

Rampion 2 Wind Farm
Category 4:
Compulsory Acquisition
Land Engagement Reports:
The Executor of Lloyd Brand and
Susan Mary Brand

Date: August 2024
Revision A

Application Reference: 4.6.73

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

Ecodoc Reference: 005279617-01



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:	Susan Mary Brand & The Executor of Lloyd Brand	URN on LRT:	124
AGENT:	Chris Tipping/ Archie Cheevers (Batcheller Monkhouse)	Relevant Rep Ref:	N/A
PROPERTY NAME:	Woodlands Farm 2.01 acres within DCO Order Limits (potentially affected by scheme)	Written Rep Ref:	N/A
LAND INTEREST:	Category 1 Works 19 – Onshore Connection Works	PLOT No:	33/27

STATUS

The Applicant has consulted with the Landowner since March 2021 both via the Statutory process and various meetings on site at the landowners property.

The Landowner owns pasture land affected by the proposed onshore connection work between the proposed Oakendene substation and the existing Bolney substation.

In May 2023, a letter was sent to the Landowner confirming the Oakendene substation selection and therefore associated cable route/ onshore connection works would affect the Landowner's holding.

Heads of Terms were issued to the Landowner and the Landowner's Agent on July 2023. The Applicant sent a letter to the Landowner and their Agent in March 2024 which was followed up by an email in April 2024 and an email in May 2024 requesting a meeting.

The Applicant held a number of online teams meetings with the Landowner's Agent to discuss the Heads of Terms on the 6 June 2024 and 1 July 2024.

The Applicant has discussed the Heads of Terms at length with the Landowner's agent and understanding the Landowner has no outstanding concerns regarding the Heads of Terms. The Applicant understands that the land interest does not want to sign based on perceived traffic concerns associated with construction.

NEGOTIATIONS FOR VOLUNTARY ACQUISITION OF RIGHTS

- Heads of Terms were issued in July 2023.
- The Applicant sent the Land Interest a Letter in March 2024 regarding feedback on the Heads of Terms/ concerns over, which was followed up by an email in April 2024.
- The landowner was represented by an agent who passed on the case to the current agent (Archie Cheevers) on 30 April 2024. The new agent has subsequently started anew with the landowner, including arranging a first meeting with the landowner to understand their concerns. Discussions have since been progressing, although no feedback was received on the Heads of Terms prior to the appointment of the new agent (i.e. between July 2023 and April 2024).
- The Applicant had correspondence with the Landowner and the Landowner's Agent via email in May 2024 requesting a meeting.
- The Applicant issued revised Heads of Terms on the 25 June 2024.
- The Applicant had online meetings with the Landowner's Agent on 6th June 2024 and the 1 July 2024.

PROGRESS OF NEGOTIATIONS TO ACQUIRE LAND RIGHTS FOLLOWING CAH 1

- A letter was sent to the land Interest on 6 June 2024 to confirm the Applicant'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 online Teams meetings with the Land Interest's agent, to discuss the general form of the Heads of Terms.
- An online teams meeting was held with the agent on 6 June 2024 and the Applicant responded with comments via email on 10 June 2024.
- On 1 July 2024, a further meeting was held to discuss the Heads of Terms where the agent confirmed that he had met with the land interest and they had no major issues with the Heads of Terms, but were opposed to the scheme as a result of the perceived increase in traffic volumes.
- On 25 July 2024, the Applicant held a further online Teams meeting with the landowner's agent to understand if there were any outstanding 'blockers' to progressing the agreement. The Applicant understands the land interest does not want to progress discussions based on traffic concerns.

<p>LANDOWNER ENGAGEMENT (2021 to 2024)</p> <ul style="list-style-type: none"> The Applicant has been in correspondence with the Landowner and their agent since March 2021. Site meetings were initially held in March 2021, August 2021 and December 2021 where the Landowner expressed concerns about the cable route impacting their land, and preference for the alternative route which would avoid their land. No alternative routes have been proposed by the landowner, other than a preference for the alternative substation site location (Wineham Lane North) which would avoid their landholding entirely. Another site meeting was held in November 2022 where the Applicant discussed project timescales and other queries with their agent present. In May 2023 a letter was sent to the Land Interest confirming the route selection, which would impact their land holding. This was following the decision to proceed with Oakendene as the proposed substation site. In April 2024, a new agent was appointed, and the Applicant has been progressing discussions with the landowner's agent.
<p>IMPACT ON LAND INTEREST</p> <ul style="list-style-type: none"> The Landowner owns pasture land affected by onshore connection works of the Rampion 2 cable route. <p>IMPLICATIONS OF IMPACT</p> <ul style="list-style-type: none"> Temporary loss of grazing/ crop loss.
<p>PROPOSED MITIGATION</p> <ul style="list-style-type: none"> Mitigation to be included where possible with crossing points/ accesses/ fencing
<p>OUTSTANDING ISSUES DELAYING CONCLUSION OF VOLUNTARY AGREEMENT</p> <ul style="list-style-type: none"> The Applicant understands the land interest has concerns about the increased level of traffic in the area as a result of the construction, given the existing challenges associated with traffic along the A272. The Applicant understands that as a result of these concerns over traffic, the land interest does not want to sign Heads of Terms.

CJ Negotiations/Contact Summary	Date of Contact	Method of Contact
Introductory project letter from Carter Jonas Referencing.	24.11.2020	Letter
Will Gullet (WG) emails Mr Brand explaining that Carter Jonas (CJ) have been appointed by Rampion to act as agents for the development	18.03.2021	Email
Site Meeting - WG & Lloyd & Susan Brand (SB) - introductory meeting	19.03.2021	Site Meeting
WG thanks Lloyd Brand (LB) for the introductory meeting and explains that Rampion are looking to undertake a number of surveys. WG details fee payments	22.03.2021	Email
Nigel Abbott (NA) emails LB requesting access for Dormice surveys, LB responds refusing access	31.03.2021	Email
NA thanks LB for his response and asks if LB has received the licence agreement and if he is able to sign it digitally	01.04.2021	Email
Bethan Dennis (BD) emails Messrs Brand requesting them to sign the finalised survey access licence, emphasising the time sensitivity of the surveys	10.05.2021	Email
LB responds confirming he does not wish to sign.	11.05.2021	Email
BD acknowledges receipt of LB's email	12.05.2021	Email
Email correspondence with LB re survey access and inclusion of Lower Barn.	20.05.2021	Email

Lucy Tebbutt (LT) emails LB after being forwarded his email from WG. LT states she would be happy to call to discuss the matter	26.05.2021	Email
Phone call between LT and LB	26.05.2021	Telecom
LT sends a follow up email outlining position with reference the statutory notice for survey access. LT requests that they are keen to agree a survey licence and request LB to provide a suitable access point to the survey area.	26.05.2021	Email
Will Gullett (WG) emails LB emphasising that they are still keen to agree to a survey access licence and requests LB to confirm that he will not obstruct the surveys.	07.07.2021	Email
s.42 letter sent from Carter Jonas Referencing	14.07.2021	Letter
Emails between WG and LB regarding site visit. WG asks if LB would be interest to have a site meeting to discuss the proposed project in more detail.	06.08.2021	Email
Emails between WG and LB. WG requests LB to confirm he is willing to allow a dormouse survey to occur the following week. LB states he does not wish for the surveys to be carried out and that he will not sign a licence. WG acknowledges receipt of the email	13.08.2021	Email
Site Meeting - WG, LT & LB Project update given	17.08.2021	Site Meeting
WG emails LB thanking him for the site visit and asks if he consents to a tree survey taking place the following week.	01.09.2021	Email
LB states he will allow the tree surveyors onto the land provided that WG explains where they are planning to do it	03.09.2021	Email
WG thanks LB for his email and states he will revert with more information	06.09.2021	Email
WG emails LB with detail and questions about a range of surveys	01.10.2021	Email
s.42 letter sent from Carter Jonas Referencing	14.10.2021	Letter
LB responds to email from WG notifying him of some surveys they wish to undertake. LB still does not give him permission for the surveys	16.10.2021	Email
WG responds to LB and asks him to call at his earliest convenience	19.10.2021	Email
Site Meeting - WG & Susan Brand (SB) following LB passing. Re-discussion regarding whole project.	03.12.2021	Site Meeting
WG thanks Nick and Susan Brand for the meeting and provides detail of surveys	14.12.2021	Email
Emailed correspondence with Nick Brand, between Dec 2021 and March 2023	30.03.2022	Email
Email correspondence re survey access with Nick Brand. Discussions / difficulties re appointing an agent.	25.05.2022	Email
WG emails Susan Brand and Nick Brand attaching a letter which confirms Rampion 2 project	13.07.2022	Email
David Campion (DC) emails stating he has been appointed as her Agent	26.10.2022	Email
Call with Susan Brand regarding consultation, routing and construction timetable. SB confirmed she had received the consultation pack. Recommended SB attend consultation event and follow up email sent with the two local consultation events.	02.11.2022	Telecom
WG emails David Campion providing electronic copies of documents sent to SB and states he would be happy to have a meeting to discuss the project	02.11.2022	Email

Correspondence between DC and WG regarding professional fees and organising a site meeting	16.11.2022	Email
Site meeting - LT, David Campion, Susan Brand – discussing issues, project timescales and traffic concerns.	21.11.2022	Site Meeting
WG sends follow up email thanking DC for the site meeting and asks him to submit comments on behalf of the client ASAP.	23.11.2022	Email
WG left voicemail to Susan Brand, call to agent and email and letter confirming that link cable route selected and it is going to affect their property.	25.05.2023	Email
WG asks DC to confirm the details of the legal executor of the late Mr Brand	19.06.2023	Email
Lucy Tebbut (LT) emails Mrs Brand and the Executors of Lloyd Brand stating that she is the new point of contact following Will Gullet leaving Carter Jonas. She attached various documents (cover letter, Key terms, plans, Deed of Easement) and asks for receipt of the email	31.07.2023	Email
DC responds to LT email explaining that probate has not been granted on the estate and that he is taking legal advice	01.08.2023	Email
Email to landowner detailing that the DCO has now been submitted	14.08.2023	Email
s.56 letter sent from Carter Jonas Referencing	25.09.2023	Letter
Heads of Terms Chaser letter sent by LT	22.03.2024	Letter
LT sends electronic copy of letter to DC	25.03.2024	Email
Email to Landowner requesting feedback on HoTs and suggesting Teams meeting with agent David Campion	25/04/2024	Email
Email from David Campion copied in Chris Tipping and Harry Broadbent-Combe who are dealing with the matter.	30/04/2024	Email
Email from Archie Cheevers (AC), assisting Chris Tipping have met with Grant Talbot and have walked the proposed cable route on site.	09/05/2024	Email
LT responds to AC proposing meeting dates	09/05/2024	Email
Email from AC requesting HoTs, they had met landowners	05/06/2024	Email
Agent's Fees Clarification Letter Sent	06/06/2024	Letter
Virtual Meeting with Landowner's Agent with discussion on various matters	06/06/2024	Online Teams Meeting
Email to Landowner's Agent providing summary and actions list from Virtual Meeting and HoTs originally sent on 31 July 2023.'	10/06/2024	Via Land Agent
Revised HOTs Package Sent via Post	25/06/2024	Letter
Correspondence between LT, Chris Tipping and Archie Cheevers regarding Heads of terms and organising a meeting.	25/06/2024	Email
Amended and corrected HOTs for Brand sent to CT and AC	27/06/2024	Email
Teams call with Lucy Tebbutt, Archie Cheevers and Chris Tipping	08/07/2024	Online Teams Meeting

Teams call with Lucy Tebbutt and Archie Cheevers to discuss the outstanding blockers associated with this landowner. The Applicant understands the landowner does not want to sign on the basis of traffic concerns.	25/07/2024	Online Teams Meeting
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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.