

Rampion 2 Wind Farm
Category 4:
Compulsory Acquisition
Land Engagement Reports:
The Personal Executors of Jill
Marquette Angell
Date: August 2024
Revision A

Application Reference: 4.6.79

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

Ecodoc Reference: 005279628-01



Document revisions

Revision	Date	Status/reason for issue	Author	Checked by	Approved by
A	01/08/2024	Deadline 6	Carter Jonas	RED	RED

LANDOWNER NAME:	The Executors of Jill Marquette Angell	URN on LRT:	134
AGENT:	N/A	Relevant Rep Ref:	N/A
PROPERTY NAME:	Land at Myrtle Grove Farm, Patching, Worthing (WSX202759)	Written Rep Ref:	N/A
LAND INTEREST:	Category 1 Works 09 Cable Installation Works Works 15 Operational Access	PLOT No:	12/12, 14/3,
<p>STATUS The Applicant has engaged with the Landowner since 2022 initially seeking to enter into a voluntary survey licence agreement for non-intrusive ecology surveys.</p> <p>Through regular correspondence with the Landowner, the Applicant has outlined the Project to the Landowner and discussed the impact of the Project on their landholding.</p> <p>The Applicant issued Heads of Terms to the Landowner in July 2023, but received no response, until communications picked up in June 2024, demonstrating meaningful consultation and engagement. The Landowner has raised a legal query, and the Applicant is awaiting confirmation of this from the Landowner’s solicitors before being able to proceed any further towards reaching a voluntary agreement.</p>			
<p>NEGOTIATIONS FOR VOLUNTARY ACQUISITION OF RIGHTS</p> <ul style="list-style-type: none"> • Heads of Terms were issued in July 2023. • The Applicant has sought to speak with the Landowner since the issuing of the Heads of Terms including sending emails in March 2024 but received no response. 			
<p>PROGRESS OF ENGAGEMENT FOLLOWING CAH1</p> <ul style="list-style-type: none"> • The Applicant sent an email dated 5th June 2024 requesting to arrange a call / on-line video TEAMS call to discuss the Heads of Terms. • The Applicant spoke with the Landowner on 10th June 2024 and the Landowner confirmed that there was nothing in principle preventing the Heads of Terms from being signed. • The Applicant followed up the call sending an email dated 10th June 2024 that included an up-to-date Heads of Terms Plan and confirmed the trenching method and reinstatement. • The Landowner emailed the Applicant on 21st June 2024 raising a concern about registering the easement against the title that would require his solicitor’s input on. • The Applicant sent an email dated 26th June 2024 issuing Revised Heads of Terms with an increased easement consideration offer. • The Landowner sent an email dated 26th June 2024 confirming that there could be a potential issue that his solicitor has raised. The Landowner confirmed that his solicitor would shortly be writing to the Applicant. 			
<p>LANDOWNER ENGAGEMENT (2022 to 2024)</p> <ul style="list-style-type: none"> • The Applicant has had detailed dialogue with the Landowner commencing from June 2022. • 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). • The Applicant met with the Landowner in September 2022 whereby the Landowner confirmed there were no issues with the proposed cable route. • The Applicant issued Heads of Terms to the Landowner in July 2023. • The Applicant has sought to speak with the Landowner since the issuing of the Heads of Terms including sending emails in March 2024 but received no response. 			
<p>ALTERNATIVES / REFINEMENTS – REVIEWED AT THE LAND INTEREST’S REQUEST</p> <ul style="list-style-type: none"> • None. 			
<p>IMPACT ON LAND INTEREST</p> <ul style="list-style-type: none"> • The cable route passes through a slither of land that forms part of a track around the edge of a field. 			
<p>PROPOSED MITIGATION</p> <ul style="list-style-type: none"> • Accommodation works with the Landowner will be discussed in more detail in due course, seeking to ensure access is retained. 			

OUTSTANDING ISSUES DELAYING CONCLUSION OF VOLUNTARY AGREEMENT

- The Landowner has raised a query in relation to registering the easement on the title, possibly related to the ongoing probate. The Landowner has confirmed his solicitor will confirm this in writing.

CJ Negotiations/Contact Summary	Date of Contact	Method of Contact
LTR Issued Rfl pack to landowner	22/06/2022	Letter
MEETING Barney Angell and Nigel Abbott (CJ) at Myrtle Grove Farm, Patching	16/09/2022	Site Visit
EM to Barney Angell re Rampion II - Survey Access Request <i>> Informed BA that RWE would like to undertake non-intrusive environmental surveys - attached survey licence. > Informed BA instructed and setting out the position on the use of statutory powers under Section 172 of the Housing & Planning Act 2016.</i>	16/11/2022	Email
EM to Barney Angell re Rampion II - Survey Access Request <i>> Further to email dated 16 11 22 - requested a response from BA. > Informed BA that should the survey licence not be returned there would be a requirement to utilise statutory powers under Section 172 of the Housing & Planning Act 2016.</i>	24/11/2022	Email
EM from Barney Angell re Rampion II - Survey Access Request <i>> Confirmed survey licence has been returned in the post.</i>	24/11/2022	Email
EM to Barney Angell re Rampion II - Survey Access Request - Wk c. 05 12 22 <i>> Confirmed receipt of the signed licence agreement. > Requested non-intrusive survey access for a GVLA bat survey. > Requested non-intrusive survey access for a Phase 1 Habitat & Hedgerow Assessment survey. > Requested non-intrusive survey access for a Tree survey. > Requested non-intrusive survey access for Geophysical survey.</i>	29/11/2022	Email
EM from Barney Angell re Rampion II - Survey Access Request - Wk c. 05 12 22 <i>> Confirmed access - but noted that the field is quite wet over the winter months and tend not to drive through this area.</i>	30/11/2022	Email
EM to Barney Angell re Rampion II - Project Update / New Route <i>> Requested a meeting on 01 02 23 to provide a project update and introduce a new cable route.</i>	30/01/2023	Email
EM from Barney Angell re Rampion II - Project Update / New Route <i>> Confirmed will not be available for a meeting until after 10 02 23.</i>	30/01/2023	Email
EM to Barney Angell re Rampion II - Geophys Survey Access Request <i>> Requested non-intrusive survey access for geophysical survey.</i>	17/03/2023	Email
EM from Barney Angell re Rampion II - Geophys Survey Access Request <i>> Confirmed access - subject to Stables Manager being informed at least 24 hours in advance.</i>	17/03/2023	Email

EM to Barney Angell re Rampion II - Route LACR-01d Consultation Period > Confirmed 28-day consultation period ends today. > Requested BA to confirm his view on this route compared against previously consulted upon routes.	27/03/2023	Email
LTR to Barney Angell re Key Terms Pack	21/06/2023	Letter
EM to Barney Angell re Rampion II - Key Terms Pack > Attached Heads of Terms.	21/06/2023	Email
LTR to Barney Angell re Revised Key Terms Pack	26/07/2023	Letter
EM to Barney Angell re Rampion II - Revised Key Terms Pack > Attached Revised Key Terms - to incorporate minimum easement consideration payment.	26/07/2023	Email
EM to Barney Angell re DCO Submission	14/08/2023	Email
EM to Barney Angell re Application accepted for Examination by Planning Inspectorate	08/09/2023	Email
EM to Barney Angell re Rampion II - Revised Key Terms Pack > Further to email dated 26 07 23 - requested a response.	08/03/2024	Email
EM from Barney Angell re Rampion II - Revised Key Terms Pack > Confirmed trying to keep up with all the documents - may have missed anything BA needs to action. > Confirmed will call to discuss.	09/03/2024	Email
LTR to The Personal Executors of Jill Marquette Angell	22/03/2024	Letter
EM to Barney Angell re Rampion II - Revised Key Terms Pack > Requested to arrange a call / TEAMS call on 07 06 24.	05/06/2024	Email
EM from Barney Angell re Rampion II - Revised Key Terms Pack > Confirmed availability for a call on 07 06 24.	06/06/2024	Email
LTR to Barney Angell re Agent's Fees Clarification Letter	06/06/2024	Letter
EM to Barney Angell re Rampion II - Revised Key Terms Pack > Requested to re-schedule call.	07/06/2024	Email
EM to Barney Angell re Rampion 2 - Proposed Cable Route - Key Terms > Further to conversation, today, attached Heads of Terms - and the correct plan - showing the smallest slither of ground the cable route will cross. > Confirmed this section of cable will be open cut and any fencing, trees and or grass that is disturbed will be reinstated upon completion. > Requested BA to sign and return the Heads of Terms at earliest convenience.	10/06/2024	Email
EM to Barney Angell re Rampion 2 - Proposed Cable Route - Key Terms > Further to email dated 10 06 24 - requested a response.	14/06/2024	Email
EM from Barney Angell re Rampion 2 - Proposed Cable Route - Key Terms > Confirmed BA has not been in the office this week - will look at shortly.	14/06/2024	Email
EM from Barney Angell re Myrtle Grove > Concerned about the easement being put into the title - will need to run this past solicitor.	21/06/2024	Email

LTR to Barney Angell re Revised Heads of Terms Offer	25/06/2024	Letter
EM to Barney Angell re Rampion 2 - Revised Heads of Terms Offer > <i>Attached Revised Heads of Terms Offer.</i>	26/06/2024	Email
EM from Barney Angell re Rampion 2 - Revised Heads of Terms Offer > <i>Confirmed NA should receive an email from Chloe at BA's solicitors.</i> > <i>A potential issue identified with registration of required rights as a consequence of probate.</i>	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.