

Rampion 2 Wind Farm
Category 4:
Compulsory Acquisition
Land Engagement Reports:
New Owners (formerly part Mary
Ann Baker)
Date: August 2024
Revision A

Application Reference: 4.6.90

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

Ecodoc Reference: 005279645-01



Document revisions

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

LANDOWNER/ LAND INTEREST NAME:	Under New Ownership (Applicant seeking confirmation on Purchaser since June 2024)	URN on LRT:	TBC
AGENT:	N/A	Relevant Rep Ref:	N/A
PROPERTY NAME:	Kings Lane Farm: Part of Titles SX148008, SX17882 and WSX183588 2.97 acres of pasture land and 2,067m2 of private road potentially affected by scheme	Written Rep Ref:	N/A
LAND INTEREST:	Category 1 and Category 2 Works 09 – Cable Installation Works Works 15 – Operational Access	PLOT No:	Freehold: 32/6, 32/11, 32/12, 32/15 Rights of Access: 32/13 Half width of subsoil: 32/14
STATUS			
<p>The Landowner purchased the land in June 2024.</p> <p>The land was formerly owned by Mary Ann Baker who is recently deceased. The Applicant understands that the following Plots have been purchased by the new landowner (32/6, 32/11, 32/12, 32/14, 32/15). Consequently, the Proposed Development will affect pasture land owned by the new landowner and a section of Kings Lane which is owned by the purchaser and provides access to their residential dwelling. The Applicant states that this is their understanding but is awaiting confirmation from the purchaser.</p> <p>The Applicant understands that the Land Interest has planted vines on some of the land purchased as a result of the transaction and has left the pasture land (Plot 32/15) untouched.</p> <p>The Applicant has attempted to contact the Land Interest on multiple occasions via Letters on 8 May 2024 and 4 June 2024 as well as attempting contact through the Selling Agent. The Applicant met the Land Interest on the 27 June 2024 during a door-knocking exercise and hand delivered another letter and discussed the project's proposals and potential impact.</p> <p>The Applicant followed this up with a Letter on the 8 July 2024 providing plans of the land potentially affected by the scheme and requesting contact but has yet to receive a response.</p> <p>The Applicant has sought to ascertain the detail and confirmation of the new ownership on numerous occasions and will continue to do so. The latest of which was a letter sent on 23 July 2024.</p>			
NEGOTIATIONS FOR VOLUNTARY ACQUISITION OF RIGHTS			
<ul style="list-style-type: none"> The Applicant is seeking clarification as to the details of the new ownership. All engagement therefore begins in June 2024. The property transacted in June 2024 and details are not yet available on the Land Registry. The Applicant has approached the land interest directly (on 27 June 2024) during a door-knocking exercise. The Applicant provided their contact details, however, the land interest did not provide a contact name or number. In addition, Letters have been sent to the new landowner on 8 May 2024, 4 June 2024 and 8 July 2024 in an attempt to engage and understand the extent and form of the new ownership. The Applicant has struggled to engage with the Landowner despite numerous attempts. As a result, following their recent purchase of the property, the Applicant is unable to issue Key Terms due to lack of confirmed information. However, the Applicant still wishes to pursue a voluntary agreement and will continue to attempt to engage with the Landowner. 			
PROGRESS OF NEGOTIATIONS TO ACQUIRE LAND RIGHTS FOLLOWING CAH 1			
<ul style="list-style-type: none"> Letter dropped off at the property and meeting with the Landowner on 27 June 2024. The Applicant sent a Letter on the 8 July 2024 providing plans detailing the potential impact of the scheme and requesting a response. The Applicant chased again on 23 July 2024 with a Letter. 			

LANDOWNER ENGAGEMENT (2024)

- The Applicant has attempted correspondence with the Landowner since the purchase of the property was confirmed in **April 2024**. Letters were initially sent in **May 2024 and June 2024** where the Applicant explained the scheme and requested contact.
- The Applicant has also attempted to contact the Landowner **through the selling agent** who is known to the Applicant, but they were unable to make contact with the Landowner and could not provide personal information without permission.

IMPACT ON LAND INTEREST

- The Land Interest owns pasture land affected by the proposed Rampion 2 cable route. In addition, part of a lane (Kings Lane) which is owned privately and is the means of access to their residential dwelling is affected by a proposed permanent operational access.

IMPLICATIONS OF IMPACT

- **Temporary** loss of grazing/ crop loss (if applicable)
- Other potential impacts unknown due to lack of engagement from Landowner, however the Applicant would look to mitigate these impacts when a response is received.

PROPOSED MITIGATION

- **Whilst the Landowner has not responded to attempts to engage, the Applicant would include mitigation wherever possible with crossing points/ accesses/ fencing/screening if requested.**

OUTSTANDING ISSUES DELAYING CONCLUSION OF VOLUNTARY AGREEMENT

- **We are unable to provide substantial insight into the lack of engagement of the Landowner.**
- **The Applicant will continue their attempts to contact the Landowner and subsequently gain voluntary agreement.**

CJ Negotiations/Contact Summary	Date of Contact	Method of Contact
The Applicant contacted the Selling Agent via Email asking to pass their contact details onto the Landowner	25/04/2024	Via Land Agent
The Applicant contacted the Selling Agent via Telephone requesting contact information and information on the extent of the sale	02/05/2024	Via Land Agent
The Applicant contacted the Selling Agent via Email following up on the telephone conversation	07/05/2024	Via Land Agent
The Applicant sent a Letter to the address of the Landowner introducing the scheme and requesting contact	09/05/2024	Letter
The Applicant sent a Letter to the address of the Landowner requesting contact and listing the relevant Land Registry Title Numbers affected and requesting clarification	04/06/2024	Letter
The Selling Agent sent over a plan of the extent of land purchased by the buyer but could not supply Landowner details	12/06/2024	Via Land Agent
The Applicant met the Landowner during a door-knocking exercise and hand-delivered a Letter requesting contact details	27/06/2024	Site Visit / Letter
The Applicant sent a Letter to the Landowner following up on the door-knocking exercise and attaching a plan detailing the potential impact of the scheme on their property	08/07/2024	Letter
The Applicant sent a Letter to the Landowner referring to previous correspondence and attaching a plan detailing the potential impact of the scheme on their property	23/07/2024	Letter

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.