

Rampion 2 Wind Farm

Category 4:

Compulsory Acquisition

Land Engagement Reports:

**The Executor of Robin John Burdett Deakin
and Anne Christine Deakin**

Date: August 2024

Revision A

Application Reference: 4.6.71

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

Ecodoc Reference: 005279615-01



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:	Anne Christine Deakin & The Executor of Robin John Burdett Deakin	URN on LRT:	122
AGENT:	Rob Cunningham (Brock Taylor)	Relevant Rep Ref:	N/A
PROPERTY NAME:	Land on the north-west side of Brighton Road, Shermanbury, Horsham 1.94 acres within DCO Order Limits (potentially 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:	29/21, 29/22

STATUS

The Applicant has consulted with the Landowner since December 2020. The Landowner owns pasture land affected by the potential cable route (Plot 29/22) and has access rights over a section of unregistered land being Partridge Green Road (Plot 29/21).

Heads of Terms were issued on 15 March 2024 and the Applicant held a site meeting on 19 May 2024 with the Landowner and their Agent where they requested to locate the cable route as far north as possible. The Landowner sold the adjacent parcel of land for residential development a number of years ago and therefore considers there could be future development potential of the Property.

On 28 June 2024 the Applicant sent revised Heads of Terms with a commercial offer to progress discussions and reach agreement.

Despite regular chasing of the Landowner's agent the Applicant is awaiting detailed feedback and engagement on the revised Heads of Terms.

NEGOTIATIONS FOR VOLUNTARY ACQUISITION OF RIGHTS

- **Heads of Terms were issued on 15 March 2023.**
- **Site meeting was held on 19 May 2023** with the Landowner and their newly appointed Agent where the Landowner requested to locate the cable to minimise impacts on the land's future development potential
- The Applicant sent the **Landowner a Letter on 22 March 2024** regarding feedback on the Heads of Terms which was followed up by an email on **25 April 2024**.
- **The Applicant chased for feedback on 30 May 2024 (via email).**
- The Applicant **sent a chaser email** to the Landowner and their agent **on 25 June 2024**.
- The Applicant sent **revised Heads of Terms on the 28 June 2024** to the Landowner via post and the Landowner's Agent via email on the **8 July 2024**. These contained a further commercial offer to progress discussions and reach agreement.
- **On 28 July 2024**, the Applicant emailed the Landowner and their agent, to follow up from the email sent on **8 July 2024 to request feedback on the Heads of Terms**.

PROGRESS OF NEGOTIATIONS TO ACQUIRE LAND RIGHTS FOLLOWING CAH 1

- A **letter was sent to the Landowner 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 28 June 2024**, both directly to the Landowner (by post) and via email to their agent on 8th July 2024 with a commercial offer to progress discussions and reach agreement.
- The Applicant has chased the Landowner and their agent for feedback on a number of occasions and is awaiting detailed feedback and engagement on the Heads of Terms.
- The Applicant has not heard directly from the Landowner (despite repeated attempts) since June 2023.
- The Applicant chased for feedback on **25 June 2024 (via email)**.
- The Applicant's latest attempt to engage with the Landowner and their agent and obtain feedback on the Heads of Terms was on **28 July 2024**, via email.

LANDOWNER ENGAGEMENT (2021 to 2024)

- The Applicant has been in regular correspondence with the Landowner and their agents since December 2020.
- **A site meeting** was initially held in **May 2023** with the Landowner's recently appointed Agent. At this meeting the Landowner requested to micro-site the cable to the north of the Landowner's field where possible
- **The Applicant sent a Letter in March 2024** requesting feedback on the Heads of Terms and any requested confirmation of any outstanding queries/concerns they may have.

IMPACT ON LAND INTEREST

- The Landowner owns **pasture land** affected by the proposed Rampion 2 cable route and has access rights over Patridge Green Road which is to be utilised as a **proposed operational access**.

IMPLICATIONS OF IMPACT

- Pasture land is overgrown and not currently grazed. There will be a loss of access to the Property during construction.

PROPOSED MITIGATION

- Mitigation to be included where possible with crossing points/ accesses/ fencing if required

OUTSTANDING ISSUES DELAYING CONCLUSION OF VOLUNTARY AGREEMENT

- The Applicant has followed up seeking a response from the Landowner and their agent on numerous occasions. The latest of these attempts being an email on 28 July 2024 requesting feedback on the Heads of Terms.
- One of the individual Landowners lives in Canada which may be slowing communications.
- Although not currently allocated for residential development, the Landowner sold the adjacent plot of land for residential development and therefore considers that there may be future residential development value attributable to the landholding subject to the cable route proposals.

CJ Negotiations/Contact Summary	Date of Contact	Method of Contact
Richard Fearnall (RF) emails Mr and Mrs Deakin saying he will follow up on the paperwork they returned	23/07/2020	Email
Introductory letter posted by Carter Jonas (CJ) to Messrs Deakin	24/11/2020	Letter
Email from LT to Sue Deakin (SD) following telephone conversation advising CJ agents working on behalf of Rampian Extension Development Limited (RED). Understood that land owned by Robin Deakin (RD). Question over ecological and environmental survey requirements and associated license attached with confirmation of correspondence address.	15/12/2020	Email
Phone call between LT and SD - project intro	18/02/2021	Telecom
Email from LT to RD: following phone call confirming receipt of Request for Information (RFI) with confirmation of ownership. CJ instructed on the project and setting out position on survey requirements and Licence.	18/02/2021	Email
Phone call between LT and SD	22/02/2021	Telecom
Email from LT to SD: Confirmation RFI received. Signed License awaited	23/02/2021	Email
Email from Sue to LT: Requested detail issued to Anne Deakin (AD)	24/02/2021	Email
LT responds to an email from SD explaining the purpose of walkover surveys and that they would like to agree access under a licence rather than agreements	10/03/2021	Email
LT emails SD and AD explaining the purpose of the surveys and that signing the licences will not prejudice their views on the scheme or the ability to object to the proposal	11/03/2021	Email
AD responds granting permission for the surveys to be conducted	12/03/2021	Email
Email chain between LT and SD re licences	15/04/2021	Email
CJ emails Messrs Deakin re Surveys	21/05/2021	Email
LT emails Messrs Deakin re Surveys	02/06/2021	Email
LT emails Messrs Deakin re updated Survey list	08/06/2021	Email
Licence signed	12/06/2021	Email
s.42 letter posted	14/07/2021	Letter
s.42 letter posted	14/10/2022	Letter
Telephone call between LT and SD	08/11/2021	Telecom
LT emails Messrs Deakin re Surveys	09/11/2021	Email
Regular phone conversation and email correspondence to arrange survey access with SD		Telecom
LT emails SD re Survey Access	24/02/2022	Email
LT emails SD re Surveys	02/03/2022	Email
LT responds to an email from SD on the matter of agents	07/03/2022	Email
Second licence signed	24/03/2021	Email
LT phone conversation with SD regarding surveys and appointment of an agent	30/03/2022	Telecom

Site Meeting – Visual inspection from roadside with James D'Alessandro (JDA)	15/09/2021	Site Meeting
Email received from SD to confirm that Mr Deakin had passed away. Also giving verbal permission for surveys	09/06/2022	Email
Email received from SD to confirm that Rob Cunningham (RC) of Brock Taylor has been appointed as her agent	02/09/2022	Email
KEY TERMS ISSUED	15/03/2023	Key Terms Issued
Telephone call between LT and Rob Cunningham	17/05/2023	Telecom
LT sends follow up email to Rob Cunningham stating that Mrs Deakin is reflecting over the HoTs and suggests dates for site meeting	17/05/2023	Email
LT responds to email from RC re site visit	18/05/2023	Email
SITE MEETING – Will Gullett (WG), LT and RC attended - raised issue of development potential and alignment of cable route	19/05/2023	Site Meeting
LT responds to an email from RC re queries	13/06/2023	Email
LT sends email to AD with the HoTs	13/07/2023	Email
Email to landowners outlining that the DCO has been submitted	14/08/2023	Email
s.56 letter posted	25/09/2024	Letter
Chaser Letter Sent by LT	22/03/2024	Letter
Digital copy of letter sent to RC by LT	25/03/2024	Email
Email to Landowner requesting response to HoTs and suggesting Teams meeting with RC	25/04/2024	Email
Email to Landowner requesting response to HoTs and suggesting Teams meeting with Agent	30/05/2024	Email
Agent's Fees Clarification Letter Sent	06/06/2024	Letter
Email to Landowner requesting comments on HoTs and requesting suitable time for a meeting	25/06/2024	Email
Revised Key Terms Letter Sent by LT	28/06/2024	Letter
LT Emails Land Owners and RC requesting feedback on Revised HOTS	08/07/2024	Email
LT emails landowner requesting feedback on the revised HoTs	28/07/2024	Email
The Applicant received a telephone call from the landowner's solicitor on 01 August 2024 who mentioned he had tried repeatedly to get in touch with the landowner	01/08/2024	Telecom
Following the call from the solicitor, the Applicant phoned the landowner to outline that her solicitor had been trying to get in touch with her, and she responded that she would call them tomorrow.	01/08/2024	Telecom

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.