

Rampion 2 Wind Farm **Category 4:** **Compulsory Acquisition**

Land Engagement Reports:
**Andrew James Hodgkins, Caroline Janet
Hodgkins, Christopher John Hodgkins and
Emily Victoria Hodgkins**

Date: August 2024
Revision A

Application Reference: 4.6.95
Pursuant to: The Infrastructure Planning (Examination Procedure)
Rules 2010, Rule 8(1)(c)(i)
Ecodoc Reference: 005279650-01



Document revisions

Revision	Date	Status/reason for issue	Author	Checked by	Approved by
A	09/07/2024	Deadline 5	Carter Jonas	RED	RED
B	01/08/2024	Deadline 6	Carter Jonas	RED	RED

LANDOWNER/ LAND INTEREST NAME:	Christopher John Hodgkins, Andrew James Hodgkins, Caroline Janet Hodgkins & Emily Victoria Hodgkins	URN on LRT:	139, 140, 141
AGENT:	Archie Cheevers (Batcheller Monkhouse)	Relevant Rep Ref:	N/A
PROPERTY NAME:	Green Common House (WSX250829) where a cross-section of the driveway (7 metres) is within the Order Limits Locks Farm (part of the Wiston Estate where the Hodgkins are an AHA Land Interest) extends to 180 acres (of which 13.2% is within the DCO Order Limits).	Written Rep Ref:	N/A
LAND INTEREST:	Category 1 Works No.9 – Cable Installation Works No.12 – Temporary duct stringing area Works No.13 – Temporary Construction Access Works No.15 - Operational access	PLOT No:	Freehold Owners – Plot 22/27 (Works No.9) & Plot 22/28 (Works No.13) AHA Land Interest - 22/14, 22/15, 22/23, 22/25, 22/26, 22/29, 22/30, 22/34, 22/35, 23/1
STATUS			
<p>The Applicant has consulted with the landowner as both a landowner and an AHA Land Interest since 2021 and assessed route alternatives and construction methodologies (both put forward by the landowner and put forward by the Applicant in an attempt to reach agreement) as part of the negotiations, demonstrating meaningful consultation and engagement.</p> <p>The Land Interest owns a residential dwelling (four individuals are on the title deed) which is accessed via a private driveway. The private driveway is affected by the proposed Rampion 2 cable route and a proposed duct stringing area.</p> <p>In addition, the Land Interest is an AHA Land Interest over pasture land which is affected by the proposed Rampion 2 cable route. The pasture land within their tenancy is also affected by a proposed construction compound, construction access, duct stringing area and operational access.</p> <p>The Applicant has discussed the Heads of Terms with the landowner’s agent, with outstanding issues including the extent of tree/ hedgerow removal over the Easement area and a request for the entire driveway to be re-tarmacked following completion of the works. In conversation with the landowner’s agent there is optimism terms will be reached fairly shortly and no over-arching issues to reaching an agreement.</p>			
NEGOTIATIONS FOR VOLUNTARY ACQUISITION OF RIGHTS			
<ul style="list-style-type: none"> The Applicant has been in regular correspondence with the Land Interest and their agent since September 2021. Site meetings were held in September 2021, April 2022 (in conjunction with a neighbouring Land Interest) and in May 2022 with the landowner specifically. Following the site meetings, various amendments to the cable route as it passes through Locks Farm were considered, including MR-08 which was consulted upon in 2022 and taken forwards to the final DCO Order Limits. MR-08 resulted in less severance in respect of the fields. There were a number of cable route amendments which were considered over Locks Farm, known as the ‘yellow route’ within the Wiston documentation, however, it was not possible to take these alterations forwards to final submission for constraints detailed within the Wiston Estate relevant representation responses. Heads of Terms were issued on 31 July 2023 and the Applicant is awaiting feedback from the Land Interest and their agent. The Applicant met with the Land Interest at a site meeting on 19 May 2023 to discuss the Heads of Terms and current project timescales. An email in December 2023 was sent to the agent requesting feedback on the Heads of Terms and a Letter in March 2024 was also sent. In April 2024 it was confirmed that the previous agent was retiring and the Applicant awaited confirmation regarding the appointment of a new agent. An email was sent to the Land Interest in May 2024 requesting a meeting to discuss the Heads of Terms and progress discussions. 			

PROGRESS OF NEGOTIATIONS TO ACQUIRE LAND RIGHTS FOLLOWING CAH 1

- An email was sent to the Land Interest in **May 2024** requesting a meeting to discuss the Heads of Terms and progress discussions.
- **Since CAH1 the Applicant sent a letter on 6 June 2024** to the Land Interest to clarify the position in respect of fees for professional advice.
- **On 28 June 2024** the Applicant re-circulated the Heads of Terms, sent directly in the post to landowner
- In addition, as a Land Interest of the Wiston Estate, **on 31 May 2024**, the Applicant sent the Land Interests a copy of the Land Interest Consent Form as well as clarification in respect of fees associated with this, and also requested a meeting.
- The Applicant had discussions and email correspondence with the land Interest's agent **on 6 June 2024 and 2 July 2024**, however, details of the concerns relating to the Land Interests freehold and AHA tenancy interests have not been covered in detail by their agent.
- A **site meeting** was held with the Land Interests (and their agent) on **18 July 2024** to discuss the Heads of Terms. In addition, an Agricultural Liaison Officer (ALO) attended the site meeting to provide comfort and practical examples of their role on similar projects, to include:
 - the practical steps the project takes to minimize disturbance to farming the rest of the land.
 - how crossing points are designed/ managed
 - how the project manage the water during construction including pre and post construction drainage designs.
 - Reinstatement methodologies of the land post construction.
- As at Deadline 6, the Applicant is awaiting feedback from the land interest and their agent on specific points in respect of the Heads of Terms.

LANDOWNER ENGAGEMENT (2021 to 2024)

- **Site Meeting on 01/09/2021** – A meeting was held with the wider Wiston Estate as the land interest is also a Land Interest over Locks Farm. The cable route over Locks Farm was discussed and various alternative routes/ amendments to the current route were put forwards.
- **Site Meeting on 29/04/2022** – A meeting was held with the wider Wiston Estate to discuss the alternative routes that had been assessed by the Applicant. At this meeting the rationale for not progressing with some of amendments were presented verbally. It was also discussed that MR-08 would be taken forwards to consultation in Autumn 2022.
- **Site Meeting on 09/05/2022** – LT met with the land interest on site to walk the route and discuss impacts on the land holding and farming operations. The impact of the proposals on the driveway to Green Common House was also discussed and it was confirmed that Heads of Terms would be issued in due course.
- **Site Meeting on 19/05/2023** – LT (in conjunction with the agent for the Wiston Estate) met with Andrew Hodgkins at Green Common House to discuss the proposals and understand the main outstanding concerns.
- **Site Meeting on 18/07/2024** – LT met with the Land Interests at Locks Farmhouse with their agent to discuss the Heads of Terms. In addition, an ALO attended to outline the practical steps that can be taken to minimise the impact on the occupier of the land.

ALTERNATIVE ROUTE – REVIEWED AT THE LAND INTEREST (AND LANDOWNER'S) REQUEST

- The Applicant has reviewed 3 amendments to the cable route in this location. Of the 3 options that were assessed, only one (MR-08) was taken forwards to consultation.

DCO ORDER LIMITS - BOUNDARY REFINEMENT

- In addition, following feedback received from the Land Interest, the DCO Order Limits were refined in this location to reduce the total area of the farm within the proposed boundary. Notably, the area for cable duct stringing was significant reduced.

Further detail on the history of engagement can be found within the table below.

IMPACT ON LAND INTEREST

Freehold Driveway

- **Short section of driveway to the landowner's residential dwelling affected by the proposed Rampion 2 cable route. The Applicant has confirmed that access will be maintained at all times and the construction installation methodology in this location is due to the open cut.**

AHA Tenancy

- The Land Interest is an AHA Land Interest over arable and pasture land affected by the proposed Rampion 2 cable route.
- **The Land Interest operates a sheep farm at Locks Farm which may experience some disruption from the proposals.**
- **Main access to the farm will be affected by the proposed cable route.**

IMPLICATIONS OF IMPACT

Freehold Driveway

- **Temporary open cut trenching of the landowner's driveway (7 metres of cable length is currently within their landholding).**

AHA Tenancy

- **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 and access to

PROPOSED MITIGATION

Freehold Driveway

- Access will be maintained to the dwelling at all times during construction.

AHA Tenancy

- 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

OUTSTANDING ISSUES DELAYING CONCLUSION OF VOLUNTARY AGREEMENT

- The landowners agent has requested that the entire driveway leading to Green Common Farm is re-tarmacked following the works.
- The Applicant to circulate the link to the hedgerow retention plan on the PINS website.

CJ Negotiations/Contact Summary	Date of Contact	Method of Contact
Introduction letter sent to the Chris Hodgkins (CH)	24/11/2020	Letter
AT emails Nigel Abbott (NA) regarding the Land Interests being a landowner in their own right affected by the project, not just a Land Interest of the Wiston estate. NA forwards email to LT	18/05/2021	Email
Survey licence sent to Goring for CH counter sign	16/06/2021	Email
CH signed the licence:	01/07/2021	Email
s.42 Letter sent to the land interests	14/07/2021	Letter
Wiston Estate - SITE MEETING – Land Interest attended	01/09/2021	Site Meeting
Lucy Tebbutt (LT) emails CH with attached signed licence for ecological survey	21/09/2021	Email
LT emails CH regarding upcoming ecological surveys and meeting notes	27/10/2021	Email
LT informed CH about bat survey	18/03/2022	Email
LT informs Land Interest for meeting at Winston Estate on 29th April	13/04/2022	Email
Wiston Estate - SITE MEETING - Land Interests attended LT presented reasons for not taking minor re-routes forward verbally	29/04/2022	Site Meeting
LT emails Caroline about site meeting scheduled 9th May	05/05/2022	Email
SITE MEETING Messrs Hodgkins – Will Gullett & LT attended. Obtained the drainage plans and they explained some more about the sheep - 10:30am	09/05/2022	Site Meeting
LT emails Chris, Caroline and Emily Hodgkins in meeting follow up	10/05/2022	Email
Survey emails	01/05/2022	Email
LT emails CH regarding upcoming site visit	05/05/2022	Email
Site Visit at Locks Farm	09/05/2022	Site Meeting
Follow up email from LT thanking CH for his time at site meeting	10/05/2022	Email
LT emails CH regarding surveys	18/05/2022	Email
s.42 Letter sent to the Land Interests	14/10/2022	Letter
s.42 Letter sent to the Land Interests	14/04/2023	Letter
Emails between LT and Rachel Patch (Agent for Wiston Estate) (RP) organising site meeting	09/05/2023	Email
LT emails RP the updated Land Interest schedule	16/05/2023	Email
SITE MEETING HODGKINS - LT & RP met with Andrew Hodgkins at Greencommon House to discuss the project and their next steps.	19/05/2023	Site Meeting
LT sends chaser email to RP	30/05/2023	Email
RP responds to LT and suggests a meeting	07/06/2023	Email
Key Terms Sent (for freehold interest)	31/07/2023	Letter
Emailing notifying the landowner that the DCO has been submitted	14/08/2023	Email
S.56 letter sent to the Land Interests	25/09/2023	Letter

LT responds to email from RP setting out actions for LT and RP	18/10/2023	Email
LT responds to emails from RP, highlighting tasks that have been actioned	30/10/2023	Email
Chaser Letter Sent	22/03/2024	Letter
Site meeting at the Wiston Estate	28/05/2022	Site Meeting
LT emails the Land Interests regarding professional fees	31/05/2024	Email
LT emails the Land Interests informing them that she is aware Chris Tipping (CT) is now the Land Interests Agent	31/05/2024	Email
Agent's Fees Clarification Letter Sent to Land Interests	06/06/2024	Letter
Online Teams Meeting with Land Interest's Agent	06/06/2024	Online Teams Meeting
Email to Land Interest's Agent - Stating discussions and actions from 6th June Virtual Meeting - Recirculated Key Terms - The following is pertinent to the Landowner: '- HOTs attached (originally sent on 28.7.23) - an updated document will be circulated next week following internal review - 1 - Meeting to be arranged – online teams call. - 2 - Relevant points from the HOTs/ Option/ Easement documentation subject to review	10/06/2024	Email
Revised Key Terms Letter Sent	28/06/2024	Letter
Online Teams call with the agent CT to discuss the main 'blockers' to progressing the agreement.	01/07/2024	Online Teams Meeting
Follow up email sent from LT to the agent CT summarising the main blockers. Action to organise a meeting with the Land Interests.	02/07/2024	Email
LT emails the Land Interests regarding meeting with ALO	08/07/2024	Email
Site meeting with the Land Interests, their agent CT and an ALO from another project. Main concerns raised were the re-tarmacking of the driveway, access to their farm for farm business purposes and impact on the trees lining their driveway.	18/07/2024	Site Meeting

All engagement correspondence referred to within this Land Engagement Report can be provided upon request. Please note: there may have to be redactions in order to comply with confidentiality between parties and GDPR legislation.