

Rampion 2 Wind Farm
Category 4:
Compulsory Acquisition
Land Engagement Reports:
Toby John Chapman & Claire
Chapman

Date: August 2024
Revision A

Application Reference: 4.6.85
Pursuant to: The Infrastructure Planning (Examination Procedure)
Rules 2010, Rule 8(1)(c)(i)
Ecodoc Reference: 005279640-01



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:	Toby and Claire Chapman	URN on LRT:	049 & 050
AGENT:	Chris Tipping/ Archie Cheevers (Batchellor Monkhouse)	Relevant Rep Ref:	RR-070 RR-402
PROPERTY NAME:	Moatfield Farm 4.25 acres with DCO Order Limits (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:	32/2, 32/3, 32/4, 32/5, 32/6, 32/7, 32/8, 32/9, 32/10, 32/11, 32/12, 32/13, 32/15

STATUS

The Applicant has consulted with the Landowner both via the Statutory process and in-person site meetings since May 2021. The Applicant has made changes as a result of feedback from the Landowner, with a reduction of the DCO boundary and a minor re-alignment of the cable route implemented. This amendment demonstrates action taken by the Applicant further to meaningful consultation and engagement.

The Applicant owns pasture land which the Applicant understands is to be utilised for equestrian use in the future (an equestrian complex comprising stables and an arena is currently under construction to the south of the Order Limits), however some of the associated paddock land is located within the Works No.9 area. In addition, the Landowner has rights of access over Kings Lane/ Moatfield Lane to access their residential dwelling. The Landowner also owns the freehold of Plot 32/4 which provides access to the Property, which is included within the Order Limits as a proposed operational access.

The Landowner has raised concerns over operational access and reinstatement of the paddock land and fencing following works being carried out]. These concerns have been addressed in recent meetings in June and July 2024, and via email correspondence in May and June 2024.

The Landowner appointed a new agent in May 2024 and discussions have moved positively since then. The Applicant has discussed the Heads of Terms at length with the Landowner's agent. Following issue of the revised Heads of Terms with an enhanced commercial offer to the Landowner and the agent in June 2024, the Applicant has been informed by the landowner's agent and the landowner himself that the Landowner is seeking greater financial compensation than is currently offered. The Applicant does not consider greater financial compensation is justified in this case so an agreement has not yet been reached.

NEGOTIATIONS FOR VOLUNTARY ACQUISITION OF RIGHTS

- The Applicant can confirm that the proposed cable route through Plot 32/3 has been refined in an effort to mitigate the impact of the proposed cable route on the equine facility. This was altered following a site visit in May 2021 and presented at a site meeting May 2022.
- **Heads of Terms were issued on 15 March 2023.**
- The Applicant has sought feedback from the Landowner's previous agent on a number of occasions, including in **October 2023, December 2023**, via a letter and email in **March 2024**.
- On **20 December 2023**, the Landowner's agents responded to a chaser email confirming that his (and HC's) clients would like to work towards progressing discussions on the Heads of Terms and reaching agreement.
- On **20 December 2023**, the Applicant sent the Option and Easement documentation to the Landowner's agent.
- **The Applicant responded to RR-070 and RR-402 to provide clarification relating to the following points:**
 - The Planning Application (DC-21-2677) considered as part of the DCO Order Limits amendments.
 - Consultation
 - Queries relating to Kings Lane/ Moatfield Lane
 - Plot 32/13 (Unregistered Land)
 - Maintenance of Access as detailed within the Code of Construction Practice
 - Public Rights of Way
- The Applicant sought feedback from the Landowner via a **Letter in March 2024**.
- **During the period of March 2023 and March 2024, the Applicant did not receive any feedback from the agent in respect of the details within the Heads of Terms.**
- The Landowner appointed a new agent (within the same firm) in March 2024 and discussions have moved positively since then.

- The Applicant met the Landowner **on site on 29 April 2024** and followed this up with **emails in May 2024** providing clarity on environmental impacts and providing a constraints plan to justify the potential cable easement location.
- The Applicant has been working with the new agent (Chris Tipping) on remaining items.
- Applicant sent **updated HOTs in June 2024 to the Landowner and their Agent, and held meetings on 30th June and 2nd July 2024 with their Agent.**
- **These were followed up by emails to the Landowner and Agent in July 2024 requesting further feedback,** the Applicant is currently awaiting their feedback.

PROGRESS OF NEGOTIATIONS TO ACQUIRE LAND RIGHTS FOLLOWING CAH1

- **Since CAH1, following the appointment of a new agent, the parties have been moving forwards positively with discussions.**
- **On 6 June 2024,** a letter was sent to the Landowner confirming the Applicant's position in respect of fees for professional advice.
- **The Applicant has had a number of email exchanges with the Landowner since CAH1.**
- The Landowner asked a number of questions via email on **10 June 2024, to which the Applicant replied on 10 June 2024** with details on fencing, compensation, nature and duration of the proposed works and area impacted (with associated documentation attached to the email).
- Further clarification was sent via email on **10 June 2024** regarding the proposed haul road, the easement payment, compensation available and links to useful websites.
- **On 17 June 2024** the Landowner emailed the Applicant with queries regarding the BOR plots.
- The Applicant responded on **18 June 2024** and provided detailed comments on these **25 June 2024,** as well as issuing the **revised Heads of Terms offer with enhanced commercial terms** to progress discussions and reach agreement.
- **On 25 June 2024,** the revised Heads of Terms were sent to the agent which followed meetings with the agent to understand outstanding 'blockers' to progressing agreements on **30 June 2024 and 02 July 2024.**
- **The Applicant is awaiting feedback from the Landowner and their agent.**

LANDOWNER ENGAGEMENT (2021 to 2024)

- The Applicant has been in correspondence with the Landowner and their agents since May 2021.
- **Site meetings** were initially held in **May 2021 and May 2022,** where the Landowner expressed concerns about the impact on an equestrian complex which was subsequently granted planning permission. As detailed below, the findings from the initial meeting resulted in the boundary of the DCO Order Limits being amended.
- **Key Terms were issued in March 2023.**
- A **site visit** was held in April 2024 after correspondence via email and a letter in **March 2024.**

ALTERNATIVES – REVIEWED AT THE LANDOWNER'S REQUEST

- In November 2021, the Landowner submitted a planning application (Planning Application No. DC-21-2677) for a new equine facility located to the north of the farmstead comprising a new stable block, an indoor arena and associated equine facilities. The Applicant reviewed these proposals and discussed them with the Landowner and subsequently refined the Order Limits boundary.
- The Applicant gave detailed consideration to altering the cable route in order to mitigate the potential impact on the proposed equine facility. The results of this, a minor re-alignment and a small reduction in the size of the Red Line Boundary, were presented to the Landowner in **an on-site meeting in May 2022.**

Further details on the Engagement History can be found within the table below.

IMPACT ON LANDOWNER

- The Landowner owns pasture land (currently arranged as paddocks) which is affected by the proposed cable route (Works No. 9 – Cable Installation (including construction and operational access), for which a package of Cable Rights and a Cable Restrictive Covenant are sought. The area affected by Works No.9 comprises Plot 32/3 as shown in blue on the Land Plans Onshore – Revision B [PEPD-003].
- In addition, the Landowner has private rights of access over Kings Lane/ Moatfield Lane, (Plots 32/2, 32/3, 32/5, 32/6, 32/11, 32/12/, 32/13 and 32/15) as shown coloured blue on the Land Plans Onshore – Revision B [PEPD-003], which provides access to their residential property. The Landowner also owns the freehold of Plot 32/4 which provides access to their property.
- The Landowner is also concerned over the impact of access to their property through proposed operational access on Kings Lane.

IMPLICATIONS OF IMPACT

- The Landowner is currently constructing an equestrian facility to the south of the proposed cable corridor.
- The Applicant understands from the drawings provided that the proposed cable route will not directly impact on the proposed footprint of the equine buildings and facilities detailed within the planning application.

- Some of the pasture land has been fenced as paddocks. The pasture land/ paddock land included within the Works No.9 area will have temporary impacts during construction, causing a temporary loss of grazing, with a potential route to claim via a disturbance claim.

PROPOSED MITIGATION

- **Mitigation to be included where possible with fencing/ crossing points.** However, as the Works No.9 impacts the northern section of the Property, it will be possible to access the remaining pasture land directly from the south as this pasture land will not be severed from the wider land holding.
- **Maintenance of access covered within RR-402**
- **Route to a potential compensation claim in respect of the occupier of the land, likely for crop loss and disturbance**

OUTSTANDING ISSUES DELAYING CONCLUSION OF VOLUNTARY AGREEMENT

- The Landowner continues to have concerns about the impact that the construction period will have on the equine facility.
- The Landowner has requested greater financial compensation which is not considered justified by the Applicant and therefore agreement has not been reached.

CJ Negotiations/Contact Summary	Date of Contact	Method of Contact
LTR to Mr & Mrs Chapman re Introductory project letter from Carter Jonas Referencing.	24/11/2020	Letter
<i>N.B. Land was originally owned by the Smails and had recently transacted / therefore the land registry details were not yet up to date</i>		
Nigel Abbott responds to an email from David Blake stating that the licences are in preparation and offers the 24th May as a site visit date.	20/05/2021	Email
Site Meeting between NA, Toby & Claire Chapman and their agent - initial kick off meeting.	24/05/2021	Site Meeting
S.172 served on Toby and Claire - sent direct to David Blake and Helen Clouting	10/06/2021	Letter/ Email
NA responds to an email from David Blake. NA states that the licence agreement was posted to the landowners on 10th March 2021.	11/06/2021	Email
NA emails DB regarding Surveys following the s.172 notice	26/08/2021	Email
NA emails DB regarding Surveys following the s.172 notice	18/10/2021	Email
Nigel confirms via email that S.172 is still in place and we are reliant on that for surveys	17/01/2022	Email
EM to Clair Chapman re survey access and continuing to use S.172 - and attaching a new licence <i>I trust you are both keeping well / safe. Thank you for your continued assistance with the survey work that we undertook in 2021, and for any comments on the Rampion 2 Draft proposals for the project. Further to our letter sent earlier in February, looking ahead to the remainder of 2022, the Rampion 2 project will be continuing its survey works in order to further support our understanding of the potential side effects of our proposals. This is in preparation for the project Development Consent Order (DCO) application, which we expect to be submitted to the Planning Inspectorate by late summer 2022. We would very much appreciate your continued help with conducting these further surveys. As a result, we attach an up to date copy of the licence for your review, which shows the area of land over which we are requesting access. Given the seasonable nature of the surveys, we request that the attached licence be agreed with you as soon as possible as access is required for surveys over Spring and Summer. We do not anticipate that these surveys would give rise to any temporary or permanent impacts to your property. We hope to receive a signed licence from you or your agent as soon as possible and wish to reach agreement with you according to the licence. We would appreciate if you could get back to us within two weeks of this email. We look forward to your positive response to this request for access to your land.</i>	16/03/2022	Email
EM to Claire Chapman re survey licence	31/03/2022	Email

<p>EM from Helen Clouting (B&M) re survey licence</p> <p><i>Please find enclosed an amended map, proposing that the garden area is excluded from the licence, which I trust is reasonable. I will forward the licence itself on with any comments, once reviewed, before the end of day tomorrow.</i></p> <p><i>I have been in contact with Mr and Mrs Chapman and providing the proposed amendments can be agreed, they will be willing to consider signing the licence agreement. I look forward to hearing from you and any further questions please don't hesitate to contact me.</i></p>	31/03/2022	Via Land Agent
<p>Email chain between NA and Clair trying to organise site meeting</p>	16/05/2022	Email
<p>EM to Helen Clouting (B&M) re Revised survey licence</p>	17/05/2022	Via Land Agent
<p>Site Meeting between NA, WG, Toby Chapman and HC - discussion around conflict between scheme and equestrian plans. Discussions held on refinement of PEIR boundary.</p>	27/05/2022	Site Meeting
<p>EM from Helen Clouting (B&M) re survey licence</p> <p><i>Thank your email and thank you and Nigel again for your time last week.</i></p> <p><i>I am awaiting a signed copy of the licence for Moatfield Farm back. I will follow this up tomorrow for you and forward a signed copy straight over as soon as I receive this.</i></p> <p><i>Separately, I have been contacted by Mr and Mrs Cleaver (occupiers of Washington campsite). I just wanted to check, firstly, if you are dealing with this one? And if so, I have been contacted by Mr and Mrs Cleaver today and prior to responding, it would be helpful to have an update here.</i></p>	07/06/2022	Via Land Agent
<p>EM from Helen Clouting (B&M) re survey access and conflict with equestrian centre</p> <p><i>Thank you for your time just now and your email below. I will contact Mr and Mrs Chapman re the licence again at Moatfield Farm; and I will wait to hear further from you regarding Washington Campsite. Meanwhile however, I will just get back to let them know that we have spoken this morning and will be in touch in due course. Regarding the licence for the Nash's, prior to any access being agreed for the latest access request (as per your email of the 8th June) I am sure you can appreciate that it is imperative that a licence is in place before any further survey works are carried out. On this basis, I will await for a new licence to be sent over as soon as possible, so that we can get this agreed and in place.</i></p> <p><i>Further to our conversation, it has also been brought to my attention by our accounts team that the attached invoices remain outstanding going back to November. If I could ask you to arrange for these to be settled and if you could please advise when we can expect payment for these, this would be appreciated.</i></p>	15/06/2022	Via Land Agent
<p>Letter sent to Landowner regarding the Substation announcement. The Letter was sent to landowners on the cable route to leading to Oakendene (who are confirmed as included in the Rampion 2 cable route), as opposed to those on the leg to Wineham Lane north who are in the most part now excluded from the DCO Order Limits.</p>	13/07/2024	Letter

WG chases for licence	26/10/2022	Email
EM from Helen Clouting (B&M) re survey access <i>My apologies not to have responded to your email more promptly. I have heard back from the Chapman's in relation to this today, who have asked I resend them over the licence, which I have done so this evening, so I will get this back to you, signed, as soon as I receive this.</i>	04/11/2022	Email
WG responds to Helen's email thank her for the update	07/11/2022	Email
EM to Helen Clouting (B&M) re survey licence	23/11/2022	Email
EM from Helen Clouting (B&M) re Rampion 2 Consultation Response on behalf of Chapmans	29/11/2022	Email
Rampion 2 - second consultation response received from the Chapmans	01/12/2022	Letter
TEL CON. with Helen Clouting (B&M) re Chapman request for survey access	15/03/2023	Via Land Agent
KEY TERMS ISSUED	15/03/2023	Email
WG chases HC to see whether the Chapmans want to sign a new licence	13/04/2023	Email
Chaser email re Key Terms to landowner and agent.	20/04/2023	Email
WG chases HC to see whether the Chapmans want to sign a new licence	26/04/2023	Email
Chaser email re survey licence to agent.	25/05/2023	Email
NA emails Clair informing her that the DCO application was accepted by PINS	08/09/2023	Email
Chaser email re key terms and status of case	27/12/2023	Email
Chaser Letter Sent	22/03/2024	Letter
LT sends digital copies of the letters posted on 22nd March to DB and HC	25/03/2024	Email
Call from Toby Chapman - Reiterates concerns of compensation and the building of stables. Presses concerns over the use of Kent Street and King's Lane for construction access. - Very supportive of on site consultation	12/04/2024	Telecom
Call with Toby Chapman - Organised provisional in person date of 23rd April 2024 - Expressed a desire to be present but this date would work to meet Clair - Also requested future correspondence to be via email	16/04/2024	Telecom
Email to Chapmans from Applicant - Reinstating provisional meeting date	17/04/2024	Email
Call with Toby Chapman - Gave updated email details - Meeting organised for 29th April- Confirmed with follow up email	19/04/2024	Telecom

<p>Site Meeting with Toby Chapman/ LT/ GDR</p> <ul style="list-style-type: none"> - Showed new equestrian site under construction - Expressed concerns over wide boundary and impact on equestrian facility - Expressed concerns over the effect of access via Kent Street 	29/04/2024	Site Meeting
<p>Email to Chapmans from Applicant</p> <ul style="list-style-type: none"> - Summarised meeting notes and attached engagement form - Provided map of adjusted route for planning application - Attached Draft Deed of Easement, HofTs, Option Agreement - Provided BofR Summary and works and land plans for LO interest - Requesting future meeting / engagement 	13/05/2024	Email
<p>Call with Toby Chapman</p> <ul style="list-style-type: none"> - Requesting any feedback on email dated 13/05/2024 - He stated he hadn't had time to review the email but would over the next few days and respond directly 	17/05/2024	Telecom
<p>Call with Toby Chapman</p> <ul style="list-style-type: none"> - The Land Interest is meeting their new agent on Friday (Chris Tipping) - The Land Interest restated the need for certainty in order to understand the impact of the scheme- clarify the impacts, minimise area affected (40 m width), and clarification on land use and timescales. - Restated the concern over operational access and the use of Kent Street specifically. - Very pleased with the hedgerow clarification element. - Reiterated the compensation element was poor- mentioned UKPN paying c. £REDACTED for access rights for 100 years over similar sized strip on his land. Also mentioned specific disturbance- i.e. paddock relocation as being important to himself and his wife 	20/05/2024	Telecom
<p>Email to Toby Chapman-</p> <ul style="list-style-type: none"> - Attaching constraints plan requested by the Landowner - Requesting potential Teams Call - Asking as on confirmation of the appointment of an agent 	03/06/2024	Email
<p>Email from Toby Chapman</p> <ul style="list-style-type: none"> - Confirming Chris Tipping is the new agent - Stating that he will revert back to his new agent on a potential Teams Call 	03/06/2024	Email
<p>Agent's Fees Clarification Letter Sent</p>	06/06/2024	Letter
<p>Virtual Meeting with Landowner's Agents Chris Tipping & Archie Cheevers</p> <ul style="list-style-type: none"> - Meeting discussing various landowners' concerns including the Chapmans 	06/06/2024	Online Teams Call
<p>Email from Toby Chapman</p> <ul style="list-style-type: none"> - Apologising for slow reply - Requesting 10th June 2pm as date for Teams call including agent 	07/06/2024	Email
<p>Email to Toby Chapman</p> <ul style="list-style-type: none"> - Suggesting 1pm or 3pm on requested day due to clash 	07/06/2024	Email

<p>Email from Toby Chapman</p> <ul style="list-style-type: none"> - Confirming time but unsure if it works for agent (Chris Tipping) 	07/06/2024	Email
<p>Email to Landowner's Agent</p> <ul style="list-style-type: none"> - Email discussing various landowners' concerns - Summary of discussion provided - The following concerned the Landowner: <p>'- Preference to move the cable route as far north as possible (LT to revert on whether commitment can be included within the HOTS).</p> <ul style="list-style-type: none"> - Size of HDD entry and exit pits: There will be an exit compound, the size of which will strongly depend on the crossing – and the spacing between circuits. If one assumes a 10m spacing between circuits, you could assume this compound to be approximately 40m wide and 30-50m long. However, the activities / equipment used will be very different from the “trenchless compound” where the HDD rig would be sited. LT to revert further.' 	10/06/2024	Via Land Agent
<p>Email from Landowner's Agent</p> <ul style="list-style-type: none"> - Confirming time of 3pm works - Requesting teams link circulated 	10/06/2024	Email
<p>Email from Toby Chapman</p> <ul style="list-style-type: none"> - 'Can I just ask what you hope to achieve in this meeting?' 	10/06/2024	Email
<p>Email to Toby Chapman</p> <ul style="list-style-type: none"> - Requesting any further questions or queries had since more information has been sent over - Stated that 'My client is seeking voluntary agreements with landowners and we would like to understand anything that can be considered to progress discussions' 	10/06/2024	Email
<p>Email from Toby Chapman</p> <ul style="list-style-type: none"> - 'I think we will be discussing the same topics as when you visited, i.e. more clarity on the area of field impacted, the nature and duration of the work, the area and fencing in the following period, the lack of compensation just for nuisance/intrusion, the confidence in the compensation and works related to actual loss of paddocks & horse disturbance. I can't sign anything just based on where we are now so can progress these in any way?' 	10/06/2024	Email
<p>Email to Toby Chapman</p> <ul style="list-style-type: none"> - Providing a written summary on specific landowner queries: Area of field impact, Nature and duration of the work, Area and fencing, Compensation for disturbance/loss of paddocks/horse disturbance - Requesting if the Landowner still wished to meet virtually 	10/06/2024	Email

<p>Email from Toby Chapman</p> <p>Just having read this email briefly I'd say the following –</p> <p>Re the works themselves, using the north end of the field, the need for a haul road given we are a dead end and the fencing post cable work are key for me to be willing to sign anything</p> <p>The lack of compensation for nuisance I think it's also pretty scandalous tbh it's really taking advantage of people so on principal it's going to be hard for me to sign anything</p> <p>We will be asking for things like reinstatement of fenced paddocks elsewhere (note fencing has to be post and rail not stock proof in all cases as an example) so if there is any doubt as to claims like this being accepted I can't sign'</p>	<p>10/06/2024</p>	<p>Email</p>
<p>Email from Landowner's Agent</p> <ul style="list-style-type: none"> - Happy to reschedule call - Requesting LT provide more clarity on the points below 	<p>10/06/2024</p>	<p>Email</p>
<p>Email to Landowner and Landowner's Agent</p> <p>'Without Prejudice and Subject to Contract</p> <p>Hi Toby and Chris,</p> <p>To further add to your points.</p> <p>Haul road – There will be a need for a haul road alongside the cable route in order to dig the trenches, install the ducts, backfill the soil onto the cable corridor and transport the cable drums to site. As there is a proposed HDD exit pit on your land, there is a dead end for the haul road in this location and no movement is anticipated going southwards. Whilst a haul road is needed, as outlined in my previous email, the timescales for when the haul road is likely to be used will be for specific phases of the project in this location, rather than for the duration of the project.</p> <p>Disturbance/ Nuisance – Whilst there is no payment for nuisance, any financial losses caused as a direct result of the temporary construction works, (such as the need to find alternative grazing), will be considered for the occupier of the land.</p> <p>Reinstatement fencing – Reinstatement post and rail fencing can be included as a commitment within the Heads of Terms.</p> <p>Thanks,</p> <p>Lucy'</p>	<p>10/06/2024</p>	<p>Email</p>
<p>Email from Toby Chapman</p> <p>-'Ok so in theory you can take over use of any amount of someone's land for multiple years and pay no compensation other than easement rights if there was no financial loss? If someone fenced off your back garden for</p>	<p>10/06/2024</p>	<p>Email</p>

<p>3years with zero compensation you think this is fine? Seems wildly unfair to me'</p>		
<p>Email to Toby Chapman - Reiterated elements of the offer as stated previously at a site visit in April- 1 One off payment in respect of the cable route easement. 2 Compensation / Occupiers disturbance for the losses incurred by the occupier during the temporary construction works.</p>	<p>10/06/2024</p>	<p>Email</p>
<p>Email from Toby Chapman -'What would you do if I was trying to sell my house and buyers wouldn't proceed due to rampion?'</p>	<p>10/06/2024</p>	<p>Email</p>
<p>Email to Toby Chapman 'Hi Toby,</p> <p>Where permanent rights are currently proposed to be acquired over a property, it may meet the tests for service of a successful blight notice in accordance with the relevant legislation. Please see below a link to the land compensation manual, and in particular a link to Guide 4 of the manual which provides a helpful guide to the compulsory purchase process and the rights to compensation which are available for residential owners and occupiers.</p> <p>https://www.gov.uk/government/publications/the-land-compensation-manual</p> <p>https://www.gov.uk/guidance/compulsory-purchase-and-compensation-guide-4-compensation-to-residential-owners-and-occupiers</p> <p>Across the route there have been various properties (which are impacted by the proposed cable route) which have successfully transacted since the conception of the Rampion 2 project. New Heads of Terms are drawn up for the new landowner, entitling them to the easement payment and any future potential compensation claim.</p> <p>Thanks,</p> <p>Lucy'</p>	<p>10/06/2024</p>	<p>Email</p>

<p>Email recieved from Toby Chapman</p> <p>'Morning,</p> <p>A neighbour flagged the following in recent updates, we don't have access rights updated and also our water and fibre cable cross the cable route</p> <p>---</p> <p>The latest land tracker still doesn't reference our rights of access over some parts of King's Lane; plots 32/6, 32/12 and 32/13.</p> <p>https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010117/EN010117-001547-Rampion%20Extension%20Development%20Limited%20-4.4%20Land%20rights%20Tracker%20(clean).pdf</p> <p>I think the cable will cross our water pipe somewhere in either Plot 32/7 or 32/8 on the Land Map. (Link below).</p> <p>Also plots 32/3 in the Book of Reference where our fibre cables run, Openreach isn't listed as a interested Party</p> <p>Land maps: https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010117/EN010117-000168-2.1.2%20Rampion%20%20Land%20Plans%20Onshore.pdf The relevant map for your water appears to be Plot 32/15 on Sheet 32.</p> <p>The Book of Reference: https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010117/EN010117-000155-4.3%20Rampion%20%20Book%20of%20Reference.pdf</p> <p>Thanks'</p>	<p>17/06/2024</p>	<p>Email</p>
<p>Email to Toby Chapman</p> <ul style="list-style-type: none"> - Clarify action points - Requesting feedback on Heads of Terms 	<p>18/06/2024</p>	<p>Email</p>
<p>Email from Toby Chapman</p> <p>'Thanks Lucy, I will try to speak to Chris this week and come back with something to try to move things forward'</p>	<p>18/06/2024</p>	<p>Email</p>
<p>Key Terms Package Sent via Post to Landowner</p>	<p>25/06/2024</p>	<p>Letter</p>
<p>Digital copy of HOTs Package sent to TC</p>	<p>25/06/2024</p>	<p>Email</p>

Email to Toby Chapman - Providing Digital HOTS - Providing clarification on- Updated Access Rights, Open Reach not in BofR, Water Pipe Rights not fully in BofR	25/06/2024	Email
Teams meeting with Archie Cheevers and Chris Tipping regarding the outstanding 'blockers' progressing the agreement. This followed the issuing of revised HOTS with an enhanced commercial offer on 25/06/2024	02/07/2024	Online Teams Call
LT sends email re action points for both agents on various landowners	02/07/2024	Email
Chaser email sent to landowner and agent requesting feedback on the enhanced commercial offer. (This was a follow up from email to the agent on 02/07/2024, where the action was on Archie Cheevers to discuss the enhanced offer with his client)	19/07/2024	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.