

# Rampion 2 Wind Farm

## **Category 4: Compulsory Acquisition**

### **Land Engagement Reports: Stephen Christopher Turner**

### **Date: August 2024 Revision A**

Application Reference: 4.6.22

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

Ecodoc Reference: 005279379-01



## Document revisions

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

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<b>LANDOWNER/ LAND INTEREST NAME:</b>	Stephen Christopher Turner	<b>URN on LRT:</b>	052
<b>AGENT:</b>	Rowan Allan (HJ Burt)	<b>Relevant Rep Ref:</b>	RR-362
<b>PROPERTY NAME:</b>	Land at the back of Hillside, Washington 2.17 acres within DCO Order Limits (potentially affected by temporary construction access)	<b>Written Rep Ref:</b>	N/A
<b>LAND INTEREST:</b>	Category 1 and Category 2 Works 13 - Temporary construction access. Works 15 - Operational access.	<b>PLOT No:</b>	21/7, 21/19

## STATUS

The Applicant has consulted with the Landowner since April 2022. Site meetings were held in April and May 2022 in order to introduce the Landowner to the scheme. The Landowner put forward a design alteration comprising a different exit point of the construction access from his land onto the highway, which the Applicant did not take to consultation as a result of Highway safety constraints.

The Landowner owns pasture land affected by a potential temporary construction access (Plot 21/19). In addition, the Landowner has rights associated with unregistered land (Plot 21/7) which is proposed to be used for an operational access.

The Applicant issued Heads of Terms in respect of the temporary construction access on 8 December 2023 and a revised version on 6 July 2024.

The Applicant had a recent Teams call with the Landowner's agent on 24 July 2024 to discuss the Heads of Terms and is awaiting feedback.

The Applicant had a recent Teams call with the Landowners Agent on 24 July 2024 to discuss the Heads of Terms. A further Teams call was held on 30 July 2024 where the land interest's agent confirmed he is meeting with the land interest on 2 August 2024. The Applicant is awaiting feedback, but is hopeful that a voluntary agreement can be reached in due course.

## NEGOTIATIONS FOR VOLUNTARY ACQUISITION OF RIGHTS

- Review of alternative exit point for construction access (which had constraints and therefore could not be taken to final design).
- **Heads of Terms were issued on 8 December 2023** in respect of the temporary construction access.
- **A Site meeting** was held in January 2024 with the engineers present, which was followed up with an **email to the Landowner's Agent in February 2024**.
- The **Applicant responded to the land interest's relevant representation (RR-362)** on the following points:
  - Approach to agreeing a voluntary agreement
  - Mitigation on farming impacts during construction
  - Rampion 1 cable route
- **In February 2024** the Landowner responded via email on the Heads of Terms.
- Follow up emails were sent in **April and May 2024** to the Landowner's Agent requesting feedback.
- A counter offer was requested from the Landowner and their agent via email on 30 May 2024, but no response was received.
- **Revised Heads of Terms with a commercial offer to progress discussions and reach agreements were issued by post on 11 July 2024.**
- The Applicant had an online Teams call with the land interest's agent on 24 July 2024 and 30 July 2024 and is awaiting feedback. The Applicant is hopeful that a voluntary agreement can be reached in due course.

## PROGRESS OF NEGOTIATIONS TO ACQUIRE LAND RIGHTS FOLLOWING CAH1

- The Applicant sent a letter to the Landowner on 6 June 2024 to clarify the position in respect of fees for advice on the project.
- The Applicant had a meeting with the Landowner's agent on 12 June 2024 to discuss the concerns with the Heads of Terms.
- Updates following this meeting were sent on 21 June 2024 and 27 June 2024 to the Agent via email.

- As a result, the Applicant issued a revised Heads of Terms document with commercial offer to progress discussions and reach agreement on the 11 July 2024 directly to the Landowner.
- The Applicant had a recent Teams call with the landowners agent on 24 July 2024 to discuss the Heads of Terms. A further Teams call was held on 30 July 2024 where the land interest's agent confirmed he is meeting with the land interest on 2 August 2024. The Applicant is awaiting feedback, but is confident that a voluntary agreement can be reached in due course.

#### LANDOWNER ENGAGEMENT (2021 to 2024)

- The Applicant has been in regular correspondence with the Landowner and their agents since April 2022.
- **Site meetings** were initially held in **April 2022 and May 2022**, where the Landowner expressed concerns over temporary severance of their field and the scheme was introduced.
- A further site meeting was held in **January 2024**.

#### IMPACT ON LAND INTEREST

- Details of the construction access as it passes through the Property are shown on Sheet 21 of the Onshore Works Plans – Revision B [PEPD-005].
- The Landowner owns the freehold of Plot 21/19 (as shown coloured green on the Land Plans Onshore – Revision B [PEPD-003]). The pasture field is currently used for grazing and the Applicant proposes to use the western edge of the field as a temporary construction access (Works No. 13 – **Temporary construction access**), for which temporary rights are sought to access the cable installation area to the south.
- In addition, the Landowner has **access rights over Barns Farm Lane**, a private road (Plot 21/7), which the applicant proposes to use as an operational access (Works No. 15).

#### IMPLICATIONS OF IMPACT

- **Temporary** loss of grazing/ crop loss.
- **Temporary severance** of the Landowner's pasture land.

#### PROPOSED MITIGATION

- **Mitigation to be included where possible with crossing points/ accesses/ fencing.**

#### OUTSTANDING ISSUES DELAYING CONCLUSION OF VOLUNTARY AGREEMENT

- **The Applicant is awaiting feedback from the Landowner and their agent on the revised Heads of Terms**
- **Following an online Teams call on 30 July 2024 the Applicant understands the agent is meeting with the landowner on 2 August and is awaiting feedback from that meeting.**

CJ Negotiations/Contact Summary	Date of Contact	Method of Contact
Meeting with Lucy Tebbutt (LT), Will Gullett (WG) and Steven Turner (ST).	23/04/2022	Site Meeting
WG sends follow up email thanking Mr Turner for his time and states that he will revert with the access licence for surveys	24/04/2022	Email
SITE MEETING - Meeting was being held at Douglas and Denton. Steve Turner came along - therefore we also spoke with him	29/04/2022	Site Meeting
Introductory project letter from Carter Jonas Land Referencing following late addition to scheme for construction access only. RFI sent out around this time	18/05/2022	Letter
Site Meeting with Stephen Turner following earlier introduction to scheme. Meeting held between WG, LT, Rowan Allan and landowner.	23/05/2022	Site Meeting
WG confirms that the project pack which Mr Turner sent back has been received and that he will revert in due course in respect of the access point from the engineers	09/06/2022	Email
Consultation pack sent to ST - 'New' landowners	11/10/2022	Letter
s.42 letter posted	14/10/2022	Letter
Consultation response received from Rowan Allan (RA) which LT forwarded to tractivity	24/11/2022	Consultation Response
Call with Rowan Allan re access.	13/04/2023	Telecom
Email correspondence to Steve Turner and RA regarding new survey licence for signing.	24/05/2023	Email
Email correspondence from Steve Turner with signed licence	27/05/2023	Email
Call with Stephen Turner regarding payment details.	30/05/2023	Telecom
LT email received from Fiona Douglas (FD) stating she has a meeting Rowan Allen and Steve Turner on 13th April 2023 where discussions take place on various points on the survey access licence	25/06/2023	Email
LT phone call to landowner outlining that the DCO has been submitted	14/08/2023	Telecom
Letter informing Mr Turner that the DCO has been submitted	14/08/2023	Letter
LT emails Steve Turner re survey licence	05/09/2023	Email
LT spoke with Steve Turner on the phone	05/09/2023	Telecom
s.56 letter posted	25/09/2023	Email
LT replies to Fiona Douglas' detailing proposed DCO boundary and will revert with answers to FD's main queries. LT requests the meeting minutes from meeting at HJ Burt's offices on 13th April which Steve Turner was present at.	25/10/2023	Email
LT sends Rowan Allan a breakdown of the outstanding queries for the ST	31/10/2023	Email
Fiona Douglas emails LT asking who will be attending the meeting the following day and LT responds	13/11/2023	Email
Meeting with LT, ST, FD, RA and the Messrs Eales	14/11/2023	Site Meeting

LT emails Mr Turner with the licence template and requests him to sign and send a scanned copy.	20/11/2023	Email
LT sends the meeting notes from 14th November to Fiona Douglas and states that she will revert on the action points	27/11/2023	Email
KEY TERMS ISSUED - Construction access only	08/12/2023	Key Terms Issued
ST confirms receipt of the Key Terms and requests they are sent in the post	10/12/2023	Email
Email chain between LT and Fiona Douglas dating back to 9/9/2023 organising a site meeting - Mr Turner is mentioned as an attendee	11/12/2023	Email
LT confirms a copy will be sent in the post	15/12/2023	Email
LT chases Rowan Allan re outstanding queries asking him to insert his comments into the tracker table. She suggests a teams call to discuss the client's main issues	20/12/2023	Email
LT emails Fiona Douglas chasing confirmation of the scheduled site meeting 8th Jan	02/01/2024	Email
Fiona Douglas confirms site meeting with the Engineers	03/01/2024	Email
Site Meeting with the Engineers	08/01/2024	Site Meeting
Steve Turner emails LT complaining about compensation outlined in key terms	02/02/2024	Email
LT chases Rowan Allan again re the outstanding queries	13/02/2024	Email
LT chases RA again and asks if he is progressing with the review of the Key Terms	20/03/2024	Email
RA responds to LT stating that he was due to have a meeting with Fiona Douglas but she had to cancel last minute but they have rescheduled	22/03/2024	Email
LT responds to an email from Mr Turner on compensation and requests RA revert with counter offer for consideration	30/05/2024	Email
Agent's Fees Clarification Letter Sent	06/06/2024	Letter
LT emails RA re outstanding queries and asks RA to add anything further he considers relevant to progressing the HoTs	10/06/2024	Email
Meeting between LT and RA	12/06/2024	Meeting at the Agent's offices
LT sends two follow up emails highlighting action points for both CJ and RWE	27/06/2024	Email
Revised Key Terms Sent Via Post to ST	11/07/2024	Letter
Online Teams meeting with RA to discuss Heads of Terms	08/07/2024	Online Teams Meeting
Email correspondence from RA	09/07/2024	Email/ Telecom
Online Teams meeting with RA to discuss the Heads of Terms in a general form and understand outstanding 'blockers'	24/07/2024	Online Teams Meeting
Email from LT to RA with comments regarding the Heads of Terms and summarising next actions.	25/07/2024	Email
Online Teams call to discuss the current status of Heads of Terms. The agent is meeting with the landowner on 2 August 2024 and is awaiting feedback from that meeting.	30/07/2024	Online Teams 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.