

Rampion 2 Wind Farm
Category 4:
Compulsory Acquisition
Land Engagement Reports:
Frances Jane Osborne and Lisa
Beverlee Wells

Date: August 2024
Revision A

Application Reference: 4.6.74
Pursuant to: The Infrastructure Planning (Examination Procedure)
Rules 2010, Rule 8(1)(c)(i)
Ecodoc Reference: 005279623-01



Document revisions

| 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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|---|--|--------------------------|--|
| LANDOWNER/ LAND INTEREST NAME: | Frances Jane Osborne & Lisa Beverlee Wells | URN on LRT: | 125 |
| AGENT: | N/A | Relevant Rep Ref: | N/A |
| PROPERTY NAME: | Eastridge Park Stud, Bolney 4.83 acres within DCO Order Limits (potentially affected by onshore connection works) | Written Rep Ref: | N/A |
| LAND INTEREST: | Category 1 and Category 2 Works 13 - Temporary Construction Access Works 15 - Operational Access Works 19 - Onshore connection work | PLOT No: | 33/28, 33/29, 34/1, 34/8, 34/10, 34/11, 34/12, 34/14 |
| <p>STATUS</p> <p>The Applicant has consulted with the Landowner since March 2021 and assessed and implemented an alternative operational access route (AA-15) put forward by the Landowner.</p> <p>The Landowner owns a livery which has pasture land arranged in paddocks and its own bridleway described by the Landowner as 'equine gallops' which are affected by the potential cable route (Plots 33/28 and 34/1).</p> <p>In addition the Landowner owns a farm track (providing access to residential dwelling and equine livery/ part of pasture land) which is part of a proposed operational access (Plot 33/29, 34/11 and 34/14).</p> <p>The Landowner also benefits from access rights over the rest of the track (Plots 34/8, 34/10 and 34/12).</p> <p>The Applicant has discussed at length bespoke mitigation measures as well as the impacts of the scheme with an engineering presence at site meetings in November and December 2023, and provided indicative timescales for trenching works in April 2024 via email.</p> <p>The Applicant issued Heads of Terms on 31 July 2023 and issued revised Heads of Terms in June 2024, which had a revised commercial offer in order to progress discussions. The Applicant met with Landowner on 17 July 2024 to discuss the Heads of Terms at length including mitigation measures and the process of disturbance and compensation claims. The Landowner then signed the Head of Teams. The Landowner has agreed to confirm contact details for their appointed solicitors who will be instructed to negotiate the Option and Easement agreement shortly.</p> | | | |
| <p>NEGOTIATIONS FOR VOLUNTARY ACQUISITION OF RIGHTS</p> <ul style="list-style-type: none"> • Heads of Terms were issued on 31 July 2023 and recirculated on 7 November 2023. • Site meetings in October 2023, and in December 2023 (with an engineer from the Applicant in attendance) were held in order to understand the best way to mitigate impacts in this location. • On 21 December 2023 the Applicant summarised the main action points from the meeting earlier in December via email. • This was followed by an on-site meeting with engineers on 8 January 2024 to discuss the likely timescales and impact on the livery/ bridleway/gallops. • The Applicant sent the Landowner a Letter in March 2024 requesting feedback on the Heads of Terms • In an email dated 25 April 2024 the Applicant confirmed project details (including indicative timescales for the construction works) and requested feedback on the Heads of Terms, which was followed up by an email in May 2024 requesting a date for a meeting to progress discussions on the agreement. • The Applicant sent over updated Heads of Terms on 25 June 2024 directly via post, this had a commercial offer to progress discussions and reach agreement. • The Applicant met with the Landowner on 17 July 2024 and signed Heads of Terms. | | | |
| <p>PROGRESS OF NEGOTIATIONS TO ACQUIRE LAND RIGHTS FOLLOWING CAH1</p> <ul style="list-style-type: none"> • The Applicant sent a Letter on 6 June 2024 to the Landowner to clarify the position in respect of fees for professional advice. • The Applicant issued revised Heads of Terms on 25 June 2024, sent directly to the Landowner by post. These contained a commercial offer to progress discussions and reach agreement. • The Applicant contacted the Landowner to find a suitable date for a site meeting including by calling and leaving a message with the Landowner, which was followed up with an email on the 8 July 2024 requesting a call. | | | |

- The Applicant met the Landowner on the **17 July 2024** to discuss the Heads of Terms which were subsequently signed by the Landowner.

LANDOWNER ENGAGEMENT (2021 to 2024)

- The Applicant has been in correspondence with the Landowner since **March 2021**.
- **Site meetings** were initially held in **March 2021 and August 2021**, where the route of the operational access was reviewed at the Landowner's request (MR-06 within the 2022 Consultation Booklet).

ALTERNATIVES – REVIEWED AT THE LANDOWNERS REQUEST

- The Applicant met with the Landowner in **July 2022 and August 2022** on site to discuss the revised operational access route.
- **In October 2022 the revised operational access route was consulted upon and incorporated into the design.**

IMPACT ON LAND INTEREST

- The Landowner owns pasture land arranged into paddocks with an associated livery yard with facilities including its own bridleway running along the outside of the paddocks described by the landowner as “the gallops”.
- Onshore connection works affect the paddock land and equine “gallops”. The Landowner also has farm track that provides access to the residential dwelling, livery and part of pasture land which is **affected by a proposed permanent operational access**. The Applicant has discussed options with the Landowner to agree a preferred route which will mitigate some of the impacts on the Landowner.

IMPLICATIONS OF IMPACT

- **Temporary** loss of grazing.
- **Temporary impact on Livery facility “the gallops”**
- **Access to residential dwelling and equine livery** to be shared with operational access.

PROPOSED MITIGATION

- The Applicant has liaised with the Landowner to agree **bespoke mitigation measures**.
- If there are issues that are not resolvable on site (through mitigation), we understand the Landowner may have to look for land offsite for grazing, which could form part of a **disturbance compensation claim**.
- A detailed protocol for communication of the programme for the Proposed Development will be provided in order that decisions regarding the use of the “gallops” can be made. Crossing points will also be provided in agreement with the landowner and an ALLO is proposed to be employed throughout the duration of the construction period
- Access concerns have been mitigated through the use of the Landowner's **preferred access** route as contained in a revised voluntary agreement.

OUTSTANDING ISSUES DELAYING CONCLUSION OF VOLUNTARY AGREEMENT

- **No substantive issues. The Applicant has agreed Heads of Terms with the Landowner. An Option and Easement will be entered into shortly pending legal review.**

| CJ Negotiations/Contact Summary | Date of Contact | Method of Contact |
|--|-----------------|-------------------|
| Introductory project letter from Carter Jonas (CJ) Land Referencing. | 24.11.2020 | Letter |
| Will Gullett (WG) emails Mrs Osborne noting receipt of Rampion II documents and outlined survey licences to follow | 17.02.2021 | Email |
| WG provides licence for Mrs Osborne to sign and requests a site meeting | 25.02.2021 | Email |
| Site Meeting - Introductory meeting – Richard Fearnall (RF) & WG with Frances Osborne (FO) | 19.03.2021 | Site Meeting |
| WG asks if FO has licences and attaches them again for her convenience | 06.04.2021 | Email |
| Bethan Dennis (BD) of CJ emails FO attaching licence, plans and schedules | 10.05.2021 | Email |
| Email correspondence from WG to FO re survey licence | 13.05.2021 | Email |
| Bethan Dennis emails FO and Lisa Wells (LW) clarifying position on use of s.172 notice | 18.05.2021 | Email |
| WG responds to James Dear who sends over signed terms of engagement. WG details proposed surveys | 02.06.2021 | Email |
| WG sends revised survey licence for FO and asks James Dear to make it a priority | 24.06.2021 | Email |
| Site Meeting - WG & Ian Milligan RWE with FO - site inspection to review operational access route | 26.08.2021 | Site Meeting |
| WG responds to an email from James Dear asking if the site meeting went ahead as planned. WG confirms that it did | 31.08.2021 | Email |
| Following site meeting - operational access was changed and consulted upon in the October 2022 consultation (AA-15) | | Consultation |
| WG emails FO re eDNA pond survey | 06.05.2022 | Email |
| WG emails FO re bat habitat survey | 25.05.2022 | Email |
| WG emails FO re pond survey | 07.06.2022 | Email |
| WG emails FO reiterating detail in voicemail confirming Rampion 2 have selected site for its onshore electricity substation. | 13.07.2022 | Email |
| Site Meeting - Frances Osborne - WG & Lucy Tebbutt (LT) | 20.07.2022 | Site Meeting |
| WG emails FO requesting some further information re equestrian business | 26.07.2022 | Email |
| Site Meeting - Vaughan Weighill, James D'Alessandro, WG, Mark Ford & Frances Osborne - meeting covered many aspects - see notes. | 09.08.2022 | Site Meeting |
| WG sends follow up email to FO re meeting detailing the points that were discussed on site | 11.08.2022 | Email |
| WG emails FO that a general project update letter will be sent out shortly | 12.08.2022 | Email |
| WG chases FO for licence | 08.09.2022 | Email |
| WG chases FO for licence again | 26.10.2022 | Email |
| WG chases FO for licence again | 06.12.2022 | Email |
| Email correspondence from WG to FO re chasing signed survey licence | 09.01.2023 | Email |

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| WG left voicemail to Frances Osborne along with email and letter confirming that link cable route selected and it is going to affect their property. | 25.05.2023 | Other |
| LT sends email to FO and Lisa Wells introducing herself and informing them that she will be their new point of contact. LT attaches Key Terms, plans, option and deed of easement | 31.07.2023 | Email |
| Email to landowner detailing that the DCO has been submitted | 14.08.2023 | Email |
| Nigel Abbott (NA) emails FO and LW informing them that the DCO was accepted for examination by PINS | 08.09.2023 | Email |
| SITE MEETING WITH FO AND LT | 04.10.2023 | Site Meeting |
| LT responds to email from FO providing the Key Terms | 07.11.2023 | Email |
| Site Meeting - LT and FO present | 12.12.2023 | Site Meeting |
| LT sends follow up email to FO thanking her for the site visit and summarises the action points/queries | 21.12.2023 | Email |
| Site meeting with engineers | 08.01.2024 | Site Meeting |
| Chaser Letter Sent | 22.03.2024 | Letter |
| Email Sent to Landowner requesting response on HoTs, suggesting Teams meeting | 25.04.2024 | Email |
| Email Sent to Landowner requesting a meeting to progress discussion of HoTs | 30.05.2024 | Email |
| Agent's Fees Clarification Letter Sent | 06.06.2024 | Letter |
| Email Sent to Landowner requesting meeting on 20th June | 18.06.2024 | Email |
| Revised Key Terms Package Sent Via Post | 25.06.2024 | Letter |
| Harry Hyde (HH) of RWE emails FO requesting call to arrange meeting following his calls to her call associated with concerns with HoTs | 08.07.2024 | Email |
| Site Meeting - FO and HH – Heads of Terms were signed | 17.07.2024 | Site 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.