

# Rampion 2 Wind Farm

## **Category 4:**

## **Compulsory Acquisition**

## **Land Engagement Reports:**

## **Lady Meryl Patricia Walters**

**Date: August 2024**

**Revision A**

Application Reference: 4.6.63

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

Ecodoc Reference: 005279608-01



## 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 NAME:</b>	Lady Meryl Patricia Walters	<b>URN on LRT:</b>	113
<b>AGENT:</b>	N/A	<b>Relevant Rep Ref:</b>	N/A
<b>PROPERTY NAME:</b>	The Old Vicarage, The Street, Washington, Pulborough (WSX179008 & WSX190914)	<b>Written Rep Ref:</b>	N/A
<b>LAND INTEREST:</b>	Category 1  Works 09 Cable Installation Works	<b>PLOT No:</b>	21/43, 21/44, 22/4, 22/5, 22/6
<b>STATUS</b>			
<p>The Applicant has engaged with the Landowner since 2022, and through meeting and regular correspondence with the Landowner, the Applicant has outlined the Project to the Landowner and discussed the impact of the Project on the Property.</p> <p>The Applicant has been able to provide re-assurance to the Landowner in relation to concerns relating to a pond and protection of trees, including adding bespoke terms into the Heads of Terms to facilitate the successful negotiations of the Heads of Terms, demonstrating meaningful consultation and engagement.</p> <p>The Applicant issued Heads of Terms to the Landowner in April 2023, and the Heads of Terms were returned signed in May 2024.</p>			
<b>NEGOTIATIONS FOR VOLUNTARY ACQUISITION OF RIGHTS</b>			
<ul style="list-style-type: none"> <li>• Heads of Terms were issued in April 2023 further to a site meeting in March 2023</li> <li>• Emails were sent in May 2023 explaining the Heads of Terms</li> <li>• Further discussions regarding the Heads of Terms were picked up in early 2024 and clarifications added into the documentation by the Applicant</li> <li>• The Landowner returned signed Heads of Terms in May 2024.</li> </ul>			
<b>PROGRESS OF ENGAGEMENT FOLLOWING CAH1</b>			
<ul style="list-style-type: none"> <li>• The Applicant has requested the Landowner to provide details of their solicitors.</li> <li>• The Applicant sent an email dated 26<sup>th</sup> June 2024 issuing an increased easement consideration offer to ensure consistency with offers to other landowners.</li> </ul>			
<b>LANDOWNER ENGAGEMENT (2022 to 2024)</b>			
<ul style="list-style-type: none"> <li>• The Applicant has had detailed dialogue with the Landowner commencing from June 2022.</li> <li>• Written correspondence issued both via emails and letters have been issued to the Landowners across this period as evidenced by the Landowner Engagement Tracker (below).</li> <li>• The Applicant met with the Landowner in June 2022 and outlined the proposed Project and discussed the impact of the Project on the landholding. The Landowner raised a concern about circa 3,000 trees that had been planted along the A24. The Applicant was able to confirm that the A24 (and the trees) will have cables installed using Horizontal Directional Drilled (HDD) underground tunnel and that the cables are therefore unlikely to have any impact on the trees.</li> <li>• The Applicant issued Heads of Terms to the Landowner in April 2023.</li> <li>• The Landowner sought assurances from the Applicant over the impact of the cables on a pond and the trees. The Applicant provided assurances through including bespoke clauses in the Heads of Terms.</li> <li>• The Landowner returned the signed Heads of Terms in May 2024.</li> </ul>			
<b>ALTERNATIVES / REFINEMENTS – REVIEWED AT THE LAND INTEREST’S REQUEST</b>			
<ul style="list-style-type: none"> <li>• None.</li> </ul>			
<b>IMPACT ON LAND INTEREST</b>			
<ul style="list-style-type: none"> <li>• The cable route passes under the Landowner’s holding – and through the use of an HDD crossing underneath the A24 and Washington Recreation Ground there will be minimal impact on the Landowner’s landholding.</li> </ul>			
<b>PROPOSED MITIGATION</b>			
<ul style="list-style-type: none"> <li>• None.</li> </ul>			
<b>OUTSTANDING ISSUES DELAYING CONCLUSION OF VOLUNTARY AGREEMENT</b>			
<ul style="list-style-type: none"> <li>• None.</li> </ul>			

CJ Negotiations/Contact Summary	Date of Contact	Method of Contact
<b>Introductory project letter from Carter Jonas Referencing.</b>	24/11/2020	Letter
<b>Statutory letter - Section 42</b>	14/07/2021	Letter
<b>SITE MEETING Lady Walters, Lucy Tebbutt (CJ) and William Gullett (CJ) at The Old Vicarage, Washington</b>	28/06/2022	Other
<b>EM to Lady Walters re Rampion II</b> > Confirmed project detail outlined, proposed cable locations and durations of construction.	28/06/2022	Email
<b>EM from Lady Walters re Rampion II</b> > Confirmed useful meeting.	28/06/2022	Email
<b>Statutory letter - Section 42</b>	14/10/2022	Letter
<b>EM to Lady Walters re Rampion II</b> > Requested non-intrusive access for a geophysical survey.	26/10/2022	Email
<b>Tel. Con. with Lady Walters re Consultation, ancient pond and survey access - confirmed verbal consent.</b>	26/10/2022	Telecom
<b>EM from Lady Walters re Rampion II</b> > Confirmed access. > Confirmed strong objection to work in vicinity of the pond.	26/10/2022	Email
<b>EM to Lady Walters re Rampion II - Key Terms Pack</b> > Attached Heads of Terms. > Proposed on-site meeting on 13 03 23.	09/03/2023	Email
<b>EM from Lady Walters re Rampion II - Key Terms Pack</b> > Confirmed meeting on 13 03 23.	09/03/2023	Email
<b>SITE MEETING Lady Walters &amp; William Gullett (CJ) at The Old Vicarage, Washington</b>	13/03/2023	Other
<b>Tel. Con. with Lady Walters re Key Terms</b> > Confirmed Key Terms Pack required for signing.	12/04/2023	Telecom
<b>LTR to Lady Walters re Key Terms Pack</b> > Enclosed Heads of Terms.	12/04/2023	Letter
<b>EM to Lady Walters re Rampion II - Key Terms Issue</b> > Requested proof of ownership of pond.	21/04/2023	Email
<b>EM from Lady Walters re Rampion II - Key Terms Issue</b> > Confirmed title unclear and route alignment confirmation before signing.	24/04/2023	Email
<b>EM to Lady Walters re Rampion II - Key Terms Issue</b> > Confirmed the cable route alignment yet to be confirmed	03/05/2024	Email
<b>EM from Lady Walkers re Rampion II - Key Terms Issue</b> > Confirmed required confirmation of cable route pre signing of Heads of Terms.	03/05/2023	Email
<b>EM from REDACT re Rampion II - Key Terms Issue</b> > Confirmed concern over detail in Heads of Terms document.	03/05/2023	Email
<b>EM to Lady Walters re Notifying them of the DCO submission</b>	14/08/2023	Email
<b>Statutory letter - Section 56</b>	25/09/2023	Letter

<b>Further copy of Statutory Letter - Section 56 sent</b>	03/10/2023	Letter
<b>EM to Lady Walters and Quentin Marshall re Rampion II - Key Terms Issue</b> > Referred to Crossing Schedule and asking to progress Heads of Terms.	11/03/2024	Email
<b>Tel. Con. with Lady Walters re Outstanding concerns with Heads of Terms</b> > Stated clear assurance required regarding trees before Heads of Terms signed.	15/03/2024	Telecom
<b>EM to Lady Walters and Quentin Marshall re Rampion II - Key Terms Issue</b> > Referred to tel. con with Lady Walters on 15 03 23 - requested clarification regarding ownership position.	15/03/2024	Email
<b>EM from Quentin Marshall re Rampion II - Key Terms Issue</b> > Confirmed Lady Walters is the sole owner.	15/03/2024	Email
<b>EM to Lady Walters and Quentin Marshall re Rampion II - Key Terms Issue</b> > Attached revised Heads of Terms with addition of Construction Methodology section.	28/03/2024	Email
<b>EM from Quentin Marshall re Rampion II - Key Terms Issue</b> > Raised concern over HOT and possible impact on trees.	12/04/2024	Email
<b>EM to Lady Walters and Quentin Marshall re Rampion II - Key Terms Issue</b> > Attached revised Heads of Terms with revisions to clauses regarding trees.	16/04/2024	Email
<b>EM from Quentin Marshall re Rampion II - Key Terms Issue</b> > Stated revised Heads of Terms are provisionally acceptable.	20/04/2024	Email
<b>EM to Quentin Marshall re Rampion II - Key Terms Issue</b> > Stated that won't be possible to commit to proposed mitigation requirements at stage in project development.	22/04/2024	Email
<b>Tel. con. with Lady Walters</b> > Confirmed Heads of Terms hand delivered on 24 04 24.	23/04/2024	Telecom
<b>EM to Lady Walters</b> > Confirming Heads of Terms will be sent on 24 04 24.	23/04/2024	Email
<b>LTR to Lady Walters</b> > Enclosed Revised Heads of Terms.	24/04/2024	Letter
<b>EM from Quentin Marshall re Rampion</b> > Asked for clarification regarding cable route alignment and proposed revision.	28/04/2024	Email
<b>EM to Quentin Marshall re Rampion</b> > Explained cable route alignment.	29/04/2024	Email
<b>EM to Quentin Marshall re Rampion</b> > Provided revised Heads of Terms with revisions requested.	09/05/2024	Email
<b>EM to Lady Walters re Rampion</b> > Confirmed receipt of signed Heads of Terms.	28/05/2024	Email
<b>EM to Lady Walters re Rampion</b> > Requested solicitors' details.	28/05/2024	Email
<b>Agent's Fees Clarification Letter Sent</b>	06/06/2024	Letter
<b>EM to Lady Walters re Rampion</b> > Further to email dated 28 05 24 - requested response.	19/06/2024	Email

# Carter Jonas

<b>EM from Lady Walters re Rampion</b> > Confirmed solicitor details to be confirmed in due course.	19/06/2024	Email
<b>EM to Lady Walters re Rampion</b> > Outlines increased easement consideration offer.	26/06/2024	Email
<b>EM from Lady Walters re Rampion</b> > Confirmed have approached a solicitor.	26/06/2024	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.*