the heads of terms.	23/06/2024	Email
Email from Chris Tipping with further concerns and providing comments within the HOTs document.	25/06/2024	Email
Email from LT to Chris Tipping with confirming that a revised offer is due to circulated later today.	25/06/2024	Email
Revised HOTs Package Sent via Post	25/06/2024	Letter

Carter Jonas

Email from Chris Tipping saying he is happy to pencil in a meeting but wants the revised HOTS offer and some updated HOTS first.	25/06/2024	Email
Digital revised HOTS Package sent to CT via Email	25/06/2024	Email
Email to Agent (Chris Tipping) with confirmation on status of construction access, hedgerow removal, relevant representation response, circulating the revised HOTS. Requesting comments on the HOTS.	27/06/2024	Email
Online Teams call to assess blockers to progress HOTS with Chris Tipping and Archie Cheevers	01/07/2024	Other
Email from LT to Chris Tipping. Attaching update HOTS for NCB (with tracked changes on his prior version). Also summarising the position in respect of the negotiations with NCB.	02/07/2024	Email