

Rampion 2 Wind Farm
Category 4:
Compulsory Acquisition
Land Engagement Reports:
Shermanbury Grange Land
Management Company Limited

Date: August 2024
Revision A

Application Reference: 4.6.69
Pursuant to: The Infrastructure Planning (Examination Procedure)
Rules 2010, Rule 8(1)(c)(i)
Ecodoc Reference: 005279614-01



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: | Shermanbury Grange Land Management Company Limited | URN on LRT: | 120 |
| AGENT: | N/A | Relevant Rep Ref: | N/A |
| PROPERTY NAME: | Land lying to the south of Shermanbury House 3.17 acres with DCO Order Limits (potentially affected by scheme) | Written Rep Ref: | N/A |
| LAND INTEREST: | Category 1 & Category 2 Works 09 – Cable Installation Works | PLOT No: | 29/8, 30/4 |
| <p>STATUS</p> <p>The Landowner owns agricultural land affected by the potential cable route (Plot 29/8) as well as Category 2 rights over another section of land affected by the cable route (Plot 30/4).</p> <p>The Applicant received signed Heads of Terms in May 2023 and contact since then involved an online call to discuss alterations to the Heads of Terms in March 2024. Draft documents have been issued to the Landowner’s solicitor for review and signing.</p> <p>The most recent contact with the Landowner was an email on the 10 July 2024 confirming commercial offer within the Heads of Terms due to a change in the basis of payment with the voluntary acquisition of rights required for the project.</p> | | | |
| <p>NEGOTIATIONS FOR VOLUNTARY ACQUISITION OF RIGHTS</p> <ul style="list-style-type: none"> • Heads of Terms were issued in March 2023. • Site meeting in April 2023 to work collaboratively on outstanding questions surround the Heads of Terms. • The Applicant received signed Heads of Terms in May 2023. • Since the signing of Heads of Terms the Applicant has provided clarification on matters surrounding the easement documentation. Including a phone call in January 2024 and an online meeting in March 2024. | | | |
| <p>PROGRESS OF NEGOTIATIONS TO ACQUIRE LAND RIGHTS FOLLOWING CAH 1</p> <ul style="list-style-type: none"> • The Applicant sent an email on the 10 July 2024 confirming a commercial offer within the Heads of Terms due to a change in the basis of payment | | | |
| <p>LANDOWNER ENGAGEMENT (2021 to 2024)</p> <ul style="list-style-type: none"> • The Applicant has been in regular correspondence with the Land Interest and their agents since February 2021. • Site meetings were initially held in March 2021 and June 2022, where the Landowner expressed general support of the scheme. <p>ALTERNATIVES CONSIDERED</p> <ul style="list-style-type: none"> • Following land interest feedback, a neighbouring landowner expressed a desire for a soil storage area on their land. Consequently, the soil storage area (which had originally been designed on the Shermanbury Grange) was removed from design and included on a neighbouring parcel of land. • The movement of the soil storage area was consulted upon in 2022 (MR-10). | | | |
| <p>IMPACT ON LAND INTEREST</p> <ul style="list-style-type: none"> • The land interest own pasture land affected by the proposed cable installation works. <p>IMPLICATIONS OF IMPACT</p> <ul style="list-style-type: none"> • Temporary loss of grazing and crop loss • Temporary severance of pasture land during the works. However, mitigation will be implemented to minimise this. | | | |
| <p>PROPOSED MITIGATION</p> <ul style="list-style-type: none"> • Mitigation to be included where possible with accommodation works and crossing points. | | | |
| <p>OUTSTANDING ISSUES DELAYING CONCLUSION OF VOLUNTARY AGREEMENT</p> <ul style="list-style-type: none"> • The Applicant understands there is nothing preventing the conclusion of a voluntary agreement except a solicitors review. | | | |

| CJ Negotiations/Contact Summary | Date of Contact | Method of Contact |
|---|-----------------|-------------------|
| Introductory project letter from Carter Jonas (CJ) Land Referencing. | 24.11.2020 | Letter |
| Intro email from Lucy Tebbutt (LT) to James Cunningham (JC) | 24.02.2021 | Email |
| Email from JC to LT raising issues with license details duration, survey type and access route any vehicles on site | 25.02.2021 | Email |
| LT email JC and provides details of colleagues (Richard Fearnall (RF) and Will Gullett (WG) who will meet him on site | 01.03.2021 | Email |
| JC confirm he and Roger Malec (RM) will attend site visit and request amendments to license | 02.03.2021 | Email |
| LT responds confirming revert following internal review on proposed amendments | 02.03.2021 | Email |
| LT asks JC to bring Covid-19 form - H&S procedures | 03.03.2021 | Email |
| Intro Site Meeting - RF & WG with RM and JC | 04.03.2021 | Site Meeting |
| WG provides JC with revised amended licence and requests signature | 05.03.2021 | Email |
| WG emails JC confirming payment form received and signed copy of license | 10.03.2021 | Email |
| Nigel Abbott (NA) emails JC following a telephone call confirming scope of ecologist surveys to be provided | 19.03.2021 | Email |
| NA emails JC ecologists contact details | 23.03.2021 | Email |
| LT emails JC providing details of the walkover visual breeding bird surveys | 15.04.2021 | Email |
| LT emails JC re breeding bird surveys | 02.06.2021 | Email |
| LT emails rescheduled breeding bird surveys | 17.06.2021 | Email |
| LT emails JC details of rescheduled tree surveys | 23.06.2021 | Email |
| s.42 letter posted to RC and | 14.07.2021 | Letter |
| LT emails re bat transect survey | 14.07.2021 | Email |
| LT emails re bat activity survey that will be undertaken on a PRow | 07.09.2021 | Email |
| LT emails re bat activity transect survey and informing him of upcoming geophysical surveys which require handheld equipment to be dropped off. She states she will be in touch with more details | 13.10.2021 | Email |
| s.42 letter posted | 14.10.2022 | Letter |
| LT emails JC stating she tried to call and summarise upcoming geophysical surveys | 08.11.2021 | Email |
| LT emails re soil and ALC surveys | 31.01.2022 | Email |
| WG emails JC re hedgerow survey | 22.02.2022 | Email |
| WG acknowledges details for point of contact | 24.02.2022 | Email |
| WG emails point of contact re soil surveys | 01.03.2022 | Email |
| WG email correspondence with JC re licence | 30.03.2022 | Email |
| WG emails completed licence to JC | 14.04.2022 | Email |
| WG acknowledges email from JC requesting prior notice of the survey | 14.04.2022 | Email |

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| WG informs JC of a bat habitat survey | 17.05.2022 | Email |
| Site Meeting - LT & WG with JC - Project Update | 15.06.2022 | Site Meeting |
| WG emails JC re licence renewal | 14.12.2022 | Email |
| WG various email correspondence with JC | 10.01.2023 | Email |
| WG email correspondence / call with JC - signed licence. | 08.02.2023 | Email |
| WG call with JC re project update and Key Terms imminent. | 15.03.2023 | Telecom |
| KEY TERMS ISSUE by CJ | 15.03.2023 | Key Terms Issued |
| Call with JC re Key Terms and confirmation likely to sign. | 11.04.2023 | Telecom |
| CJ s.42 letter posted | 14.04.2023 | Letter |
| Email received from PDT solicitors re Key Terms progression. | 19.04.2023 | Email |
| WG acknowledge email from PDT solicitors and requests they make contact with Eversheds-Sutherland | 21.04.2023 | Email |
| WG with JC re Update on consideration payment. | 25.04.2023 | Telecom |
| Email from James Cunningham with legal points | 27.04.2023 | Email |
| Site Meeting - WG & JC re Key Terms queries | 28.04.2023 | Site Meeting |
| Correspondence between WG and JC re outstanding matters relating to the Easement | 12.05.2023 | Email |
| Correspondence between WG and JC regarding plans | 16.05.2023 | Email |
| Email correspondence re Key Terms and chasers | 25.05.2023 | Email |
| Email to James Cunningham confirming the DCO has been submitted | 14.08.2023 | Email |
| Key Terms signed Email from LT to JC thanking him for signing the Heads of Terms and confirming the total payment. Also attaching Option and Easement documents | 24.10.2023 | Email |
| Chaser email from LT to JC re Key Terms and Option documents | 18.12.2023 | Email |
| Email from JC regarding the documents | 17.01.2024 | Email |
| LT responds saying she will call JC tomorrow | 17.01.2024 | Email |
| Email from LT to JC summarising their discussion and re attaching the HOTS plan. | 17.01.2024 | Email |
| Email from LT to JC requesting a Teams call to run through outstanding queries | 13.02.2024 | Email |
| Email response received from JC regarding the best date for a zoom | 15.02.2024 | Email |
| LT responds to JC suggesting 12 March 2024 and reattaching the HOTS | 15.02.2024 | Email |
| Online Teams meeting with JC and Roger Malec on the Heads of Terms and outstanding queries | 14.03.2024 | Online Teams Meeting |
| Email from LT to JC, Ray and Roger with Works plans attached and draft deed of easement and a summary from the teams call the week before | 27.03.2024 | Email |
| Agent's Fees Clarification Letter Sent | 06.06.2024 | Letter |
| Nigel Abbott emails re the basis of payment associated with the voluntary acquisition of rights required for the project | 10.07.2024 | 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.