

Rampion 2 Wind Farm
Category 4:
Compulsory Acquisition
Land Engagement Reports:
Anthony John Cooke and Charlotte
Louise Sturdy

Date: August 2024
Revision A

Application Reference: 4.6.75

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

Ecodoc Reference: 005279624-01



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:	Anthony John Cooke & Charlotte Louise Sturdy	URN on LRT:	126
AGENT:	Robert Crawford-Clarke (Henry Adams)	Relevant Rep Ref:	N/A
PROPERTY NAME:	Oakfield Farm, Wineham Lane, Bolney 6 acres within DCO Order Limits (potentially affected by onshore connection works) 0.11 acres potentially affected by Operational Access	Written Rep Ref:	N/A
LAND INTEREST:	Category 1 and Category 2 Works 15 - Operational Access Works 19 - Onshore connection work	PLOT No:	33/28, 33/29, 34/1, 34/2, 34/11, 34/14

STATUS

The Applicant has consulted with the Landowner and their Agent since March 2021 through both the Statutory process and via engagement site meetings. The Landowner owns pasture land affected by onshore connection works (Plots 33/28, 34/1, 34/2) as well as the access track to their residential dwelling being affected by a proposed operational access (Plot 33/29). In addition, the Landowner has access rights (Plots 34/11, 34/14).

An alternative route alignment was considered in this location, however, it was not progressed due to engineering constraints. As a result the impact is less than would have been with the proposed re-route.

The Agent requested updated more detailed plans in April 2024, the Applicant requested more information and did not receive a response.

Heads of Terms were issued on 31 July 2023. The Agent confirmed in October 2023 that the Landowner will work collaboratively with the Applicant to agree terms and the Option and Easement documentation was sent to the land interest's agent for review on 24 October 2023. Revised Heads of Terms were issued via post on 28 June 2024 with a commercial offer, and the Applicant is yet to receive feedback.

The Applicant has attempted to discuss the Heads of Terms with the Landowner's Agent, receiving the first set of formal comments on any documents from the Agent on the 1 July 2024. The comments relate to general points on the Option and Easement documentation (which were sent to the agent on 24 October 2023), however, detailed comments on the Heads of Terms with specific reference to the land interest's land holding have not yet been received.

NEGOTIATIONS FOR VOLUNTARY ACQUISITION OF RIGHTS

- **Heads of Terms were issued on 31 July 2023.**
- **On 23 October 2023** the land interest's agent confirmed via email that the land interest is prepared to work towards agreeing Heads of Terms
- **On 24 October 2023**, the Applicant sent the Option and Easement documentation to the land interest's agent for review.
- **The Applicant sent an email chaser to the landowner's agent on 21 December 2023, requesting feedback on the Heads of Terms as nothing had been received to date.**
- The Applicant sent the **Land Interest a Letter on 22 March 2024** requesting feedback on the Heads of Terms.
- The Landowner's Agent requested additional plans on **12 April 2024**, and the Applicant **responded on 25 April 2024 and 29 May 2024** requesting detailed responses but received no case specific response with respect to the additional requests regarding the plan associated with the land interest's holding.
- On **30 May 2024** the Applicant spoke with the land interest on the phone to understand what their concerns were regarding the Heads of Terms. The Applicant requested a date for a meeting. The land interest said that he had left everything under the care of his agent.
- On **31 May 2024**, further to the phone call, the Applicant emailed the land interest and their agent, requesting feedback on the Heads of Terms.
- On **31 May 2024**, the Applicant received a response from the land interest's agent regarding the additional plans requested.

- As no case specific comments were received in respect of the landholding, the Applicant did not send an additional plan. In spite of this, the land agent chased on **5 June 2024**. **Please refer to the below.**

PROGRESS OF NEGOTIATIONS TO ACQUIRE LAND RIGHTS FOLLOWING CAH 1

- On **31 May 2024**, the Applicant received a response from the land interest's agent regarding the additional plans requested.
- As no case specific comments were received in received in respect of the landholding, the Applicant did not send an additional plan. In spite of this, the land agent chased on **5 June 2024**, to which the Applicant responded '*please confirm what you want shown*' on the plans.
- A response was received from the land interest's agent on **5 June 2024** with the agent commenting that '*I will be starting the process of meeting clients to go through all these docs and submit comments to you next week so it would be helpful to have all the plans before then*'.
- The Applicant responded confirming that the agent had all the plans proposed to go with the Options – '*For some landowners you have asked for extra detail of indicative routeing for specific reasons. Please confirm which landowners require the extra detail of the indicative HDD's / routeing.*'
- A response was then received via email from the land interest's agent on **11 June 2024**. '*I am currently in the process of meeting all clients to go through the draft option and easement and the HOTs, so that I can let you have agent level comments and responses thereon.*' Further queries regarding the plans were also raised.
- On **25 June 2024** the Applicant sent a chaser email to their email of 30 May 2024, which requested feedback on the Heads of Terms.
- The Applicant sent revised **Heads of Terms in June 2024 via post to the Landowner and in July 2024 via email to the Landowner's Agent.**
- The Applicant **sent a letter on 6 June 2024** to the Land Interest to clarify the position in respect of fees for professional advice.
- The Applicant **issued revised Heads of Terms on 28 June 2024**, sent directly to the land interest (via post) and via email to the agent **in July 2024**. These had a **commercial offer** to progress discussions and reach agreement. **The Applicant is awaiting feedback.**
- **On 1 July 2024**, the Applicant received 'tracked changes' word documents with comments included on the Option and Easement documents, the first set of formal comments on any of the documents that the Applicant has received from the Land Agent since the Heads of Terms were issued **on 31 July 2023** (in their original format), no formal comments have yet been received from the land agent on the Heads of Terms themselves.

LANDOWNER ENGAGEMENT (2021 to 2024)

- The Applicant has been in correspondence with the Land Interest and their agents **since March 2021**.
- **Site meetings** were initially held in **July 2022 (with a neighbouring Land Interest)** and two further in **August 2022**, following which the Landowner appointed an agent.
- **Following the site meeting on 9 August 2022, the Applicant responded with a summary of actions from the meeting. These included discussing the land interest's future plans for a campsite on the field and the land interest's desire for minimal tree removal/ cable route that avoids all mature trees.**
- In **January 2023** there was correspondence with the land interest and their agent **regarding the consideration of a possible re-route in this location. The route was assessed but not taken forwards to the final design owing to engineering constraints. This was confirmed via email on 23 March 2023.**
- On the **12 April 2024** the Agent requested a plan to go with the Heads of Terms.
- On the **25 April 2024** the Applicant requested what extra detail he especially wanted shown on the key terms plans.

Further engagement can be found within the schedule below.

IMPACT ON LAND INTEREST

- The Land Interest owns **pasture land** affected by the proposed Rampion 2 cable route as well as access to the Landowner's residential dwelling being affected by a proposed operational access.

IMPLICATIONS OF IMPACT

- **Temporary** loss of grazing.

PROPOSED MITIGATION

- **Mitigation to be included where possible with crossing points/ accesses/ fencing.**

OUTSTANDING ISSUES DELAYING CONCLUSION OF VOLUNTARY AGREEMENT

- The Applicant received a detailed set of comments from the land interest's agent on **1 July 2024**. The Applicant responded on the **30th July 2024**

CJ Negotiations/Contact Summary	Date of Contact	Method of Contact
Introductory project letter from Carter Jonas (CJ) Land Referencing.	24.11.2020	Letter
Will Gullett (WG) site meeting with Tony Cooke (TC) re project introduction.	19.03.2021	Site Meeting
WG sent survey licence to TC	26.03.2021	Email
Email from Tony Cooke re representation by James Dear (JD) (Strutt & Parker).	21.05.2021	Email
Email from JD confirming and requesting licence	21.05.2021	Email
JD sends to Emily Village (EV) then Bethan Dennis (BD) sends licence documents and JD holding email	21.05.2021	Email
BD sent chaser to JD	25.05.2021	Email
JD sent changes to licence	25.05.2021	Email
Call between LT and JD	27.05.2021	Telecom
JD sent email to LT with changes to licence and survey schedule	28.05.2021	Email
JD requested call with WG	01.06.2021	Email
Request for Information reminder letter sent to landowners	10.06.2021	Letter
WG confirms issued no PPE request to project team	18.06.2021	Email
WG sends Tony Cooke amended agreement	24.06.2021	Email
WG sends JD amended licence	24.06.2021	Email
WG requests ecologist access for survey	29.06.2021	Email
JD returns signed licence, WG thanks him and requested survey access	01.07.2021	Email
Section 42 Letter sent	14.07.2021	Letter
WG emails TC regarding surveys, TC accepts	10.08.2021	Email
Further email regarding surveys issued by WG to TC	01.09.2021	Email
WG emails TC regarding surveys and method statement	01.10.2021	Email
WG emails TC regarding survey delay	14.10.2021	Email
WG sent chaser email regarding survey questions	20.10.2021	Email
TC sent responses to WG questions, WG thanks him	21.10.2021	Email
WG sent email to TC regarding delayed surveys	04.01.2022	Email
WG emailed TC regarding soil surveys, TC thanks him	28.02.2022	Email
WG emailed TC regarding bat surveys, TC thanks him	25.05.2022	Email
WG emailed TC regarding soil surveys, TC thanks him	07.06.2022	Email
WG emailed TC regarding newt survey, TC thanks him	15.06.2022	Email

WG emailed TC about surveys	22.06.2022	Email
Cable route project update letter sent out via post and email to landowners by CJ	13.07.2022	Letter
Site Meeting with Frances Osborne (neighbour) and Tony Cooke attended.	20.07.2022	Site Meeting
Site Visit – James D’Alessandro (JDA) and Vaughan Weighill (VW) of RWE, WG with TC.	09.08.2022	Site Meeting
WG sent TC meeting notes and summary	11.08.2022	Email
Pre warned landowner about project update letter	12.08.2022	Email
Robert Crawford-Clarke (RCC) now instructed to act on behalf of Tony Cooke & Charlotte Sturdy.	23.08.2022	Email
RCC confirmed instruction and sent query regarding trees	23.08.2022	Email
WG responds to RCC query	07.09.2022	Email
WG acknowledges instruction	07.09.2022	Email
WG sent proposed license to RCC	13.09.2022	Email
Section 42 Letter sent	14.10.2022	Email
RCC responds to WG, requested an alternative route to avoid trees and update on licence	25.10.2022	Email
WG explains project are looking to avoid trees and would like licence signed	26.10.2022	Email
WG chases RCC regarding licence	23.11.2022	Email
WG further chases RCC regarding licence	06.12.2022	Email
TC confirms they are reviewing this week	06.12.2022	Email
TC sent signed survey licence	13.12.2022	Email
WG requested payment details from TC, thanked him for signing and requested meeting	16.12.2022	Email
TC forwarded WG email to RCC	10.01.2023	Email
RCC sent queries regarding meeting, licence and proposal	13.01.2023	Email
WG responds to RCC queries, confirmed meeting did not go ahead	13.01.2023	Email
TC sent criteria for new route to be considered	13.01.2023	Email
WG sent responses to criteria and requested survey payment form	30.01.2023	Email
TC sent map of 'untouched' areas, requested consistency with route changes	31.01.2023	Email
WG requested more information and further thoughts on route	03.02.2023	Email
WG confirmation that the re-route will not go ahead	23.03.2023	Email
Key Terms Letter Sent to RCC and TC by WG	31.07.2023	Letter
Email to landowner detailing that the DCO has been submitted	14.08.2023	Email
Section 56 Letter sent	25.09.2023	Letter

Email was sent to the land interest's agent requesting confirmation of whether one of his other clients would like to work towards a voluntary agreement in principle based on the proposed route, prior to sending the documentation.	17.10.2023	Email
Conversation between VP/ LT and RCC requesting confirmation from RCC that his clients would like to work towards progressing a voluntary agreement. This followed the email sent on 17/10/2023 to another of his client's which put in writing the form of the request	20.10.2023	Telecom
RCC confirms client is prepared to work towards a voluntary agreement on the basis of the current route	23.10.2023	Email
Lucy Tebbutt (LT) sent draft option and easement agreement to RCC	24.10.2023	Email
Chaser Letter Sent to RCC	22.03.2024	Letter
RCC requested plan	12.04.2024	Email
LT responded re plan	25.04.2024	Email
LT chased RCC	29.05.2024	Email
LT speaks with Tony Cooke over the phone who mentions he is relying on his agent to progress discussions. LT requests availability for meeting	30.05.2024	Telecom
LT requested meeting and sent HoT and letter	31.05.2024	Email
RCC stated he will respond with comments after client meeting	04.06.2024	Email
Requested plan for route change	04.06.2024	Email
Agent's Fees Clarification Letter Sent	06.06.2024	Letter
Agent confirms via email that he is <i>'currently in the process of meeting all clients to go through the draft option and easement and the HOTS' so I can let you have agent level comments and responses thereon</i> .	11.06.2024	Email
LT chased landowner for Teams call	23.06.2024	Email
RCC stated he is preparing comments	25.06.2024	Email
Updated Key Terms Letter Sent	28.06.2024	Letter
Applicant receives a tracked changes word document of the Option and Easement documentation within the post.	01.07.2024	Email
Giles Lister confirms he is moving case forward with LT to RCC	03.07.2024	Email
Applicant responds to the land interest's agent with feedback on the comments within the Option and Easement documentation.	30.07.2024	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.