

Rampion 2 Wind Farm

Category 4: Compulsory Acquisition

Land Engagement Reports: Wiston

Date: July 2024
Revision A

Application Reference: 4.6.8
Pursuant to: The Infrastructure Planning (Examination Procedure)
Rules 2010, Rule 8(1)(c)(i)
Ecodoc Reference: 005265880-01



Document revisions

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

LANDOWNER/ LAND INTEREST NAME:	Wiston Estate - Richard Harry Goring	URN on LRT:	073
AGENT:	Rachel Patch	Relevant Rep Ref:	RR-307
PROPERTY NAME:	Wiston Estate 80.23 acres within DCO Order Limits	Written Rep Ref:	REP1-172, PEPD-097, REP3-142, REP3-143, REP3-144, REP4-135, REP4-136
LAND INTEREST:	<p>Category 1 / 2 / 3</p> <p>Works 09 – Cable Installation Works Works 13 – Temporary Construction Access Works 14 – Construction and Operational Access Works 15 – Operational Access</p> <p>WSX305185 (Guessgate Farm – Tenant: Simon Kilham) + (Calcot Wood – Tenant: Adrian Weller)</p> <p>WSX307196 (Locks Farm – Tenant: Chris & Caroline Hodgkins)</p> <p>WSX372649 (Buncton Manor Farm – Part in Hand (Part tenanted by Simon Kilham)</p> <p>WSX372649 (Lower Chancton Farm – Tenant: Charles How and part in hand)</p>	PLOT No:	<p>22/14, 22/15, 22/17, 22/21, 22/22, 22/23, 22/24, 22/25, 22/26, 22/27, 22/28, 22/29, 22/30, 22/31, 22/32, 22/33, 22/34, 22/35, 23/1, 23/2, 23/3, 23/4, 23/5, 23/6, 23/7, 23/9, 23/10, 23/11, 23/12, 23/15, 23/16, 23/17, 23/18, 23/20, 23/21, 24/1, 24/4, 24/5, 24/6, 24/7, 24/8, 24/14, 24/15, 24/16, 25/1, 25/10, 25/11, 25/12, 26/1, 26/2, 26/8</p>

STATUS

The Applicant has consulted and engaged with the landowner since 2021 and has assessed alternative routes proposed by the landowner as part of the Environmental Statement and responses to the Examination.

The Applicant has held a series of meetings (with associated follow up email correspondence) with the landowner throughout consultation on the project but more recently significant meetings have been held on the Heads of Terms from January to June 2024. In one of the most recent meetings in May 2024 the remaining outstanding queries on the Heads of Terms, with the exception of the commercial terms, are understood to be resolved and the landowner agreed to instruct solicitors to review the Heads of Terms and an undertaking for the payment of legal fees has been given for that review.

The main commercial terms remaining outstanding from the landowner relate to index linking of payments, and no payment included for the alleged temporary sterilisation of the Sand Minerals. Other commercial concerns have been raised, however, the landowners' agent intimated that these were the two main blockers to progression of the Heads of Terms.

The Applicant considers the main outstanding element to resolve in order to conclude agreement relates to the request from the landowner for a sand sterilisation claim. The Applicant does not accept that there is sterilisation of minerals but it has invited and awaits a counteroffer from the landowner in that regard. In the meantime, the landowner is content to engage solicitors for the wider review of the clarified terms in the heads of terms so that matters can be progressed concurrently.

NEGOTIATIONS FOR VOLUNTARY ACQUISITION OF RIGHTS (2020-2024)

- The Applicant has consulted (both formally and informally) with the Land Interest (Wiston Estate) at both stakeholder level and landowner level, over the period 2020 to 2024.
- The Land Interest has arable and pasture land affected by the proposed Rampion 2 cable route, and several proposed construction and operational access routes.
- Before the issuance of Heads of Terms, there have been numerous meaningful discussions held with the Estate centred around the Wiston Estate's desire to have alternative routes assessed and included within the design. Whilst it has not been possible to adopt every suggestion and revision of the route put forward by the Wiston Estate, that does not itself mean that the Applicant has not given proper consideration to alternative options. The Applicant has engaged with the various requests put forward by the Wiston Estate and made commitments where possible.
- A site meeting was initially held in September 2021, where the Land Interest expressed several concerns about macro and micro re-routing of the cable. These views were reiterated within various consultation responses.
- An alternative route, to the south of Washington village, was proposed by the Land Interest (in conjunction with other neighbouring landowners), which was given detailed consideration by the Applicant. The rationale and decision-making process for not progressing with the route to consultation was communicated verbally by the Applicant at a site meeting in April 2022.
- In addition, in September 2021, the Land Interest proposed an alternative construction access route and removal of a proposed operational access. Subsequently both requests were factored into the design, and presented to the Land Interest at a site meeting in April 2022.
- Further information on all the alternative routes considered and assessed can be found within REP1-172, REP3-142, REP3-143, REP3-144, REP4-135 and REP4-136.
- Further site meetings were held in January 2023 and May 2023, with the Applicant working in conjunction with the Land Interest and the farm tenants to understand the main concerns.
- Heads of Terms were issued to the Land Interest in March 2023. The agent has confirmed that the Land Interest would like to work collaboratively with the Applicant to agree terms. The Applicant has been corresponding with the Land Interest, including meeting with various tenants on site in May 2023.
- The Applicant received a letter from the Wiston Estate on 2 October 2023 listing some queries regarding the route options and the Heads of Terms. Subsequently, a Teams meeting was held on 9 October 2023 to discuss queries and explain that the Option and Easement documentation would be sent shortly. The Option and Easement documentation was sent on 18 October 2023 with the Works Plans and summary of actions.
- The Applicant received queries from the Estate via email on 20 October 2023, 17 November 2023, 22 November 2023 and 24 November 2023. The Applicant responded to a number of these queries on 30 October 2023, 6 November 2023, 9 November 2024 and 24 November 2024.
- A detailed set of queries was received within an excel sheet on 14 December 2023, with follow up emails sent on 5 January and 11 January 2024, to which the Applicant responded in part on 12 January 2024.
- On 23 January 2024 an online teams meeting was held with Wiston Estate's agent to run through the spreadsheet of queries received in December 2023, provide clarity on a number of points and move forwards with discussions. A number of points for consideration were taken away by the Applicant and landowner respectively.
- On 12 February 2024 an in-person meeting was held to discuss the Heads of Terms. A number of answers were provided by the Applicant and further points within the Heads of Terms were agreed. The Applicant and the landowner took away various actions points as a result.
- On 19 March 2024 an online teams meeting was held with the Wiston Estate and their agent to discuss the Heads of Terms. Numerous points were agreed within the meeting and outstanding actions taken away.
- On 11 April 2024 an on-line meeting was held with the Wiston Estate and their agent to progress negotiations on the Heads of Terms.

PROGRESS OF NEGOTIATIONS TO ACQUIRE LAND RIGHTS FOLLOWING CAH 1

- Following the CAH1 hearing on the 17-21th May 2024 the Applicant has continued to engage the landowner on the wording in the Heads of Terms.

- On the **20th May 2024** the Applicant responded to land interest's agent's outstanding questions on the Heads of Terms which confirmed:
 - that the compound rate being offered was based upon expected agricultural returns for the land however an uplift of the rates was offered for the Washington compound and any additional construction areas.
 - As per the landowner's request there would be a separate offer to the tenant farmers for completion of the occupiers consent
 - Confirmation that reasonable professional fees will be paid for the occupiers/tenants to review and accept the tenant consent documentation.
- On the **28th May 2024** a further 4.5 hour meeting was held onsite with all parties to make progress on any outstanding concerns/questions from the landowner on the Heads of Terms. The following points were closed out at the meeting:
 - Concern was raised by the landowner about the potential increase in risk of traffic collisions along the A283 due to the new access into Washington Compound. The applicant confirmed that the plan was to reduce the speed limit along the A283 to 40mph and were undertaking a Road Safety Audit of the road which will take into account the landowners Rock Common Limited planning application. Road Safety Audit to be sent to the landowner once produced. New Swept Path analysis of the access into Washington Compound provided to landowner.
 - Uninterrupted access into residential and commercial properties requested by landowner for premises affected by the cable easement. Wording inserted into the Heads of Terms as requested.
 - Further discussions around Operational Access requirements and further clarity provided to landowner.
 - Confirmation on the agricultural tenants were received and it was agreed the applicant would contact all tenants following positive progression of the Heads of Terms to provide the draft Occupiers consent documentation and for confirmation reasonable fees will be covered.
 - Landowner requested right to enter the Washington construction compound for intrusive and non intrusive surveys during occupation by the Applicant to undertake surveys for Rock Common limited. Applicant agreed and included in the Heads of Terms.
 - The landowner requested a commitment to lease the entirety of the compound lease area, Heads of Terms updated to commit to leasing the entire area as requested.
 - The applicant confirmed there would be no charge to the landowner for issuing consents required under the agreement for new tenancies and other work, and it amended the wording in the HoTs.
 - The meeting closed with a number of matters agreed between the parties and the Heads of Terms were updated to reflect the discussions during the meeting. The main outstanding points remained the financial compensation for the temporary sterilisation of the sand reserves and index linking on payments.
 - The applicant requested a counter offer from the Landowner to include their position on the Temporary Sterilisation of the Sand Reserves.
- On the **31st May 2024** letters were sent to all Wiston Tenants, Hodgkins, How and Kilham detailing the consent documentation and confirmation reasonable fees will be paid. An offer of a meeting was also sent including for attendance by an applicant Agricultural Liaison Officer (ALO) so that any questions/concerns with any interfaces with their farming businesses could be answered.
- On the **3rd June 2024** the applicant's solicitors contacted the landowner's legal representations to provide the requested legal undertaking to review the Heads of Terms.
- On the **10th June 2024** the landowner's solicitor requested a draft copy of the updated Heads of Terms.

- On the **17th June 2024** an updated set of Heads of Terms along with minutes and agreed points was provided to the landowner's agent and to their solicitors for review including further plans to support the heads of terms showing all access locations, the proposed Onshore Cable Construction Corridor and all indicative HDD crossing locations following the request from the landowner. An updated Washington Compound Lease plan was also provided considering the revised access point, following comments received from third-party stakeholders. The updated Heads of Terms included for an uplift in the Cable Easement rate.
- No further response has been received from the landowner's solicitor since the updated documentation was provided on the **17th June 2024** despite several chasers from the applicant's solicitor firm.
- On the **18th June 2024** the applicant received the Mineral Sterilisation Report produced by Avison Young from the landowner's agent which did not include a counter proposal from the landowner as requested. The same report was submitted to the examining authority in their latest deadline submission.
- On the **4th July 2024** the applicant's agent contacted the landowner's agent with an updated set of Heads of Terms also now including additional payments for Construction and Operational Accesses.

CONSIDERATION OF ALTERNATIVES (2021 to 2024)

- Prior to Deadline 5, the Applicant has reviewed and assessed a major alternative route (known as the 'Wiston Blue Route'), at the request of the landowner. Please refer to the Alternatives Chapter and REP3-142, REP3-143, REP3-144, REP4-135 and REP4-136.
- Prior to Deadline 5, three smaller alternatives (known as 'Modified Routes') were reviewed and assessed at the request of the landowner as part of the design evolution process. Of these, following conclusion of the assessments, only one (MR-08) was consulted upon. This was a variation of the 'Yellow Route', which has been covered in detail within REP1-017 (LI89.4), REP2-028 and REP4-070 (2.28.14)
- In addition, amendments to the Order Limits were made following feedback received, to help minimise the impacts where possible.
- An alternative construction compound and the 'Purple Route' have also been assessed and discounted as potential options.

IMPACT ON LAND INTEREST

- Wiston Estate extends to nearly 6,000 acres, of which over circa 4,000 is classified as farmland. The total area of Works No.9 impacting the farms represents c.1.80% of the entire farmable area of the estate.
- The Estate itself is located to the east of Washington and is bisected by the A283, also known as Steyning Road. The proposed route roughly tracks the southern boundary of the Steyning Road, before heading north-eastwards to Ashurst.
- The Estate is a Category 1 interest as 3 of their freehold titles (comprises arable and pastureland) are impacted by the proposed cable route. This includes part of Locks Farm, Part of Lower Chancton, Part of Buncton Manor Farm and part of Guessgate Farm. This impacts 3 main farming tenancies, and the accesses of residential tenancies at Locks Farm and Lower Chancton Farm.
- A temporary construction compound and cable duct stringing out area is also proposed on land north west of Locks Farm.
- A Construction and Operational Access uses part of the access track leading to Old School House.
- Please see a map of the full extent of the Wiston Estate included at Appendix

IMPLICATIONS OF IMPACT

- **Temporary** loss of grazing/ crop loss, potential route to claim via a disturbance claim for the occupier of the land. Severance has already been minimised by the route change.
- As summarised in the response to RR-307, WR at D2 and D3 – **REP3-142**, the Applicant will seek to mitigate impacts of severance through accommodation works, such as crossing points and accesses. The applicant has discussed these with the Estate at a high level and seeks to have more detailed discussion with the affected tenants in the coming months.

- Mitigation on farming uses is further summarised in the Mitigation Position Paper submitted at Deadline 1. This includes
 - Details of the code of construction practice – PEPD-003
 - Soils management plan – APP-226
 - Land drainage
 - Land access
 - Restoration/ reinstatement
 - Compensation for disturbance
 - will discuss these in due course.
- **Where the occupier of the land** can demonstrate a loss (such as crop loss) that is a direct consequence of the temporary works, this may be considered as part of a disturbance compensation claim.
- On completion of the works, the land is largely pasture and arable land and will be reinstated back to the prior agricultural use.

PROPOSED MITIGATION

- Mitigation to be included where possible with crossing points/ accesses/ fencing
- Route to a compensation claim in respect of the occupier of the land – likely for crop loss and disturbance.
- **The Project will employ an Agricultural Land Liaison Officer (ALLO) who will be involved during construction to implement practical steps to minimize disturbance to farming the rest of the land. These include:**
 - The design and management of crossing points.
 - The management of water during construction including pre and post construction drainage designs.
 - Reinstatement methodologies of the land post construction.
 - How strategies can be tailored for parties that are working the land directly and are concerned about direct impacts on livelihoods.

OUTSTANDING ISSUES DELAYING CONCLUSION OF VOLUNTARY AGREEMENT

- The agreement of the commercial terms are still outstanding with the landowner with additional uplifts being made by the Applicant in the financial offer for the compound rent and the Easement . Additional payments have also been offered for Construction and Operational Accesses.
- The Applicant awaits a counter proposal to include the landowners expected loss due to the temporary sterilisation of the Sand Minerals as the applicant believes it is the main outstanding commercial item from the landowner.
- The Applicant is also awaiting the legal review of the Heads of Terms by the landowners solicitor to ensure documentation can be progressed concurrently with the commercial terms.

CJ Negotiations/Contact Summary	Date of Contact	Method of Contact
RF emails Winery Estate requesting direct contact details for someone to contact about the environmental survey at the property	12/06/2020	Email
RG responds to RF	12/06/2020	Email
RF responds by explaining scheme and that there is a range of possibilities for landfall	13/06/2020	Email
RG replies by providing copy of a map of the Estate boundary and suggests a phone call for the following day	15/06/2020	Email
RF responds to RG	15/06/2020	Email
RC responds to RF providing a phone number	15/06/2020	Email
Phone call between RF and RG	16/06/2020	Telecom

RF thanks RG for a phone call and asks how to contact RG's uncle, John Goring	16/06/2020	Email
RG provides contact details for JG	16/06/2020	Email
RF sent RG an update about the surveys	16/09/2020	Email
Email from RF to Richard Goring requesting access for surveys.	21/09/2020	Email
Richard Goring responds to RF - saying it is very short notice for the surveys and saying they will come back to RF re the matter	21/09/2020	Email
RF emails RC (Richard Goring passed on his details) to ask about survey access	30/09/2020	Email
RF apologises for the short notice and thanks to RG	21/09/2020	Email
RF emails RG asking to reschedule surveys and requests a telephone call	24/09/2020	Email
RG provides contact details for RC and asks about fees	30/09/2020	Email
RF responds to RG	30/09/2020	Email
RG asks to be cc'd into important project developments	30/09/2020	Email
RF responds	30/09/2020	Email
RF emails RC (Richard Goring passed on his details) to ask about survey access	30/09/2020	Email
RF chases RC again re survey access	07/10/2020	Email
RF chases RC again re survey access - all on DMS	26/10/2020	Email
Phone call between RF and rc	29/10/2020	Telecom
RF emails RC again	30/10/2020	Email
RF emails RC again - Richard Goring is Cc'd in	17/11/2020	Email
RF emails RG about project introduction letters	24/11/2020	Email
Introductory letter sent to WE	24/11/2020	Letter
RF emails RG and RC informs he is finished for the festive period	18/12/2020	Email
RF and RC have a phone call	25/01/2021	Email
Email from RF to RC re upcoming surveys - providing a schedule of surveys. Provides details of the informal consultation in mid-Feb, and tries to arrange an alternative date to meet up in person to discuss tenancies etc.	26/01/2021	Email
Email from RC to RF requesting evidence of when the Estate refused access to RF. RF responds	26/01/2021	Email
Email from Ralph Crathorne to RF with vineyard map/ details attached	30/01/2021	Email
VW and CT met 9 Washington Parish Councillors and a schools rep as part of the non-Stat consultation.	01/02/2021	Other
RF emails RC asks for a meeting	01/02/2021	Email
RF emails RC with RFI plans of the Wiston Estate	03/02/2021	Email
Wiston Parish Council meeting 8th February with the Chair and Vice Chair attending. Rampion 2 attendance: Vaughan Weighill, Chris Tomlinson & Eleri Wilce	08/02/2021	Other
JDA has phone call with Richard Goring about surveys and the use of PROW for surveys	08/02/2021	Telecom

John Goring sends email to Chris Tomlinson with Jenn Bryden in cc - CONSULTATION RESPONSE ON BEHALF OF WISTON PARISH COUNCIL

Dear Chris,

I am sending this email on behalf of the Wiston Parish Council.

I will give you my address at the end.

We wish that the comments and ideas expressed in this email to be included in the Rampion 2 consultation feedback.

I am suggesting that the proposed route from Kilometre 15 to Kilometre 22 be substantially rerouted to the South of Washington.

I am suggesting that from Kilometre 15, just to the south of Sullington Hill, the route should broadly run south of the South Downs Way (SDW) to the top of Highden Hill. It would then drop down and cross the A24 to the south of Parkfield Farm. It would then run North East, cross the SDW north of Frieslands and run off the Downs through the wood called Planted Field. The cable would run due east through open farm land and cross Chanctonbury Ring Road either north or south of the Car Park. Having crossed this small lane the line would run broadly north east running well to the east of Bushovel Farm. It would cross the A283 and join the current proposed route just short of Kilometre 22.

I can see three problems to overcome on this route (the Southern Route). Firstly, there is a Tumulus and Cross Dyke at the top of Highden Hill which should be avoided. Secondly, a large North Sea gas pipe crosses the A24 somewhere to the south of Parkfield Farm. Thirdly, Planted Field Wood is designated as 'ancient woodland'. We mentioned the North Sea gas pipe in our discussions on Monday and you very much indicated that laying the new cable near or under the gas pipe was no big problem. Planted Field wood comprises of nearly all dead or dying ash trees.

The proposed route through Washington (the Northern Route) would appear to cause a huge amount of disruption to the local community by running so close to so many houses. Sullington Hill is one of the most precious, bio-diverse pieces of Downland in the area. It is habitat for the scarce Duke of Burgundy butterfly and many species of orchid and rare Downland fauna and flora. Where the Northern Route reaches Wiston two possible routes have been suggested. The route to the south of Buncton Crossroads would cross Roman Field, so called because it is the site of a recorded Roman villa. The route to the north of Buncton Crossroads runs through the line of the old Roman road that ran along the greensand ridge from Hardham in the west to Barcombe in the east.

The impact on the local residents of the Northern Route cannot be overstated. I have estimated that at least 20 properties (possibly more) will have to put up with the excavation being within about 200 mts. At least 6 will be inconvenienced by having

11/02/2021

Email

theline through or under their access drives.
 The Southern Route will impact, in the same way, on three properties, namely Parkfield Farm, Frieslands and possibly the cottages opposite the Chanctonbury Ring Road car park.
 The Northern Route will cross, I assume with a tunnel, the A24, the A283 three times, including a very long stretch under the Washington Recreation Ground and Water Lane or Chanctonbury Ring Road.
 The Southern Route will only cross the A24, Chanctonbury Ring Road and the A283 once.
 The Northern Route will cross 8 or 9 Public Rights of Way (PROW).
 The Southern Route will cross 4 PROW.
 The Northern Route will mean you will have to engage with at least 8 landowners and at least 6 occupiers who will have access problems.
 The Southern Route will mean you will have to engage with only three landowners and possibly 1 occupier who may have access problems at Frieslands.
 I do hope that this proposal makes sense and is taken seriously. Given the time constraints to get this to you today I have not been able to prepare this as thoroughly as I would like.
 I would be grateful if you could acknowledge receipt of this email and confirm that it will be included in the Rampion 2 consultation feedback. Of course, if you would like to ask me anything about this or other matters I would be happy to help.
 Yours sincerely
 John Goring
 XXXX
 WXXTON
 SXXXX
 BXXXX

Jenn Bryden responds to John Goring's email:

Good evening, Mr Goring,
 Thank you for your response on behalf of Wiston Parish Council. I find it a thorough and productive contribution for our consideration. I can confirm that it has been submitted as a consultation response and you should receive an automated confirmation shortly.
 While this first public consultation exercise is closing to compile and analyse feedback for the next phase of design development and consultation, it is by no means a cut-off point to engaging on and influencing the proposals. Public consultation is one method for gathering input that sits within a wider stakeholder engagement programme. Our latest proposals will remain on our website along with the ability to contact us with questions, suggestions and concerns.
 Additionally, I understand that you and several Wiston community members have property interests affected by the proposals. That engagement has begun in earnest and will continue

11/02/2021

Email

throughout the wider stakeholder consultation programme to gather more information about the individual land impacts and opportunities to minimise and mitigate the effects on landowners. I encourage you and other directly affected landowners to engage with our land agents from Carter Jonas on these matters - they will be in the best position to do site visits in a Covid-safe manner and work closely with us on the project team to convey key details and learnings.		
Richard Goring emails Vaughan Weighill	26/02/2021	Email
James emails Richard Goring re engagement and meetings through Covid	02/03/2021	Email
Phone call between RC and RF	10/03/2021	Telecom
RF emails RC about the surveys/ survey licence and requesting confirmation on whether they are against the surveys	11/03/2021	Email
RF emails RC with more details regarding the surveys that need to take place	15/03/2021	Email
TEAMS MEETING - Simon Mole, JDA, VW, CT, RC, RG and NA attended. Scheme Update from RWE Site specific information from Wiston Estate on proposed corridors and potential impact on use of land Survey access requirements AOB	22/03/2021	Teams Meeting
Nigel Abbott emails RG regarding deploying Dormice Tubes on specified land parcels	26/03/2021	Email
RG responds to NA	26/03/2021	Email
NA responds to RG requesting him to reconsider his position and allow dormice survey to commence following week as it is a time sensitive survey	26/03/2021	Email
JDA emails RG and RC with NA, SM, JSA and CT	24/03/2021	Email
VW emails Richard Goring Just a quick follow-up to say thank you for meeting and to arrange a further meeting to discuss concerns.	24/03/2021	Email
LT emails Ralph Crathorne re tree surveys on Workhouse Copse	14/04/2021	Email
RC replies to LT - re Workhouse Copse surveys	14/04/2021	Email
Email from LT to RC with amended licence attached	15/04/2021	Email
LT emails RC to request details of tenants on different parcels of land to incorporate it into the licence agreement	30/04/2021	Email
RC responds to LTs email requesting title plans marked up to show the licence width	30/04/2021	Email
LT responds that plans are currently in production: As agreed, the plans will have a 100m corridor on either side of the provisional survey corridor. The buffer will therefore cover 100m either side of the centreline. If we could have a 10-minute teams call, I would be able to share my screen to indicate these routes. It would be useful to do this to ensure no mistakes and it would be great if we could avoid making the plans twice. We are under time pressure, with	30/04/2021	Email

ecologists wanting to go on site on 10th May for the start of the waterbody surveys. Therefore, please could put 10 minutes in the diary either this afternoon or Tuesday morning to discuss the above?		
Richard Goring chases Vaughan on the 'comprehensive package' to create the foundations going forwards. No idea what this refers to but email is saved on DMS.	05/05/2021	Email
VW emails Ralph and Richard confirming revised terms will be issued via Carter Jonas	05/05/2021	Email
An email chain from RC to RG indicating that he has been discussing the licences with LT	05/05/2021	Email
Phone calls earlier in the week between LT and RC. Followed by an email from LT requesting details of tenants and whether RC can sign on behalf of the estate/ tenants	06/05/2021	Email
Email from LT to RC - confirming that RC agreed to verbal access on the Wiston land following their discussion	12/05/2021	Email
Phone call with RC and LT discussing survey licences	14/05/2021	Telecom
LT responds following the call re licences with method statements attached and details of the Phase 1 habitat surveys. Again, LT requests details of tenants, and access instruction/ people to call when on site	14/05/2021	Email
LT emails apologies for missing telephone call	18/05/2021	Email
LT emails RC requesting tenancy details, addresses of tenants in order to update the licences	18/05/2021	Email
LT emails RC to request a call to go through all the remaining issues with the licences at Wiston Estate including map of tenancies etc	21/05/2021	Email
JDA emails RG re gaining access and confirming that the intention is to work with landowners and tenants together	21/05/2021	Email
Chaser from LT to RC to get the licences finalised	24/05/2021	Email
RC sends over the tenancy plan for Wiston Estate to LT	24/05/2021	Email
LT requests a sense check of the data by RC within a table in the email thread	25/05/2021	Email
LT sends licences and plans to RC for his review hoping to get licences agreed imminently	04/06/2021	Email
LT sends word versions of licences to RC as well as an excel summary, however, noted that the linear measurements still needed to be inputted	09/06/2021	Email
LT sends over measurements of licences to accompany the previous email	09/06/2021	Email
RC responds to LTs email with draft licences attached with correct tenants	09/06/2021	Email
RC confirms via email that he wants to amend the wording of 'survey area' and further admin for survey licences	09/06/2021	Email
LT requests a Teams call to catch up to amend/ create licences	10/06/2021	Email
Teams call RC to discuss licences and finalise everything	10/06/2021	Teams Meeting

Further email correspondence re licences - all saved on DMS	10/06/2021	Email
More correspondence re licences - re Kilhams. LT sends email to RC - various with licences attached	14/06/2021	Email
LT emails RC with updated licences	14/06/2021	Email
LT emails RC with updated licences	15/06/2021	Email
LT emails RC with updated licences and various correspondence	16/06/2021	Email
LT emails Andrew Thomas with Hodgkins licence attached for signature	16/06/2021	Email
Lt emails RCC with Kilham licence attached	16/06/2021	Email
LT sends more licences to RC for signing including cc'ing David Blake	16/06/2021	Email
Toynbee licence returned	16/06/2021	Email
Further correspondence re surveys and licences with RC	17/06/2021	Email
LT emails RC re the new licence for weller tenant	21/06/2021	Email
Further emails between LT and RC about survey access -saved in DMS	21/06/2021	Email
RC confirms access verbally for pond survey in the interim at Toynbee area	22/06/2021	Email
Email from RC re Kilham licence and H&S	23/06/2021	Email
New licence sent to the Kilhams	25/06/2021	Email
LT chases AT for licence with Hodgkins	25/06/2021	Email
LT chases RC and David Blake and AT for an update on Charles How licence and others	25/06/2021	Email
LT requests verbal permission for an upcoming survey - ditto to AT for Hodgkins land survey	29/06/2021	Email
Correspondence between LT and CA	29/06/2021	Email
AT confirms he is seeing Hodgkins tomorrow to sign licence	30/06/2021	Email
RC responds re surveys and LT responds	30/06/2021	Email
LT calls Richard Goring re GCN surveys	30/06/2021	Telecom
AT confirms Chris Hodgkins has signed the licence. VAT issue discussed and verbal access confirmed	01/07/2021	Email
LT checks with estate that verbal access is amenable	01/07/2021	Email
Simon Kilham sent signed licence over	01/07/2021	Other
RG emails regarding pond surveys	01/07/2021	Email
LT check with RC about upcoming pond surveys	06/07/2021	Email
Email re Lord Maude licence	07/07/2021	Email
LT emails Andrew Thomas about pond surveys being delayed	08/07/2021	Email
LT emails RC with an excel status of licences at Wiston in varying forms of signature	08/07/2021	Email
RC confirms other tenancies, including - Jill Turner, Brian Pearce and Steyning Rebels. LT responds on same day with other queries	09/07/2021	Email
S.42 letter dated 14th July sent to WE	14/07/2021	Letter
LT emails RC with request for verbal access for pond surveys and bat statics	15/07/2021	Email
RC email regarding licence terms	15/07/2021	Email
Email re bat surveys	15/07/2021	Email
Rampion II Land Agents Form 19th July 2021	19/07/2021	Teams Meeting
RG emails VW and RC re several concerns, namely plans and to request a site meeting.	21/07/2021	Email

RG attended the Landowner Surgery Day 1 (Henfield) with Rampion 2 representatives meeting him	23/07/2021	Landowners Surgery
Richard Goring emails SM requesting a meeting with tenants and to talk about specific issues related to design and access.	24/07/2021	Email
VW provides a detailed response to RGs email from 24/07/21	02/08/2021	Email
LT emails RG and RC trying to reorganise a meeting for 24th August. IM attends	19/08/2021	Email
Email from RG trying to organise a site meeting, RC confirms he can attend	23/08/2021	Email
LT arranges meeting with tenants	24/08/2021	Email
Email from VW to RG and RC, listing the attendees at the next site meeting.	26/08/2021	Email
LT emails RC regarding meeting logistics and to confirm attendees	27/08/2021	Email
RG confirms the tenants that need to be engaged with - Simon K, Chris H, Charlie H and David Eales.	27/08/2021	Email
LT emails RG re site meeting	27/08/2021	Email
RG emails - keen to push ahead with the meeting	31/08/2021	Email
LT emails RG to confirm whether he could meet with VW	31/08/2021	Email
SITE MEETING - 1pm - Ian Milligan came and RC and Naren, (Rampion 2 representatives) initially met at the Meeting Place before walking some of the areas. SM joined on zoom, as did RC Attendees confirmed: Chris and Caroline Hodgkins David, Stephen and (if he gets back from combining) David (son) Eales Charles How John Goring Richard Goring The Eales have asked Rowan Allen if he can come and Ralph is joining via Zoom.	01/09/2021	Site Meeting
Simon Mole (from carter Jonas on behalf of the Applicant) sends emails providing attached minutes and plans from landowner surgery with RG on 23 July 2021	02/09/2021	Email
LT emails RG as a follow-up to the site meeting.	02/09/2021	Email
VW emails RG following the in-person meeting the day before:	03/09/2021	Email
RG responds to VW positively noting key points had been addressed and wanting an update on licences	05/09/2021	Email

VW emails RG a response	06/09/2021	Email
LT emails Charlie How re surveys and Chris Hodgkins	06/09/2021	Email
LT emails RC with outstanding actions re survey licences	06/09/2021	Email
RG requests that LT reaches out to Simon Kilham to gain progress	06/09/2021	Email
LT emails RC re survey licence actions. RG ccd in	07/09/2021	Email
Email to RC re payment form for licences	10/09/2021	Email
JDA emails RG about signing licences	14/09/2021	Email
Site meeting - JDA goes to RGs house in Wiston to pick up signed licences at 2pm	15/09/2021	Site Meeting
On-Site meeting at 11am with Tenant	15/09/2021	Site Meeting
RG confirms he has signed most of the licences. And requests funds be sent	16/09/2021	Email
NA emails RG with the notes from the landowner surgery from 23/07	16/09/2021	Email
RG responds to NA's email detailing concerns around design.	16/09/2021	Email
LT emails VR with a summary of licences in an excel table and details of upcoming surveys.	17/09/2021	Email
RG and JDA have a phone conversation	17/09/2021	Telecom
RG emails requesting payment and attaching further licences.	17/09/2021	Email
Jenn Bryden forwards the WES consultation response to LT.	20/09/2021	Email
LT confirms to VR that funds have been sent and VR confirms receipt via call	21/09/2021	Email
Phone call with VR	21/09/2021	Telecom
LT sends licences to Hodgkins, Kilham, Eales and How – confirming licence terms	21/09/2021	Email
LT sends licences to Vanessa Roebuck	22/09/2021	Email
Email from RCC, RG cc'd in about surveyors' time/costs	21/09/2021	Email
Access instructions passed to Wood via email	22/09/2021	Email
Updated access instructions with corresponding maps sent to Wood	24/09/2021	Email
LT sends engagement notes to Richard Goring	24/09/2021	Email
LT emails RCC and RC stating they were not aware of any tenancies at Buncton Manor Farm, and they created access instructions based on the information that was provided.	27/09/2021	Email
LT emails VR and RC about upcoming survey timescales	29/09/2021	Email
LT emails David Eales (Tenant) re upcoming surveys - geophysical	20/10/2021	Email
LT emails RG and RC with Geophysical method statement and 2 extra licences for signature	27/10/2021	Email
The Kilhams return the signed survey licence for Buncton Manor Farm buildings	03/11/2021	Other
LT emails RG and RC about upcoming tree surveys	10/11/2021	Email
Email from RG to LT confirming access and logistics when entering the subject site:	11/11/2021	Email

LT emails RC and RG about upcoming geophysical surveys	03/12/2021	Email
SK chases the licence payment for BMF	09/12/2021	Email
LT emails RG and RC about upcoming geophysical surveys	11/01/2022	Email
RG replies to LT's email about spraying taking place on-site and survey access.	11/01/2022	Email
LT emails SK (tenant) re upcoming geophysical surveys	14/01/2022	Email
SK confirms the licence fee has not yet been received	17/01/2022	Email
LT responds to SK	18/01/2022	Email
LT emails RG and RC about soil and ALC surveys	31/01/2022	Email
Email received from RC - Soil & ALC Surveys: I have spoken with Rick and there is no problem with this from the landlords' point of view, provided the ecologists/surveyors contact tenants well beforehand and pay attention to them if they raise any reasonable issues. One of the tenants was annoyed that he had not been given sufficient warning previously.	01/02/2022	Email
LT emails RC and RG about upcoming soil and ALC surveys being delayed	17/02/2022	Email
LT emails RC and RG about hedgerow surveys	24/02/2022	Email
Email received from RG to LT re digging occurred on site and to check this is not intrusive surveys taking place.	24/02/2022	Email
LT responds to RG and confirms	25/02/2022	Email
LT emails RC and RG - re upcoming GVL A bat survey	15/03/2022	Email
RG requests that the tenants are made aware of surveys	15/03/2022	Email
LT emails RG requesting a site meeting:	18/03/2022	Email
LT emails RC requesting updated information: Looking at the data we have regarding affected tenants at the Wiston Estate, I wanted to triple-check that no tenants who are close to the proposed cable route or potential access routes had been missed from our list. The reason I am asking is that, for example, the tenant of Guessgate Farm farmhouse, is not currently included within our mailing list, but we believe that they should be going forwards. I have attached the current list which details the tenants we are aware of. Please could you have a review of any further tenancies you think might be potentially affected by the route, as per the diagram below. Preferably we would like to have their addresses too so we may include them as stakeholders, even on a leasehold basis. I am happy to discuss the plan below on a separate call if that is easier. Please note, the plans below include allowances for proposed changes as discussed at the meeting last September and	21/03/2022	Email

<p>therefore may appear differently to previous plans. We will look to discuss these over a site meeting in due course.</p> <p>In addition, we would like to meet with everyone on site to discuss all the alternative routes that had been proposed at the Wiston Estate. I understand from Mr Goring that he is free after 19th April. I have passed these details to RWE and am awaiting a list of potential dates to arrange this.</p>		
Email re upcoming surveys, site meeting and missed tenancies within the Estate	31/03/2022	Email
Email chaser to RC and RG about surveys, meeting availability	08/04/2022	Email
RG responds to LTs email: I am available between 11-1pm on 29th if that works.	08/04/2022	Email
LT responds to RGs email	12/04/2022	Email
Hodgkins, Eales, How and Kilhams are then invited to the meeting via email from LT	13/04/2022	Email
Email from VR re meeting	20/04/2022	Email
VR emails a list of 10 new names who are Wiston neighbours and requests they join the meeting	25/04/2022	Email
<p>LT picks up the email from VR and sends the following response to neighbouring parties:</p> <p>As previously discussed, we are holding a meeting tomorrow to communicate my client's proposed route alterations that will go into the upcoming consultation following the initial comments/ feedback obtained from the first round of consultation.</p> <p>Unfortunately, I have been out of the office on-site meetings since Monday and have not been able to update you on the exact location, although please see below:</p> <p>Date: 29th April 2022</p> <p>Location: The Meeting Place, Wiston Estate, BN44 3DW</p> <p>Time: 11:00 – 13:00</p> <p>Rampion Attendees: James D'Alessandro (Commercial Manager) and Vaughan Weighill (Project Manager).</p> <p>Carter Jonas Attendees: Lucy Tebbutt, Steve Drennan, William Gullett</p> <p>We look forward to seeing you tomorrow. For those of you who are not able to attend, we will be taking minutes from the meeting which will be circulated subsequently.</p> <p>If you believe someone should be in attendance who has not been contacted, please message me separately and I will forward the invite.</p>	28/04/2022	Email

<p>SITE MEETING at the meeting place - LT presented reasons for not being able to take blue route forward</p> <p>Agents attended and LT wrote a summary email</p> <p>Agenda:</p> <ul style="list-style-type: none"> • Introductions • Summary of the Project (VW) • Purpose of Meeting (LT) <ul style="list-style-type: none"> ◦ Mention, ideally to split the meeting into two sections (LT/ RG.. TBC) 	29/04/2022	Site Meeting – Wiston Meeting Place
LT emails RG thanking him for hosting them at The Meeting Place with a meeting follow up	06/05/2022	Email
<p>SITE MEETING - CHRIS AND CAROLINE HODGKINS - LOCKS FARM</p> <p>This meeting aimed to walk the farm and ensure we understand all aspects of the farming business.</p>	09/05/2022	Site Meeting
<p>RESPOND TO HODGKINS</p> <p>Dear Chris, Caroline and Emily,</p> <p>Thank you for your time yesterday – I will send over the notes in due course.</p> <p>Regarding our discussion yesterday, would you be able to meet with the Trenchless Crossing surveyors between 3:30 pm to 5 pm tomorrow (Wednesday 11th May)?</p> <p>Please contact Will (cc'd) or on X if you have any questions.</p>	10/05/2022	Email
LT sends an additional email to RG about bat surveys	10/05/2022	Email
Email to Hodgkins re surveys	18/05/2022	Email
LT email RG about eDNA surveys on 31st May	18/05/2022	Email
Email from Amanda Kilham complaining about Rampion Contractors	31/05/2022	Email
RCC forwards Amanda's email to JDA and VW	31/05/2022	Email
Another email from RCC requesting urgent meeting	01/06/2022	Email
Another email from RCC chasing request for a meeting	10/06/2022	Email
LT responds suggesting teams call on 15th June	10/06/2022	Email
Email from LT to RCC	14/06/2022	Email
RCC responds to LT stating that SK will not proceed with meeting scheduled following day	14/06/2022	Email
S.42 letter dated 14th Oct 2022 sent to WE	14/10/2022	Letter
LT responds to RC concerns: re the works plans.	17/10/2022	Email
Wiston submit a consultation response in Oct 22 consultation.	29/11/2022	Other
LT emails Richard Goring and Ralph Crathorne to organise a site meeting - suggesting 11/1/23	21/12/2022	Email
Vanessa Roebuck bounce back email - confirming that Jake Fisher is now the contact	21/12/2022	Email
RC responds saying he cannot make the date but suggests 17th or 18th	21/12/2022	Email

Email correspondence from M B to LT to arrange a site meeting	22/12/2022	Email
LT responds suggesting an alternative date - Ralph Crathorne replies on same day suggesting 23rd or 25th Jan RG responds saying 2pm on 23rd January - Rob Gully will attend as per LTs email	22/12/2022	Email
RG emails LT with the following: Can I suggest we go for 2pm on 23rd January at the Estate Office (directions attached).	23/12/2022	Email
LT emails RG regarding the proposed date for the meeting	03/01/2023	Email
LT emails RG detailing plans for a meeting	13/01/2023	Email
Site meeting at the Wiston Estate office. Agenda: • Introductions • 2022 Targeted Consultation • Route Alignment • HOTs/ Payments • Occupiers/ Tenants • Questions • AOB	23/01/2023	Site Meeting – Wiston Estate Office
LT sends a follow up email after the site meeting earlier in the week. Attaching tenancy schedule (As of 27.1.23 knowledge) and maps ready for Jake at Wiston estate to verify. Also attaches old ownership and tenancy plans and the title ownership map with indicative cable route produced by CJ 'As discussed, please see attached tenancy schedule and maps which we have for the Estate based on the licences signed in September 2021. Please could you update and return to us to make us aware of any new tenants. Jake, please could we have a call on the attached once you have reviewed, as I have a few queries. Please free to give me a call on X if you wish to discuss anything.'	27/01/2023	Email
Jake from WE respond to LTs email attaching the updated tenancy schedule stating he will answer any queries we have	30/01/2023	Email
Consultation response from Ralph Crathorne	08/03/2023	Consultation Resposne
LT responds to Jake's email requesting legal documentation for tenancies and requesting a date to come and meet some of the new tenants who were previously 'care of Wiston Estate' / new tenants. Email is forwarded to Rachel Patch Thank you very much for the attached schedule. Please could you provide the legal documentation for these tenants so we can understand the basis of occupation for our records. It would be good to arrange a date to come and meet some of the tenants who have previously been in the spreadsheet as 'care of Wiston Estate',	09/03/2023	Email

<p>to talk through the proposals. Looking at the attached document, it would be beneficial to meet with Sussex Timber Yards, Lord Maude, Jill Turner, Steyning Rebels and Tristan Toynbee, albeit I don't have any of their contact details. Would you be able to find a date to meet with all of them, ideally one by one, at their properties?</p> <p>I am going away next week, and return on 2nd April, but would anytime after that work for a meeting? 4th, 5th or 12th April?</p>		
RP responds to LTs email	13/03/2023	Email
KEY TERMS ISSUED - email titled 'Subject to Contract and Without Prejudice'	15/03/2023	Key Terms Issued
Phone call re Rachel Patch re meeting tenants	15/03/2023	Telecom
<p>LT emails Rachel Patch re the key terms and providing some dates to meet tenants at the Wiston Estate</p> <p>As discussed, and as outlined in the email thread below, we would like to arrange meetings with tenants previously detailed in the tenancy schedule as 'care of Wiston Estate'.</p> <p>I have attached the current Works plans of the route, and the tenancy maps Ralph kindly provided, to help with these conversations. Further information is also available on the website https://rampion2.com/.</p> <p>I would be happy to arrange to meet tenants on an individual basis. The best dates for these meetings are 12th April 2023 and 18th or 19th April 2023.</p> <p>Thank you for raising the point about fees for tenant representation. I have picked this up with the project team and will revert in due course.</p>	15/03/2023	Email
RP requests a plan showing the compound and one showing the 3 ownerships affected by the cable route	15/03/2023	Email
RG responds to the key terms issue and says he will take a look at them and revert	15/03/2023	Email
RP responds to LT's email highlighting the compound and tenant details	15/03/2023	Email
LT responds by providing the compound location and attaching the Wiston land ownership plan and requesting legal documentation of the Hodgkins occupation to help draft the HOTs	15/03/2023	Email
<p>Email from RP:</p> <p>We have now met with the main Wiston farm tenants and the two of the residential tenants to update them on the Rampion proposals. As discussed, we suggested that you met with them to go through the proposals in detail and deal with any concerns they may have.</p> <p>You had proposed some dates for when you return from your holiday. But looking at the diary I think it will be best to do something after Easter. I could meet on 19th April, 21st April or 28th April.</p>	31/03/2023	Email
Chaser email from RP - waiting for dates for farm tenant meetings	12/04/2023	Email

Email from RP attaching a letter that was sent re re-consultation to Adrian Weller (previously omitted from consultation) Also requesting a call to discuss meeting with farm tenants and sending a letter to all tenants on Jake's schedule	19/04/2023	Email
TEAMS MEETING call with RP	19/04/2023	Teams Meeting
Email summary response from RP summarising the discussion:	21/04/2023	Email
RP confirms 10th May as the date for meetings	21/04/2023	Email
Email from LT to RP re noise surveys and in advance of the meeting with the tenants the following week Thank you for your email below. I look forward to meeting the main tenants affected next Wednesday. We can meet another day if certain individuals cannot make it – i.e. for the Hodgkins. Please see the attached pages detailing the proposed indicative HDD locations around the Wiston area. I suggest we discuss these with all affected tenants where possible. Please note these are indicative only for the purposes of the Environmental Assessment and therefore they may need to be located in amended locations. Who else do you think it would be necessary to see? As previously discussed, there are a number of noise and construction monitoring surveys which are in the pipeline. The locations of these are also detailed on the attached plans (the pink or green dots). The surveys would take place on the following titles, at a date to be set later in May 2023. Would it be possible to agree verbal permission for these surveys to take place, before signing new licences across the Wiston Estate?	04/05/2023	Email
LT emails RP with details of the HDD locations and the need for noise surveys. And confirming the date and time for meeting tenants	04/05/2023	Email
RP emails LT saying she will review the HDD locations which will help inform who we go to meet on site. Also requests further details of what equipment will be required for surveys	05/05/2023	Email
Email from RP - re Kilham: I have spoken with Simon Kilham this morning about our meeting onsite next week Simon is reluctant to meet again without having his outstanding issues resolved. I understand these are:- 1. Outstanding invoice for previous time and costs involved with ecologist visit 2. Confirmation of how farm tenants' compensation will be dealt with 3. Confirmation that Rampion will pay for farm tenants' time for attending these types of meetings I have copied in Simon and his agent (Robert Crawford Clark) into this email. Perhaps you could respond directly.	05/05/2023	Email

<p>Email from RP to LT</p> <p>I will review the HDD locations with Jake and see if we should try and meet with anyone else. It would be helpful to understand what the HDD will involve – do you have any photos? Also hours/timings of work and noise on these sites?</p> <p>In terms of meetings on the 10th May, we have organised the following.</p> <p>1.10.30am – Simon and Mandy Kilham (subject to my earlier email being resolved) – Guesses Farm 2.11.45am – Charles How – Lower Chancton Farm 3.13.15 – Rowan and Tilley – Sussex Timber Yard 4.14.30 – Christina Maud – Shirley House 5.15.00 – Mr Toynbee – Lower Chancton Farmhouse</p> <p>With regards to the further survey request. Please can you provide some further details. Are you bringing equipment on to site – if so what? How long will you require access? Will there be any vehicles or will it be foot only? Who will be doing the survey work?</p> <p>Have you had a response from Rampion about the mineral advice request?</p>	05/05/2023	Email
<p>LT emails RP and confirms 19th May as a date to meet Hodgkins</p>	09/05/2023	Email
<p>SITE MEETING – concentrating on Tenant Engagment</p> <p>1.11.00am – Renovation tenant at Lower Chancton Farm buildings 2.11.45am – Charles How – Lower Chancton Farm 3.13.15 – Rowan and Tilley – Sussex Timber Yard 4.14.30 – Christina Maud – Shirley House 5.15.00 – Mr Toynbee – Lower Chancton Farmhouse</p> <p>We also went to visit the area beside Old School House and looked over the fields and access beside sussex timber</p>	10/05/2023	Site Meeting
<p>Email from Jake at Wiston Estate thanking for the time and providing updated tenancy schedule</p>	11/05/2023	Email
<p>LT emails Jake and Rachel, re noise surveys, providing links to traffic data and attaching the tenancy schedule with CJ queries- titled 'without prejudice and subject to contract'</p>	16/05/2023	Email
<p>LT emails for an answer on noise monitoring surveys</p>	30/05/2023	Email
<p>RP responds with a holding email</p>	07/06/2023	Email
<p>LT chasing answers to queries regarding the tenancy schedule at Wiston Estate and seeking clarification about one tenanted area of the estate</p>	14/06/2023	Email
<p>RP emails LT: Jake is on annual leave this week. I am meeting with the estate next Thursday to run through Rampion alongside other matters. I will complete the spreadsheet with Jake at that meeting, if that's ok?</p> <p>I believe the land below is within the Contract Farming Agreement with Simon Kilham</p>	16/06/2023	Email
<p>RP requests land plans</p>	16/06/2023	Email

Email from RP: I am renewing the surveys below in readiness for my meeting with the client tomorrow It is just the two geophysical surveys which are required below? I have the noise monitoring details Do you the updated plans you can send	21/06/2023	Email
RP emails LT with the updated tenancy schedule completed with Jake and the lease plan for the former tree nursery/Sussex Timber lease	22/06/2023	Email
Email to Richard Goring (direct) confirming DCO has now been submitted.	15/08/2023	Email
Chaser email from RP re licences and requesting DocuSign	03/07/2023	Email
TEAMS CALL with RP and JF to discuss factual matters regarding the tenants at WE	13/07/2023	Teams Meeting
Email from RP requesting the latest screenshots of plans	17/07/2023	Email
RP sends over the plan showing the potential vineyard location at Wiston	22/07/2023	Email
Email from RP regarding DCO submission and outstanding concerns.	11/08/2023	Email
LT responds to RP's email re concerns	15/08/2023	Email
Email from RP to LT: I would be grateful if we could arrange a call please to go through the Wiston outstanding queries Are you able to speak Thursday 28th in the morning?	22/09/2023	Email
S.56 letter dated 25th September 2023 sent to WE	25/09/2023	Letter
RP - sends chaser email	29/09/2023	Email
RP sends email	02/10/2023	Letter
LT responds to RP	02/10/2023	Email
Teams call with RP regarding outstanding queries@ 4: 30pm	09/10/2023	Teams Meeting
RP chases for documents and follow up from the meeting	18/10/2023	Email
LT responds to RP letter: Dear Rachel, Thank you for your letter (attached to the previous email). We will issue a formal response to this in due course. Thank you also for your time last week where we discussed some of your queries and concerns about the Rampion 2 project. Please see a summary of some of our actions from the meeting: CJ Actions: • Send DCO plans again (please see attached) • Send draft Option and Easement documents (please see attached) • Old school house field – Review possibility of going alongside the boundary to minimise severance, as per Wiston's request. • Provide clarification as to whether vines be planted above the easement.	18/10/2023	Email

<ul style="list-style-type: none"> • Issue HOTs for compound area lease (inclusion of Hodgkins AHA tenancy required). Aiming to provide by 20/10/2023. <p>KF Actions:</p> <ul style="list-style-type: none"> • Provide the WSCC email correspondence regarding the sand deposits / inclusion within the strategic plan. • Provide copies of tenancies so CJ have reference thereto. NB – Hodgkins AHA tenancy. • Provide plan of area on WE impacted by BNG, and copies of correspondence associated with it. 		
<p>RP responded to LT with 3 additional points:</p> <p>CJ to recirculate the HOT based on what we agreed in the meeting. CJ to respond to Simon Kilham KF to send timesheet for time incurred in connection with the easement/option HOT and site visits with the tenants</p>	20/10/2023	Email
<p>Response from RP: Reviewing the DCO plan, we also discussed limiting the option and easement to areas defined on the plan.</p> <p>You were going to confirm on a plan where the various definitions in the documents apply to – for example, the “cable strip” and “construction maintenance Strip”. You were also going to confirm when the additional payment applied – if the plans already show the construction strip extending more than 40m</p>	20/10/2023	Email
<p>LT emails RP and summarises the key outstanding points and provides answers on some:</p> <p>Please could you let me know Wiston’s position on upcoming surveys (I have attached details of what is required). Would verbal access ahead of signing the licence be agreeable? These surveys are due to take place week commencing 6/11 and 13/1</p> <p>CJ Actions:</p> <ul style="list-style-type: none"> • Send DCO plans again (actioned) • Send draft Option and Easement documents (actioned) • Old school house field – Review possibility of going alongside the boundary to minimise severance, as per Wiston’s request. • Provide clarification as to whether vines be planted above the easement. • CJ to re-circulate HOTs for compound area lease (inclusion of Hodgkins AHA tenancy required). (being drafted, aim to provide by COB 31/10/23) • CJ to respond to Simon Kilham (being drafted) • Review limiting the option and easement to areas defined on DCO plans. • Confirm on a plan where the various definitions in the documents apply to – for example “cable strip” and “construction maintenance Strip” • Confirm when the additional payment is applied, if 	30/10/2023	Email

<p>the plans already show the construction strip extending more than 40m</p> <p>KF Actions:</p> <ul style="list-style-type: none"> • Provide the WSCC email correspondence regarding the sand deposits / inclusion within the strategic plan. • Provide copies of tenancies so CJ have reference thereto. NB – Hodgkins AHA tenancy. • Provide a plan of the area on WE impacted by BNG and copies of correspondence associated with it. • KF to circulate timesheet for time incurred in connection with the easement/option HOT and site visits with the tenants • KF to confirm Wiston Estate's position on survey access. The project would like to undertake the following surveys: <ul style="list-style-type: none"> ◦ Noise Monitoring – I have attached the positions of the equipment (yellow triangles) and a method statement for these surveys. The survey only takes 24 hours and is important to understand baseline-noise levels in the location. ◦ Geophysical in various areas – I have attached fields which still require geophysical surveys. These surveys are due to take place before Christmas. 		
<p>LT sends a further plan to RP after omitting one previously</p>	<p>06/11/2023</p>	<p>Email</p>
<p>RP confirms via email that they are not willing to give access in lieu of a licence</p>	<p>06/11/2023</p>	<p>Email</p>
<p>LT responds to RP again re survey licences</p>	<p>08/11/2023</p>	<p>Email</p>
<p>RP responds</p>	<p>08/11/2023</p>	<p>Email</p>
<p>Updated survey licences sent to RP</p>	<p>09/11/2023</p>	<p>Email</p>
<p>RP confirms estate is not willing to enter a licence until the below points are resolved:</p> <ol style="list-style-type: none"> 1. As you know there were issues with previous surveys, with unauthorised access and Rampion surveyors on the ground not following the licence conditions. This caused losses to one of their farm tenants, Simon Kilham. As you know we have been chasing up a response to Simon's concerns and to date I understand his email has gone unanswered for a substantial amount of time. As we have previously discussed Wiston views their relationship with their farm tenants as a partnership, and we need to have comfort that the farm tenants are being dealt with fairly. Please can you confirm that a response has gone out to Simon 2. We need to understand why the noise monitoring equipment is required and the timings of these surveys. Are there any restrictions on timings for this work? 3. We also need to understand what are the survey plans over the next 12 months (if there is anything else), and why those surveys might be required. 	<p>13/11/2023</p>	<p>Email</p>

<p>Email from RP: I have started to review the draft option and easement agreement. Before I provide the detailed comments. Please could you confirm if Rampion will be limiting the rights to the DCO plan. As this will impact substantially on the documents. I look forward to hearing from you.</p>	17/11/2023	Email
<p>LT responds to RPs queries: Please see some comments below: Limited Rights to DCO Plan - I have discussed with the project team. We believe that our rights can generally be limited to the Red line DCO boundary, therefore please go ahead and review on that basis. The only exception to this is that we would like rights for ecological mitigation outside of the DCO redline, subject to approvals of location from the landlord and compensation. This could be picked up in the next discussion we have, including scoping out certain areas where there may be issues. Simon Kilham 1. Outstanding invoice for previous time and costs involved with ecologist visit • I can confirm that a response was sent out to Simon Kilham and his agent (Robert Crawford-Clarke), as per the attached email chain. He has previously submitted a claim to reflect time spent handling matters on the ground and in the circumstances, an ex-gratia payment was made by way of recognition. • We do not consider there is anything else to be reimbursed at this stage. 2. Confirmation of how farm tenants' compensation will be dealt with • There is a provision within landowner's draft Heads of Terms that covers for payment of compensation for temporary disturbance in respect of occupiers, which should give your client some reassurance that there should be no financial loss incurred to them. • You have previously confirmed, as per your email 16/06/2023 that Mr Kilham is a contract farmer, however, within the tenancy schedule it shows he (also) has an FBT. Please can you confirm which areas are subject to the FBT and whether Mr Kilham provides contractor services to his landlord, or any other tenant affected by the scheme? 3. Confirmation that Rampion will pay for farm tenants' time for attending these types of meetings • My client will not pay for the tenant's time in meetings where matters of the tenant's position concerning the landlord's negotiated heads of terms for voluntary acquisition might be discussed as we would see this as a private matter between landlord and tenant.</p>	24/11/2023	Email

<p>Email from RP: Just in respect of your point 3. To clarify these were meetings with the tenants which Rampion has requested as part of their consultation process. You will recall we set these up with the tenants at CJ/Rampion's request and attended with you and the team. Simon Kilham is a contractor and FBT tenant on different pieces of land affected by the proposals</p>	24/11/2023	Email
<p>Further queries sent over by RP</p>	14/12/2023	Email
<p>Email from Rachel Patch: BOR queries and plan request</p>	05/01/2024	Email
<p>LT Emails RP with Land Plan sheets and BOR table: Dear Rachel,</p> <p>Please see attached Excel table detailing the BOR plots (and titles) owned by the Wiston Estate. I have also attached the land plans.</p> <p>I will be in touch later with some potential meeting dates (to go through the details below) once I have spoken with the project team.</p> <p>Thanks,</p> <p>Lucy</p>	12/01/2024	Email
<p>LT emails RP with potential meeting dates: Dear Rachel,</p> <p>Further to my email below, please could you confirm when would work for you on the following dates for a catch-up meeting.</p> <p>Afternoons / after 2pm - Wednesday 17th January - Thursday 18th January - Friday 19th January</p> <p>Would you prefer this to be in person or via Teams?</p> <p>Kind regards,</p> <p>Lucy</p>	12/01/2024	Email
<p>Response from RP re meeting: Dear Lucy</p> <p>I could do Thursday 18th in the afternoon. I will be in our Horsham office so happy to meet with you at our office if you are in the area – or also happy with a Teams meeting.</p> <p>Kind regards</p> <p>Rachel</p>	16/01/2024	Email

<p>LT responds to RP: Dear Rachel,</p> <p>Thanks for your email.</p> <p>I've left you a voicemail, unfortunately, the afternoon tomorrow is now looking quite full with meetings. Would Monday 22nd or 23rd in the afternoon work for you? (Or Friday 19th?)</p> <p>Thanks,</p> <p>Lucy</p>	<p>17/01/2024</p>	<p>Email</p>
<p>RP responds:</p> <p>Dear Lucy 23rd would work - early afternoon if possible Thank you Rachel Sent from my iPhone</p>	<p>17/01/2024</p>	<p>Email</p>
<p>MEETING TO DISCUSS KEY TERMS</p> <p>Meeting held between RP/LT/RM. Discussion with the landowner's representative including the following during the meeting:</p> <ul style="list-style-type: none"> - Agricultural crossing points, agreed best to be agreed between the Project ALO and the tenant farmers on the ground at the time. To ensure there is adequate agricultural crossing within all fields. - Indicative blue line cable route discussed. - Residential accesses to Lower Chancton Farm and Locks Farm need adding to plan. - Additional Construction Areas discussed for HDDs - Crop Compensation to be paid to tenant farmer, to make sure it is clear in the agreements. 	<p>23/01/2024</p>	<p>Online Teams Meeting</p>
<p>RP sends Timesheet:</p> <p>Dear Lucy</p> <p>Please find attached my timesheet for matters relating to Rampion 2 on behalf of Wiston Estate. These relate to progressing the HOT and easement/option agreements, as well as meeting with tenants as we discussed.</p> <p>I would be grateful if you could confirm this is in order and I will arrange for a fee to be raised. Please could you confirm the invoicing details</p> <p>Please let me know if you have any queries.</p> <p>Kind regards</p> <p>Rachel</p>	<p>30/01/2024</p>	<p>Email</p>

<p>RP requests to re-arrange the meeting from 14th to 15th Feb</p>	<p>31/01/2024</p>	<p>Email</p>
<p>without prejudice and subject to contract - LT emails RP with Key terms Plan for compound, Works Plans, Compound lease option, details of trenchless crossings</p> <p>Further update on the outstanding actions from the 23/01/2024 provided to RP by LT including confirmation on:</p> <ul style="list-style-type: none"> - The Construction and Maintenance Strip rights will be removed from the easement so permanent easement rights are constrained to the 20m width. - Accesses to Lower Chancton Farm and other residential / Commercial businesses that need uninterrupted access to be marked on a plan so they can be referenced in the Option/Easement. - Ecological Mitigation rights requested do not apply to BNG works which will be dealt with via a separate agreement. - The land agreement will be restricted to the Project definition in the DCO, I,e, on number of cables etc. 	<p>02/02/2024</p>	<p>Email</p>
<p>RP confirms meeting time:</p> <p>Dear Lucy</p> <p>Thank you for your email.</p> <p>Yes please can we meet at the estate office at 2pm on the 12th Feb. We will have the meeting room until 3.30pm which should be long enough hopefully.</p> <p>Do you have the spreadsheet and HOT, so I can review before Monday please</p> <p>Kind regards</p> <p>Rachel</p>	<p>08/02/2024</p>	<p>Email</p>
<p>LT shares spreadsheet with RP:</p> <p>Without Prejudice & Subject to Contract</p>	<p>09/02/2024</p>	<p>Email</p>
<p>MEETING TO DISCUSS KEY TERMS AT WISTON ESTATE</p>	<p>12/02/2024</p>	<p>Site Meeting – Wiston Estate Office</p>
<p>Email from Greg Sheard re BNG:</p>	<p>13/02/2024</p>	<p>Email</p>

<p>RP emails to raise her fee for the invoice: Dear Lucy</p> <p>I propose to raise my fee for the attached for this month</p> <p>Please can you confirm the invoicing arrangements</p> <p>Many thanks</p>	<p>22/02/2024</p>	<p>Email</p>
<p>RP chasing for fees: Dear Lucy</p> <p>Can you confirm all if ok with the time sheet and invoicing arrangements</p> <p>Many thanks</p>	<p>26/02/2024</p>	<p>Email</p>
<p>LT responds to RP: Dear Rachel,</p> <p>Thanks for your email.</p> <p>I am discussing these with my client and will revert shortly.</p> <p>Thanks,</p> <p>Lucy</p>	<p>27/02/2024</p>	<p>Email</p>
<p>LT confirms fee protocol: Hi Rachel,</p> <p>I have checked re the invoicing.</p> <p>The invoice should be addressed to the Wiston Estate, as the invoice has to be to your client.</p> <p>Please could you also confirm whether the Estate are VAT registered or not as well.</p> <p>Thanks,</p>	<p>11/03/2024</p>	<p>Email</p>
<p>LT emails RP and RG for ASI access: Dear Rachel and Richard,</p> <p>Further to your relevant representation, the Examining Authority is requesting 14 May 2024 as a date for an accompanied site visit.</p> <p>Please could you confirm whether the Estate would accept an accompanied site visit by the Examining Authority on this date?</p> <p>The Examination Authority would like to visit a number of locations, including;</p> <ul style="list-style-type: none"> - 'Wet Pool's' (Location of the proposed construction compound. - Lower Chancton Farm - The field between Lower Chancton Farm and The Pike. - The access to Old School House and the field north of it. - Calcott Wood - Chanctonbury Ring – Would it be possible for 3 	<p>11/03/2024</p>	<p>Email</p>

<p>minibuses to access, park at and turn around within the car park? I note there is a barrier, and we wondered whether the height barrier could be unlocked at the top, as a minibus may not fit underneath?</p>		
<p>RP responds via email: Thank you Lucy</p> <p>Please could you confirm ASAP the fees are agreed</p> <p>Many thanks</p>	<p>11/03/2024</p>	<p>Email</p>
<p>RP responds re fees: Hi Rob</p> <p>Many thanks for your email.</p> <p>It is difficult to estimate as it is slightly dependant on how much time the remainder of the negotiation takes.</p> <p>As you appreciate the Wiston deal is a complicated -with lots of parties involved. I would say we are about 50% there on the HOT, but there is still quite a bit of work to do to finalise them including resolving the compound and Hodgkins arrangement and also the vineyard/minerals valuation point.</p> <p>I would suggest a further budget of £XX plus VAT and reasonable disbursements.</p> <p>I would not like to be held to this though. We will provide time sheets and we would let you know in advance of the above being reached.</p> <p>Let me know if you have any queries</p>	<p>11/03/2024</p>	<p>Email</p>
<p>LT confirms position on fees: Hi Rachel,</p> <p>Please see comments below</p> <p>Fees incurred so far - I can confirm that the fees you submitted on 30 January 2024 (and attached for ease) are agreed. Please could you raise your invoice.</p> <p>Future fees for negotiation of Land Agreement - Thank you for your confirmation via email on 11 March 2024 (and below) regarding your anticipated maximum fee budget. My client has confirmed that they have approved fees up to this additional forecasted amount (subject to reasonable and evidenced timesheets).</p> <p>Accompanied site visits on 14 May 2024 - Please note, the Inspector's site visit is an opportunity to view the sites being considered for development. The inspector will refer to and rely on information within your Written Representation and it is our</p>	<p>14/03/2024</p>	<p>Email</p>

<p>understanding that they will not be looking to directly engage on any detailed matters raised at the site visit. In essence, agent and landowner presence at the site visit is optional. Perhaps we could discuss this on Tuesday in further detail.</p> <p>Kind regards,</p>		
<p>RP sends email to LT and RM:</p> <p>Hi Lucy and Rob</p> <p>Look forward to catching up tomorrow – just wondering if you had the updated HOT or schedule I could review before we speak?</p> <p>Many thanks</p>	18/03/2024	Email
<p>MEETING TO DISCUSS KEY TERMS</p>	19/03/2024	Online Teams Meeting
<p>LT circulates meeting notes - attaching excel HOTs discussions, lease option, key terms plan - sent ahead of the meeting.</p>	19/03/2024	Email
<p>Greg Sheard sends maps of the BNG areas around the Wiston Estate after the meeting:</p>	19/03/2024	Email
<p>LT circulates the actions from the meeting and outstanding actions in yellow:</p>	20/03/2024	Email
<p>RP sends first fee invoice</p>	25/03/2024	Email
<p>LT emails RP with the following:</p> <p>Tracked HOTs, Notes and Key Terms plan for rock common visibility splay</p>	09/04/2024	Email
<p>MEETING TO DISCUSS KEY TERMS:</p> <p>Key topic of discussion related to the estimated traffic movements at the key accesses along the A283.</p>	11/04/2024	Email
<p>RM emails RP the traffic data she requested.</p>	12/04/2024	Email
<p>LT emails RP with visibility splay HOTs: Without Prejudice and Subject to Contract</p>	16/04/2024	Email
<p>RP chases for update on solicitor's fees:</p> <p>Dear Lucy</p> <p>Do you have an update on the solicits fees, so we can appoint them?</p> <p>Many thanks</p> <p>Rachel</p>	29/04/2024	Email

RP sends over comparables for the site compound rate	29/04/2024	Email
<p>RP emails LT: - Vineyards summary attached Dear Lucy</p> <p>Please find attached advice relating to Wiston's vineyard fields and their suitability for planting vines.</p> <p>We look forward to discussing further.</p> <p>Kind regards</p>	03/05/2024	Email
<p>LT emails RP: Requests sand planning document Hi Rachel,</p> <p>Thank you for the attached Letter regarding the potential vineyard sites at the Wiston Estate.</p> <p>I note within your latest written representation, you mention a letter dated 25th April 2024 from Dowsett Mayhew Planning consultant. Please could you send me a copy of the Letter, so I can save on file and Rob and I can discuss with the appropriate individual within RWE.</p> <p>Kind regards,</p> <p>Lucy</p>	07/05/2024	Email
RP emails the Dowsett Mayhew document	08/05/2024	Email
<p>RP emails LT with comments on the compound lease option, tenant consent document, Key terms and further additional comments within a table. Note - Rick Goring will still have further comments.</p>	08/05/2024	Email
<p>RP emails RM - asking for another meeting date. Suggested dates provided.</p>	09/05/2024	Email
<p>Email to the landowner from the Applicant on the outstanding landowner concerns on the heads of Terms including:</p> <ul style="list-style-type: none"> ○ that the compound rate being offered was based upon expected agricultural returns for the land however an uplift of the rates was offered for the Washington compound and any additional HDD compound areas. ○ As per the landowner's request there would be a separate offer to the tenant farmers for completion of the occupier's consent to ensure it wasn't taken from the landowners easement sums. ○ Confirmation that reasonable professional fees will be paid for the occupiers/tenants to review and accept the tenant consent documentation. 	20/05/2024	Email

On the 28th May 2024 a further 4.5-hour meeting was held onsite with all parties to make progress on any outstanding concerns/questions from the landowner on the Heads of Terms. The following points were closed out at the meeting:

- Concern was raised by the landowner about the potential increase in risk of traffic collisions along the A283 due to the new access into Washington Compound. The applicant confirmed that the plan was to reduce the speed limit along the A283 to 40mph and were undertaking a Road Safety Audit of the road which will take into account the landowners Rock Common Limited planning application. Road Safety Audit to be sent to the landowner once produced. New Swept Path analysis of the access into Washington Compound provided to landowner.
- Uninterrupted access into residential and commercial properties requested by landowner for premises affected by the cable easement. Wording inserted into the Heads of Terms as requested.
- Further discussions around Operational Access requirements and further clarity provided to landowner.
- Confirmation on the agricultural tenants were received and it was agreed the applicant would contact all tenants following positive progression of the Heads of Terms to provide the draft Occupiers consent documentation and for confirmation reasonable fees will be covered.
- Landowner requested right to enter the Washington construction compound for intrusive and non intrusive surveys during occupation by the Applicant to undertake surveys for Rock Common limited. Applicant agreed and included in the Heads of Terms.
- The landowner requested a commitment to lease the entirety of the compound lease area, Heads

Site Meeting – Wiston Estate Office

<p>of Terms updated to commit to leasing the entire area as requested.</p> <ul style="list-style-type: none"> The applicant confirmed there would be no charge to the landowner for issuing consents required under the agreement for new tenancies and other work, and it amended the wording in the HoTs. The meeting closed with a number of matters agreed between the parties and the Heads of Terms were updated to reflect the discussions during the meeting. The main outstanding points remained the financial compensation for the temporary sterilisation of the sand reserves and index linking on payments. The applicant requested a counter offer from the Landowner to include their position on the Temporary Sterilisation of the Sand Reserves. 		
Email received from RP confirming relevant landowner solicitor contacts for instructing of solicitors to review Heads of Terms.	28/05/2024	Email
Email from RP requesting that Rampion 2 team meeting with their tenants and confirm agreement regarding their professional fees.	30/05/2024	Email
RP requesting an updated version of the HOTs for the compound and easement	04/06/2024	Email
Agent's Fees Clarification Letter Sent	06/06/2024	Letter
Email from LT to RP addressing concerns and comments from the 28 th May meeting – Attaches the Revised Heads of Terms with enhanced commercial offer.	17/06/2024	Email
Minerals report sent from RP to RM/ LT	18/06/2024	Email
Agent's Fees Clarification Letter Sent to Richard John Goring and Rock Common Limited	03/07/2024	Letter
LT issues revised Heads of Terms with updated construction payments and clarification regarding updated legal documentation on the land registry	04/07/2024	Email
Response received from RP, apologising for delay and confirming she has been on annual leave and will revert with comments on the Heads of Terms.	08/07/2024	Email

