

# Rampion 2 Wind Farm **Category 4:** **Compulsory Acquisition** **Land Engagement Reports:** **John James Goring**

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

Application Reference: 4.6.41  
Pursuant to: The Infrastructure Planning (Examination Procedure)  
Rules 2010, Rule 8(1)(c)(i)  
Ecodoc Reference: 005279560-01



## 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>	John James Goring	<b>URN on LRT:</b>	085
<b>AGENT:</b>	Rowan Allan (HJ Burt)	<b>Relevant Rep Ref:</b>	RR-421
<b>PROPERTY NAME:</b>	Fairoak Farm 6.57 acres within DCO Order Limits (potentially affected by scheme)	<b>Written Rep Ref:</b>	N/A
<b>LAND INTEREST:</b>	Category 1 and Category 2 Works 09 – Cable Installation Works Works 13 – Temporary Construction Access Works 15 – Operational Access	<b>PLOT No:</b>	Fairoak Farm (WSX277907) 24/12, 24/13 Daisy Lane (WSX227906) 24/2, 24/3 Access Rights over Upper Bunton: 24/9, 24/10, 24/11
<b>STATUS</b>			
<p>The Applicant has consulted with the landowner since June 2020 and assessed an alternative route which put forward by a collection of Landowners. The alternative route, known as the 'Wiston Blue Route' was originally put forward by Mr Goring at a Wiston Parish Council Meeting and subsequently assessed and ultimately discounted by the Applicant, for the reasons outlined in 6.2.3 Environmental Statement – Volume 2 Chapter 3 Alternatives and subsequent submissions</p> <p>The Applicant issued Heads of Terms on 15 March 2023 and provided answers on the impact on the Landowner's agricultural land in August 2023.</p> <p>The Applicant met with the landowner again on 28 May 2024 to understand any outstanding areas of concern from the landowner in order to reach a mutually agreeable set of Heads of Terms.</p> <p>The Applicant issued a revised set of Heads of Terms with an updated commercial offer on 3 July 2024 and is awaiting feedback from the landowner.</p> <p>The landowner confirmed he appointed a new agent on 29 July 2024 and the Applicant will pick up discussions with Rowan Allan in due course.</p>			
<b>NEGOTIATIONS FOR VOLUNTARY ACQUISITION OF RIGHTS</b>			
<ul style="list-style-type: none"> <li>• <b>Heads of Terms were issued on 15 March 2023.</b></li> <li>• The Applicant responded to various queries on the impact of the proposals on the Landowner's agricultural land in <b>August 2023</b>.</li> <li>• The Applicant sent the Land Interest a Letter in <b>March 2024</b> requesting feedback on the Heads of Terms and any further queries prior to agreement to the commercial terms. This was followed up by a phone call in <b>April 2024</b> and a site meeting was arranged for <b>May 2024</b></li> <li>• On <b>25 April 2024</b>, the Option and Easement documentation was sent to the landowner via email.</li> <li>• The Applicant held a site meeting <b>on 28 May 2024</b> with the landowner to walk the route and discuss any outstanding concerns prior signing the commercial heads of terms. The main concern raised by the landowner during the meeting was the potential impact on Daisy Lane and any associated crossing by the Applicant.</li> <li>• The Applicant sent over a <b>revised offer in Heads of Terms in July 2024 and is awaiting feedback.</b></li> <li>• The Applicant sent an email to the landowner requesting feedback on the Heads of terms on 24 July 2024 to which the landowner responded confirming he has not appointed Rowan Allan to advise him on these matters.</li> </ul>			
<b>PROGRESS OF NEGOTIATIONS TO AQUIRE LAND RIGHTS FOLLOWING CAH 1</b>			
<ul style="list-style-type: none"> <li>• Since CAH1 the Applicant has met with the landowner on the 28 May 2024 to discuss any outstanding concerns on the Heads of Terms.</li> <li>• The Applicant sent a letter on 3 July 2024 to the Land Interest to clarify the position in respect of fees for professional advice.</li> <li>• The Applicant issued revised Heads of Terms on 3 July 2024, sent directly to the land interest (via post), with a commercial offer to progress discussions and reach agreement.</li> <li>• On 24 July 2024 the Applicant sent an email to the landowner requesting feedback on the Heads of Terms</li> <li>• The Applicant is awaiting feedback from the landowner on the revised set of Heads of Terms. The landowner has appointed a new agent and the Applicant will pick up discussions with him.</li> </ul>			
<b>LANDOWNER ENGAGEMENT (2020 to 2024)</b>			

- The Applicant has been in correspondence with the Land Interest since June 2020, the Landowner is also a Parish Councillor on the Wiston Parish Council.
- **Wiston Parish Council Meeting in February 2021** was attended by the Applicant and the Landowner. Following this the landowner issued a request for an alternative route to the assessed, known as the 'Wiston Blue Route'.
- The Landowner attended meetings at a neighbouring Landowner in **September 2021 and April 2022**
- The Landowner attended consultation events in **September 2021 and November 2022**.
- **The Applicant responded to John Goring's Relevant Representation (RR-421) on behalf of the Wiston Parish Council, which included;** clarification on the consultation activities, mitigations to farmers and the scoping of alternative routes.
- **A site meeting was held on 28 May 2024** where the Landowner and the Applicant walked the affected areas and discussed the project's potential impacts. The Applicant also requested feedback from the landowner on the Heads of Terms.

#### **ALTERNATIVES – REVIEWED AT THE LANDOWNERS REQUEST**

- In conjunction with Wiston Parish Council and the Wiston Estate, the 'Wiston Blue Route' was put forward as an alternative route option by John Goring. The route was assessed and not taken forwards to consultation by the Applicant, based on engineering and environmental grounds. Further detail on this can be found within the Applicant's responses to the Wiston Estate which have been submitted during Examination.
- The proposal was submitted in conjunction with neighbouring landowners and detailed a route to the south of Washington, as opposed to through the village. The proposal was given detailed consideration by the Applicant. The rationale and decision-making process for not progressing with the route to consultation was communicated verbally by the Applicant **at a site meeting held at a neighbouring landowner's property in April 2022** and verbally **at a Parish Council meeting in November 2022**.

#### **IMPACT ON LAND INTEREST**

- The Landowner owns arable and pasture land which is crossed by the proposed Rampion 2 cable route of up to 6.57 acres is affected..
- The Landowner also owns a track / bridleway (known as Daisy Lane) which is crossed by the proposed Rampion 2 cable route.
- The Landowner also has access rights over land at Upper Buncton.

#### **IMPLICATIONS OF IMPACT**

- **Temporary** loss of grazing/ crop loss. Severance will be minimised as far as possible by accommodation works.

#### **PROPOSED MITIGATION**

- Accommodation works such as crossing points/ accesses will be installed to ensure access at all times to the remaining areas of the affected field to minimise any potential severance
- Commitments to minimise disruption to farmers/ rural households as summarised in the commitments register as detailed within the RR-421.

#### **OUTSTANDING ISSUES DELAYING CONCLUSION OF VOLUNTARY AGREEMENT**

- The landowner has outstanding concerns regarding the crossing of Daisy Lane. A meeting will be arranged with the Land Interest and an Applicant Engineer to discuss the practicalities with the crossing and the topography prior to progression of the Heads of Terms.

CJ Negotiations/Contact Summary	Date of Contact	Method of Contact
EM from Richard Fearnall (RF) to John Goring (JG): confirmation of instruction and requirement for surveys and meeting	30/06/2020	Email
EM from John Goring to Richard Fearnall: Accept requirement for surveys and meeting	30/06/2020	Email
EM from John Goring to Richard Fearnall: Confirmation that Mr Guy Streeter (GS) of Savills instructed to act for JG	07/10/2020	
EM from RF to JG: A call with GS will be set up and reasonable fees payable	07/10/2020	
Virtual consultation	2020	
Email from Richard Goring to RWE	10/02/2021	Email
<b>John Goring emails Chris Tomlinson with Jenn Bryden of RWE with details of the Wiston blue route.</b> from Kilometre 15 to Kilometre 22 be substantially rerouted to the South of Washington with explanation.	11/02/2021	Email
Wiston Parish Council meeting 8th February with the Chair and Vice Chair attending. Rampion 2 attendance: Vaughan Weighill, Chris Tomlinson & Eleri Wilce	08/02/2021	In Person meeting
Nigel Abbott (NA) emails Guy Street asking him to confirm the parties that he acts for	30/04/2021	Email
Guy Streeter requests plans from NA and Luct Tebbutt (LT)	05/05/2021	Email
NA sends emails to GS which finalised survey access licences, plans and associated documentation	10/05/2021	Email
GS sends responds asking for an additional plan	11/05/2021	Email
NA sends email to GS requesting that Mr Goring to sign and return the licences	20/05/2021	Email
GS responds saying he will get back to NA	20/05/2021	Email
<b>Survey licence is signed</b>	21/06/2021	Other
NA emails JG with attached signed survey access licence and informs recipient of ecologist's survey	07/07/2021	Email
NA sends follow up email attaching plan that was requested by GS. NA asks for update on whether JG is ready to sign the licence	09/06/2021	Email
NA emails JG regarding ecologist survey with details	04/08/2021	Email
Will Gullet (WG) emails chaser email to JG about surveys	10/08/2021	Email
JG responds saying acceptable	10/08/2021	Email
NA emails JG about more ecologist surveys	17/08/2021	Email
Wiston Estate Meeting - John Goring attended as a related party	01/09/2021	Site Meeting
NA emails JG about ecologist surveys for 13th Sept and 15th Sept	07/09/2021	Email
Landowner Surgery - Thakeham Village Hall	03/09/2021	Landowner Surgery
NA emails JG about more ecologists surveys to take place on 21st Sept and 22nd Sept	16/09/2021	Email
Consultation Response received from Wiston Estate as well as the 'Washington & Wiston Combined response'	16/09/2021	Consultation Response
NA emails JG about access requests for ecologists surveys on 11th Oct and 13th Oct with contact details	07/10/2021	Email
NA emails JG requesting access for ecology surveys commencing 25th Oct 2021	18/10/2021	Email
JG replies to NA denying access for surveys	19/10/2021	Email
NA responds to GS email asking for a catch up the same day	19/10/2021	Email
NA emails JG requesting confirmation of receipt of licence payment	17/01/2022	Email
NA emails JG asking him to call Ashley Bryant	18/01/2022	Email

NA emails JG regarding survey in PEIR area	26/01/2022	Email
NA emails JG about surveys	16/02/2022	Email
JG responds saying he does not know acronym details	17/02/2022	Email
NA emails JG regarding bat survey scheduled for 18th March	09/03/2022	Email
Wiston Estate Meeting - John Goring attended as a related party	29/04/2022	Site Meeting
NA emails JG requesting survey on 27th June 2022	21/06/2022	Email
Courtesy Call prior to consultation start	13/10/2022	Telecom
Landowner Surgery (Washington Village Hall)	12/11/2022	Landowner Surgery
KEY TERMS ISSUED via email and post.	15/03/2023	Email
<b>Questions received from John Goring</b> - associated with Option and Key Terms document, proposed construction start and completion dates, details of compensation and impact on public rights of way.	17/03/2023	Email
Chaser email received from John Goring	27/04/2023	Email
LT email response to John Goring indicating reviewing queries raised	23/06/2023	Email
Answers provided by LT to John Goring via email on Option and Key Terms document, proposed construction start and completion dates, details of compensation, joint bays and impact on public rights of way:	07/08/2023	Email
Email to Mr Goring to detail that the DCO has been submitted.	14/08/2023	Email
John Goring emails into the RWE email address and requests when relevant reps can be submitted	01/10/2023	Email
Chaser Letter Sent	26/03/2024	Letter
Phone call with Landowner	25/04/2024	Telecom
Email sent to Landowner requesting feedback on HoTs and site meeting to be organised in May 2024	25/04/2024	Email
Email from JG to LT thanking for sending the Option and Easement documentation. Raised concerns on fee payment, Applicants response on the proposed 'blue route' still awaited.	03/05/2024	Email
Email from LT to JG outlining proposed date for site meeting. Comments on HoT awaited and clarification on fee undertaking.	14/05/2024	Email
Email from JG to LT - Confirming date for site visit	15/05/2024	Email
Email from LT to JG - Confirming date for site visit	15/05/2024	Email
Email from LT to JG - Requesting adjustment of meeting time	24/05/2024	Email
Site Meeting to discuss the Heads of Terms and walk the route. Concern was raised about the crossing point over Daisy Lane	28/05/2024	Site Meeting
Revised Key Terms Sent Via Post	03/07/2024	Letter
Agent's Fee Clarification Letter Sent	03/07/2024	Letter
Email from LT to JG – Requesting feedback on the revised Heads of Terms with commercial offer	24/07/2024	Email
Email received from John Goring confirming that Rowan Allan has now been appointed to act on his behalf	29/07/2024	Email
LT forwards the email thread to John Goring	29/07/2024	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.