

Rampion 2 Wind Farm
Category 4:
Compulsory Acquisition
Land Engagement Reports:
Grant Hudson Talbot & Theresa
Naomi-Anne Talbot

Date: August 2024
Revision A

Application Reference: 4.6.27

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

Ecodoc Reference: 005279537-01



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:	Theresa & Grant Talbot	URN on LRT:	960
AGENT:	Archie Cheevers (Batchellor Monkhouse)	Relevant Rep Ref:	RR-137
PROPERTY NAME:	Gratwicke Farm 19.15 acres within DCO Order Limits (potentially affected) 16.65 acres affected by potential Cable Installation Works 2.5 acres affected by potential Construction and Operational Access	Written Rep Ref:	N/A
LAND INTEREST:	Category 1 and Category 2 Works No 9 - Cable installation works. Works No 14 - Construction and operational access. Works No 15 - Operational access.	PLOT No:	30/11, 30/12, 30/14, 30/15, 31/1, 31/2, 31/8, 31/9, 31/11, 31/12, 31/13
<p>STATUS</p> <p>The Landowner has been in regular correspondence with the Landowner and their agents since February 2021.</p> <p>The Landowner's Holding is affected by cable installation works (Plots 30/14, 31/1) and construction and operational access (Plots 30/15, 31/2). Alongside this the Landowner also has access rights over proposed operational access plots (Plots 30/11, 30/12, 31/8, 31/9, 31/11, 31/12, 31/13).</p> <p>Site meetings were held in April 2021 and May 2022. In July 2022, the location of the substation was communicated to the Land Interest, which removed one of the proposed cable routes from their land, meaning a smaller area was within the proposed DCO order limits. Further Site meetings held in August 2022 and February 2023.</p> <p>The landowner also requested that a construction and operational access through the farmyard was removed from the design. This was considered by the Applicant and subsequently removed, being reported to the Landowner in April 2023. With Heads of Terms issued on 15 March 2023.</p> <p>The Applicant met with the Landowner's newly appointed agent in May 2024 and has negotiated with the Agent on general and specific points regarding the Heads of Terms, which led the Applicant to include additional clauses at the request of the Landowner's Agent, demonstrating meaningful negotiation towards a voluntary agreement.</p> <p>The Landowner signed and returned revised Heads of Terms on 8 July 2024.</p>			
<p>NEGOTIATIONS FOR VOLUNTARY ACQUISITION OF RIGHTS</p> <ul style="list-style-type: none"> • Heads of Terms were issued on 15 March 2023 after the location of the substation was communicated to the Landowner in July 2022 and thus a proposed cable route was removed from their land. • In April 2023 the Applicant informed the Landowner via phone that construction and operational access through the farmyard was removed from the design. • The Applicant sought feedback from the Landowners agent on a number of occasions including an email in October 2023, December 2023 and a letter in March 2024 • On 20 December 2023, the Applicant sent the draft precedent Option and Easement documentation to the land interest's agent. • The Applicant responded to the land interest's relevant representation (RR-137) on the following points: <ul style="list-style-type: none"> ○ Access proposals in this location and the Code of Construction Practice ○ Impacts and Mitigation on Agricultural Uses ○ Compensation ○ Land Drainage and the Soil Management Plan • Further telephone conversations were held in February 2024. • The Applicant sent the Land Interest a Letter in March 2024 regarding feedback on the Heads of Terms/ concerns over. • The land interests' agent retired in April 2024, and the Applicant began working with the Landowner's newly appointed Agent in May 2024. • The Applicant made positive progress with the Land Interest since a new agent was appointed by the landowner in May 2024. 			

- Applicant sent over **revised Heads of Terms on 25 June 2024** and circulated a refreshed version which dealt with a number of Landowner specific points on **27 June 2024**.
- **The Landowner signed and returned revised Heads of Terms in July 2024.**

PROGRESS OF NEGOTIATIONS TO ACQUIRE LAND RIGHTS FOLLOWING CAH 1

- A virtual meeting was held with the land interest's agent on 2 April 2024 for a project introduction and to discuss the historic concerns raised by the Land Interest when he was being advised by the previous agent.
- **On 9 April 2024**, the Applicant sent an **email** to the landowner's agent regarding a possible site meeting.
- **The Applicant made positive progress with the Land Interest since a new agent was appointed by the landowner in May 2024.**
- A **meeting was arranged for 6 June 2024 to discuss the process further** and help understand from the agent what could be done to enable the landowner to sign up.
- Following this meeting, **the Applicant responded to the landowner's agent with a table of comments/actions on 10 June 2024 which summarised the queries, concerns and actions for all of the landowners which the relevant agent represents.**
- A **Letter was sent to the land Interest on 6 June 2024** to confirm the project's position in relation to fees for professional advice.
- The Applicant **issued revised Heads of Terms on 25 June 2024**, both directly to the landowner (by post) and via email to the agent. These had a **commercial offer** to progress discussions and reach agreement.
- The Applicant has had a number of meetings with the Land Interest's agent, to discuss the general form of the Heads of Terms and specific points in relation to the Landowner's Holding.
- An **online teams meeting** was held with the agent **on 6 June 2024** and the Applicant responded with comments on **10 June 2024**.
- A **site meeting was held with the Land Interest and their agent on 12 June 2024** in order to progress the agreement.
- A number of points were taken away and on **17 June 2024 the Applicant received a tracked changes word copy of the Heads of Terms from the agent.**
- **On 25 June 2024 the Applicant sent over the revised Heads of Terms**, and on **27 June 2024** circulated a tracked changes version which dealt with a number of specific points that the agent had raised. This included suggested wording for fencing required (owing to the presence of horses), the preferred location of crossing points and clarification on a number of points which could not be removed from the Heads of Terms (due to construction requirements).
- **The Land Interest signed and returned this set of revised Heads of Terms on 8 July 2024.**

LANDOWNER ENGAGEMENT (2021 to 2024)

- The Landowner has been in regular correspondence with the Landowner and their agents since **February 2021**.
- **Site meetings were held in April 2021 and May 2022.**
- In **July 2022**, the location of the substation was communicated to the Land Interest, which removed one of the proposed cable routes from their land.
- **Further Site meetings were held in August 2022 and February 2023.**
- In **April 2023** the Applicant communicated to the Landowner that construction and operational access through the farmyard was removed from the scheme design.

A more detailed summary can be found within the schedule below

IMPACT ON LAND INTEREST

- Details of the onshore cable route as it passes through the Land Interest's land holding are shown on Sheet 30 and 31 of the Onshore Works Plans – Revision B [PEPD-005].
- The Land Interest owns a farm located to the east of the A281, to the north of Shermanbury. The farm is used for haylage and equestrian purposes, and pasture land is affected by the proposed cable route (Works No.9 – Cable installation works (including construction and operational access)), for which a package of Cable Rights and a Cable Restrictive Covenant are sought.
- The area of the farm affected by Works No.9 includes Plots 31/1, 31/2, 30/14 and 30/15 shown coloured blue on the Land Plans Onshore – Revision B [PEPD-003].
- There is an area of pasture land to the west of the cable installation area (Plot 31/2) classified as Works No.14 – Construction and operational access, for which construction and operational access rights are sought.
- In addition, part of an existing track owned by the Land Interest to the south of their Title boundary (Plot 30/15) is affected by a proposed construction and operational access (Works No.14).

IMPLICATIONS OF IMPACT

- **Temporary** loss of grazing and crop loss.

- **Temporary severance** of pasture land during the works. However, mitigation will be implemented to minimise this.
- **Farm track** affected during the work.

PROPOSED MITIGATION

- **Mitigation to be included where possible with accommodation works and crossing points.**
- **The Applicant responded to the Landowner's Relevant Representation providing clarity on: Access Proposals, Compensation / Reinstatement / Mitigation works and Land Drainage.**
- **The Applicant has also negotiated additional wording within the Heads of Terms relating to the fencing required (given equestrian presence) and the preferred location of crossing points (in order to minimise the impact of severance).**

OUTSTANDING ISSUES DELAYING CONCLUSION OF VOLUNTARY AGREEMENT

- **The Landowner has signed and returned Heads of Terms.**

CJ Negotiations/Contact Summary	Date of Contact	Method of Contact
Phone call with Tessa Talbot (TT) by Richard Fearnall (RF)	23/07/2020	Telecom
RF emails TT will contact on receipt of information on required surveys	23/07/2020	Email
Introductory project letter from Carter Jonas (CJ) Land Referencing.	24/11/2020	Letter
Phone call between Lucy Tebbutt (LT) and TT	18/12/2020	Telecom
EM to TT re Survey Access Licence from LT	18/12/2020	Email
Site Meeting with Grant Talbot (GT) - RF attended	18/02/2021	Site Meeting
EM to David Blake (DB) (Batcheller Monkhouse) re Talbot Licence Agreement	26/02/2021	Email
EM to DB re Talbot Licence Agreement	04/03/2021	Email
EM to DB re Ecology Licences -Talbot	11/03/2021	Email
EM to DB re Ecology Licences -Talbot	15/03/2021	Email
EM from DB re Ecology Licences - Talbot	15/03/2021	Email
EM to DB re Ecology Licences -Talbot	17/03/2021	Email
EM to DB re Ecology Licences -Talbot	25/03/2021	Email
EM from DB re Ecology Licences - Talbot	25/03/2021	Email
EM to TT re Land lying to the East of Henfield Road - Dormice Tubes	26/03/2021	Email
EM to DB re Ecology Licences -Talbot	26/03/2021	Email
EM to TT re Rampion 2 - Bat Surveys	15/04/2021	Email
EM to DB asking to confirm they act for TT	30/04/2021	Email
EM to DB re GT & TT	07/05/2021	Email
EM to DB & Helen Clouting (HC) (Batcheller Monkhouse) re GT & TT	10/05/2021	Email
EM from DB re GT & TT	11/05/2021	Email
EM to DB re GT & TT	18/05/2021	Email
EM to DB re GT & TT	25/05/2021	Email
EM from DB re GT & TT	25/05/2021	Email
EM to DB re GT & TT	28/05/2021	Email
EM to GT & TT with copies of a Notice, plans and schedule.	28/05/2021	Email
EM to GT & TT with copies of a Notice, plans and schedule explaining that RWE is keen to avoid using statutory powers and were prefer them to sign a licence	07/06/2021	Email
EM to GT & TT and DB re EDNA surveys to take place		
EM to GT re Survey Access Licence	23/06/2021	Email
EM from HC re Rampion II – GT & TT	12/07/2021	Email
EM to HC re Rampion II - GT & TT	13/07/2021	Email
EM to GT re Survey Access Request	04/08/2021	Email
EM to GT re Survey Access Request	26/08/2021	Email
EM to HC responding to her emails re professional fees	26/11/2021	Email
EM from HC re payments and fees for Messrs Talbot	01/12/2021	Email
LTR to GT re Survey Licence Fees - Dual Payment	18/02/2022	Letter

EM to GT re Survey Licence Fees - Dual Payment	18/02/2022	Email
EM to GT re Survey Access Request	02/03/2022	Email
EM to GT re Survey Access Request	03/03/2022	Email
EM to GT re Survey Access Request	31/03/2022	Email
EM to GT re Survey Access Request	08/04/2022	Email
EM to GT re Survey Licence Fees - Dual Payment	20/04/2022	Email
EM from GT re Survey Licence Fees - Dual Payment	20/04/2022	Email
EM to GT re Rampion 2 - Progress Update Meeting	13/05/2022	Email
EM to GT re Rampion 2 - Progress Update Meeting	16/05/2022	Email
EM to GT re Survey Access Request	17/05/2022	Email
Site Meeting between GT, HC, NA & WG	27/05/2022	Site Meeting
EM to GT re Survey Access Request	01/06/2022	Email
EM to GT re Survey Access	15/06/2022	Email
EM to GT re Survey Access	22/06/2022	Email
EM to GT re Rampion Project Update - substation decision. Letter was also sent Resulted in the removal of some of their land from the DCO boundary/ as one leg was removed	13/07/2022	Email
EM to GT re Survey Licence Renewal	15/08/2022	Email
EM from GT re Survey Licence Renewal	17/08/2022	Email
EM to GT re Survey Licence Renewal	18/08/2022	Email
EM from GT re Survey Licence Renewal	29/08/2022	Email
Site Meeting with GT, HC, LT & WG	31/08/2022	Site Meeting
EM to GT re Survey Access	26/10/2022	Email
EM to GT re Survey Access	18/11/2022	Email
Site Meeting with GT, HC, LT & WG re construction access through farmyard.	01/02/2023	Site Meeting
EM to GT re Survey Access	14/02/2022	Email
EM from GT re licence and access through the yard.	16/02/2023	Email
Call with GT re Key Terms and access through yard. GT still open to access through yard for appropriate consideration.	15/03/2023	Telecom
EM to GT re Issuing Key Terms Pack	15/03/2023	Email
EM / call to agent re Key Terms thoughts and comments	12/04/2023	Telecom
EM to GT re Key Terms Pack	20/04/2023	Email
LT has phone conversation with GT re unregistered land and ownership of Gratwicke Farm	11/07/2023	Telecom
EM to GT re Ownership Confirmation - Dragon's Lane clarification of access track ownership	12/07/2023	Email
EM to GT re DCO Submission	14/08/2023	Email
EM to GT re Application accepted for Examination by Planning Inspectorate	08/09/2023	Email
EM from David Blake (DB) confirming that instructed by GT	17/10/2023	Email
EM to DB from LT summarising key points discussed on the call	18/10/2023	Email

Chaser Letter Sent	22/03/2024	Letter
Email received from Archie Cheevers (AC) confirming appointment from DB as agent confirming site visit and teams Call with GT	09/05/2024	Email
LT EM to AC suggesting dates for meeting	09/05/2024	Email
EM received from agent stating the agent is meeting with the Land Interest on the 23 May 24	10/05/2024	Email
AC requests HoTs for Messrs Talbot	05/06/2024	Email
Agent's Fees Clarification Letter Sent	06/06/2024	Letter
LT virtual Meeting with AC discussing Messrs Talbot	06/06/2024	Online Teams Meeting
Email to Agent on Messrs Talbot confirming circulated Messrs Talbot Hots and plan. AC to revert on lease of Monastery land and harvests.	10/06/2024	Via Land Agent
LT and AC attended site Meeting with GT and TT at Gratwicke Farm to discuss the HoTs and outstanding blockers.	12/06/2024	Site Meeting
Email received from AC with comments on key terms	17/06/2024	Email
LT issued revised HOTs Package Via Post	25/06/2024	Letter
Digital revised HOTs package sent to GT	25/06/2024	Email
Email to AC issuing revised Key Terms with requested amendments with CJ comments and plan with crossing points	27/06/2024	Email
Teams meeting to discuss the Heads of Terms	01/07/2024	Online Teams Meeting
LT emails with action points for both parties	02/07/2024	Email
Email response from AC regarding Heads of Terms	03/07/2024	Email
LT responds to an email from AC	03/07/2024	Email
LT sends chaser email to AC regarding Gratwicke Farm Key Terms	04/07/2024	Email
Signed Key Terms received from Messrs Talbot.	08/07/2024	Signed Key Terms received
LT responds to AC email providing signed Key Terms	08/07/2024	Email

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.