

Rampion 2 Wind Farm
Category 4:
Compulsory Acquisition
Land Engagement Reports:
Julian Clennell Harvey Tomlinson
and Kym Louise Francis Tomlinson
Date: August 2024
Revision A

Application Reference: 4.6.72

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

Ecodoc Reference: 005279616-01



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:	Julian Clennell Harvey Tomlinson & Kym Louise Francis Tomlinson	URN on LRT:	123
AGENT:	Douglas Edwards	Relevant Rep Ref:	N/A
PROPERTY NAME:	Land at Southlands, Kent Street 11 square metres within DCO Order Limits (potentially affected by construction and operational access)	Written Rep Ref:	N/A
LAND INTEREST:	Category 1 and Category 2 Works 13 - Temporary Construction Access. Works 14 - Construction and Operational Access	PLOT No:	33/19, 33/20, 33/22
STATUS			
<p>The Applicant has consulted with the landowner since 2021. The Landowner owns a property which borders the A272 at its northern boundary and Kent Street at its western boundary. A small sliver of the northern boundary, comprising hedgerow/ roadside verge is affected by potential construction and operational access.</p> <p>The Landowner owns land affected by potential construction and operational access (Plot 33/20) as well as having rights over unregistered land utilised for construction and operational access, and temporary construction access (Plots 33/19, 33/22).</p> <p>The Applicant had a site meeting in June 2023, and the Landowner also attended consultation events held by the Applicant in July 2021 and May 2023.</p> <p>The Landowner's Agent was appointed in January 2024 and the Applicant has worked with the Agent on queries surrounding the scheme and the Heads of Terms. On the 31 July 2024 the Landowner's Agent confirmed that the Landowner has agreed the points within the Heads of Terms and will send a signed copy.</p>			
NEGOTIATIONS FOR VOLUNTARY ACQUISITION OF RIGHTS			
<ul style="list-style-type: none"> • Heads of Terms were issued in December 2023 to the Landowner via post and via email. • The Landowner's Agent contacted the Applicant via email in January 2024 confirming their instruction and requesting further details regarding the impact of the scheme. • The Applicant responded through an email in February 2024 detailing the impact of the scheme and attaching Heads of Terms. • The Landowner's Agent concurred the impact was minimal and sent the Applicant a query on fees. • The Applicant responded detailing the procedure through an email to the Landowner and their Agent in April 2024. • The Applicant provided further clarification through a Letter regarding fees for professional advice sent on the 6 June 2024. 			
PROGRESS OF NEGOTIATIONS TO ACQUIRE LAND RIGHTS FOLLOWING CAH 1			
<ul style="list-style-type: none"> • The Applicant sent an email to the Landowner's Agent following up on previous correspondence on the 8 July 2024. • The Landowner's Agent responded confirming the Landowner would sign Heads of Terms on the 31 July 2024. 			
LANDOWNER ENGAGEMENT (2021 to 2024)			
<ul style="list-style-type: none"> • The Applicant has been in correspondence with the Landowner, and their appointed Agent once appointed, since June 2021 (as detailed within the schedule below) • The landowner attended a consultation event in July 2021 where they met with members of the project team. • The Landowner attended a Consultation Session in May 2023 held by the Applicant. • A site meeting was held in June 2023, where the Applicant discussed the minimal impact of the proposals on their land. 			
IMPACT ON LAND INTEREST			

<ul style="list-style-type: none"> The Landowner owns a property which borders the A272 at its northern boundary and Kent Street at its western boundary. A small sliver of the northern boundary, comprising hedgerow/ roadside verge is affected by potential construction and operational access. <p>IMPLICATIONS OF IMPACT</p> <ul style="list-style-type: none"> Minimal affect on the hedgerow bordering the A272, which is a potential construction and operational access.
<p>PROPOSED MITIGATION</p> <ul style="list-style-type: none"> Minimal impact so no mitigation needed.
<p>OUTSTANDING ISSUES DELAYING CONCLUSION OF VOLUNTARY AGREEMENT</p> <ul style="list-style-type: none"> The Landowner's Agent has confirmed that the Landowner will sign and return Heads of Terms.

CJ Negotiations/Contact Summary	Date of Contact	Method of Contact
Email from Landowner - Confirming survey access	09/06/2021	Email
Email to Landowner - Requesting call	09/06/2021	Email
Phone call with Landowner to introduce the scheme	10/06/2021	Telecom
Email to Landowner - Thanking for time earlier on phone - Asking for ownership information clarification - Asking if the Landowner desires an access license to be drafted	10/06/2021	Email
Email from Landowner - Confirming ownership	10/06/2021	Email
Email to Landowner - Thanking for confirmation - Requesting access	16/06/2021	Email
Email from Landowner - Confirming access	16/06/2021	Email
Email to Landowner - Apologising for ecologists not being able to visit - Requesting further access (29th June)	28/06/2021	Email
Email from Landowner - Confirming access	28/06/2021	Email
Landowner Surgery - Landowner attended	22/07/2021	Landowner Surgery Consultation Event
Email to Landowner - Requesting access for bat ecologists	22/08/2022	Email
Email from Landowner - Confirming access	23/08/2022	Email
Email to Landowner - Requesting access for further surveys	02/09/2022	Email

Landowner Drop In Session as part of Bolney Extension Consultation - Landowner was in attendance	15/05/2023	Landowner Drop In Consultation Event
Email to Landowner - Requesting meeting	30/05/2023	Email
SITE MEETING - with Clen Tomlinson at their property - WG and LT attended	06/06/2023	Site Meeting
Email to Landowner - Thanking for time at the meeting - Attaching plan showing impact	09/06/2023	Email
Heads of Terms sent to the Landowner via Email and via post	21/12/2023	Letter
Email received from Landowner's Agent - Notifying the Applicant of instruction - Requesting further details of impact	31/01/2024	Email
Email sent to Landowner's Agent - Attaching Key Terms - Detailing impact of scheme	15/02/2024	Email
Email received from Landowner's agent - Stated impact seems minimal - Happy to conclude and requesting fees are paid	21/02/2024	Email
Email Sent to Agent and Landowner - Explaining how to sign HofTs and sort land agent fees	25/04/2024	Email
Agent's Fees Clarification Letter Sent	06/06/2024	Letter
Email Sent to Agent and Landowner - Following up on 25th April email	08/07/2024	Email
Email from Landowner's Agent confirming that the Heads of Terms are agreed and the Landowner will sign the Heads of Terms	31/07/2024	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.