

Rampion 2 Wind Farm
Category 4:
Compulsory Acquisition
Land Engagement Reports:
The Executor of John Martin
Baldwin

Date: August 2024
Revision A

Application Reference: 4.6.81
Pursuant to: The Infrastructure Planning (Examination Procedure)
Rules 2010, Rule 8(1)(c)(i)
Ecodoc Reference: 005279630-01



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:	The Executors of John Martin Baldwin	URN on LRT:	142
AGENT:	Rowan Allan (HJ Burt)	Relevant Rep Ref:	N/A
PROPERTY NAME:	Barns Farm Lodge 1.22 acres potentially affected by potential construction access 0.19 acres potentially affected by potential operational access	Written Rep Ref:	N/A
LAND INTEREST:	Category 1 and Category 2 Works 09 – Cable Installation Works Works 13 – Temporary Construction Access Works 15 – Operational Access	PLOT No:	20/7, 20/8, 20/9, 21/2, 21/3, 21/5, 21/6, 21/7, 21/20, 21/21
STATUS			
<p>The Applicant has consulted with the land interest and their Agent since September 2021. The Landowner owns pasture land (currently used as a livery) affected by a proposed construction access (Plot 21/20) and an equine yard affected by proposed operational access (Plots 21/5, 21/6). In addition, the Landowner has rights over accesses and farm tracks impacted by the Project (Plots 20/7, 20/8, 20/9, 21/2, 21/3, 21/7, 21/21).</p> <p>The Applicant has discussed Heads of Terms with the Landowner’s Agent since they were issued in December 2023 and recently Heads of Terms with a commercial offer were issued on 11 July 2024.</p> <p>The Applicant held an online teams call with the landowner’s agent on 30 July 2024 to briefly to discuss the status of negotiations regarding the Heads of Terms. The landowner’s agent is due to meet with the landowner to discuss the updated Heads of Terms, but has not yet been able to do so since the Heads of Terms were issued. The Applicant will continue to negotiate with the landowner’s agent and hopes a voluntary agreement will be possible in due course.</p>			
NEGOTIATIONS FOR VOLUNTARY ACQUISITION OF RIGHTS			
<ul style="list-style-type: none"> • Independent Heads of Terms were issued on 15 December 2023 in respect of operational and construction accesses. • The Applicant emailed the Landowner’s Agent in February 2024 requesting feedback on the Heads of Terms. • The Applicant followed this up with a letter to the Landowner in March 2024. • The Applicant sent an email in May 2024 requesting feedback on the Heads of Terms and requesting a meeting date to progress discussions. • Following a meeting with the landowner’s agent on 12 June 2024, the agent put forward a case that the financial compensation in respect of the accesses required review. • The Applicant followed up with emails on 21 June 2024 and 27 June 2024 on general comments within the Heads of Terms • Revised Heads of Terms with a commercial offer to progress discussions and reach agreements were issued by post on 11 July 2024 (and sent to the landowner’s agent on 24 July 2024). • The Applicant held an online teams meeting with the landowner’s agent on 30 July 2024 to discuss all his clients, however, the agent had not yet been able to discuss the revised offer with the landowner. • The Applicant hopes a voluntary agreement will be possible in due course. 			
PROGRESS OF NEGOTIATIONS TO ACQUIRE LAND RIGHTS FOLLOWING CAH 1			
<ul style="list-style-type: none"> • The Applicant sent a Letter on 6 June 2024 to the Landowner to clarify the position in respect of fees for professional advice on the project. • The Applicant had a meeting with the Landowner’s agent on 12 June 2024 to discuss the concerns with the Heads of Terms preventing agreement. • Updates following this meeting were sent on 21 June 2024 and 27 June 2024 (via email). 			

- The Applicant issued revised Heads of Terms were issued on **11 July 2024**, which had a commercial offer to progress negotiations, and the Applicant is awaiting feedback.
- The Applicant had an online Teams call with the land interest's agent on **30 July 2024** to understand the current status and whether the land interest was in a position to sign a voluntary agreement, upon consideration of the revised terms.
- **The agent had not yet been able to discuss the revised offer with the landowner. However, the Applicant hopes a voluntary agreement will be possible in due course.**

LANDOWNER ENGAGEMENT (2021 to 2024)

- The Applicant has been in correspondence with the landowner and their Agent since **September 2021**.
- **Site meetings** were initially held in **September 2021 and May 2022**, where the projects proposals were explained.
- **No alternatives construction access routes have been put forward by the landowner.**
- However, the landowner's agent at the **meeting on 12 June 2024** suggested there may be a more suitable operational access. The Applicant is awaiting a map with the suggested route and will consider the request.

IMPACT ON LAND INTEREST

- The Landowner owns **pasture land (currently used as a livery)** affected by a proposed construction access and an **equine yard** affected by proposed operational access

IMPLICATIONS OF IMPACT

- **Temporary** loss of grazing
- **Impact upon access** to equine facility.

PROPOSED MITIGATION

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

OUTSTANDING ISSUES DELAYING CONCLUSION OF VOLUNTARY AGREEMENT

- **The Applicant is awaiting feedback from the land interest and their agent following the issuing of revised Heads of Terms with a commercial offer.**
- **The Applicant is currently awaiting feedback from the landowner's agent who is due to meet with his client and revert with feedback.**

CJ Negotiations/Contact Summary	Date of Contact	Method of Contact
Introductory letter sent from Carter Jona (CJ)	24/11/2020	Letter
Statutory letter - section 42	14/07/2021	Letter
Email from Rowan Allan (RA) suggesting meeting on 2/09 to discuss issues arising	27/08/2021	Email
RA suggests revised meeting date	01/09/2021	Email
Lucy Tebbutt (LT) proposes new meeting date	09/09/2021	Email
SITE MEETING – Martin Baldwin (MB), RA and James D'Alessandro of RWE (JDA) attended	15/09/2021	Site Meeting
Licence pack sent to MB via post	23/09/2021	Letter
LT sent RA engagement notes from meeting	23/09/2021	Email
LT suggested meeting on 09/05	05/05/2022	Email
RA confirms MB cannot be present however happy for RA to attend on his behalf	06/05/2022	Email
Site meeting with RA and LT – Reviewed issues and possible project impact on the land holding and facilities	09/05/2022	Site Meeting
Statutory letter - section 42	14/10/2022	Letter
RA sent consultation response to Rampion 2 inbox	29/11/2022	Email
Statutory letter - section 42	30/05/2023	Letter
LT requests RA to confirm details of the Executors	14/06/2023	Email
LT awaiting response from RA	27/06/2023	Email
RA confirms chaser issued to Executors	06/07/2023	Email
RA confirms who Executors are and forwards project details	07/07/2023	Email
Call to RA notifying him of the DCO submission	14/08/2023	Telecom
LT asks RA if Executors would be happy to sign a survey licence	06/09/2023	Email
NA emails Claire Carberry (CC) regarding DCO examination	08/09/2023	Email
LT suggests landowner meeting to RA	20/09/2023	Email
RA sent Executors contact details	21/09/2023	Email
LT contacts Peter Baldwin (PB) and Simon Baldwin (SB) to arrange meeting	22/09/2023	Email
PB stated he cannot make the meeting and proposed new date	25/09/2023	Email
Statutory letter - section 56	25/09/2023	Letter
LT suggested meeting on 04/10 to PB and SB	29/09/2023	Email
LT further suggested meeting dates	04/10/2023	Email
LT sent summary of discussion with RA and table of landowners	31/10/2023	Email
LT suggests meeting on 14/11 to PB	10/11/2023	Email
Key terms issued via email to Executors and RA.	15/12/2023	Email
LT sent further key terms	19/12/2023	Email
Chaser from LT to RA regarding key terms	20/12/2023	Email
Further chaser from LT to RA regarding key terms	13/02/2024	Email
Chaser from LT to RA regarding key terms	20/03/2024	Email
Chaser from LT to RA regarding key terms	22/03/2024	Letter
LT sent copies of chaser letters to Executors	25/03/2024	Email

LT requests meeting with Executors and RA to discuss key terms	31/05/2024	Email
Agent's Fees Clarification Letter Sent	06/06/2024	Letter
Chaser sent to RA regarding key terms comments	10/06/2024	Email
Meeting between LT and RA	12/06/2024	Meeting at the Agent's offices
Chaser sent to RA with updated comments	21/06/2024	Email
Further chaser to RA re key terms comments	27/06/2024	Email
Online Teams meeting with RA to discuss Heads of Terms	08/07/2024	Online Teams Meeting
Email correspondence from RA	09/07/2024	Email/ Telecom
Revised key terms Issued via Post	11/07/2024	Letter
Revised key terms with explanation sent to RA	24/07/2024	Email
Email from LT to RA with comments regarding the Heads of Terms and summarising next actions.	25/07/2024	Email
Online Teams meeting with RA to discuss the revised offer and understand the Executor's concerns further	30/07/2024	Online Teams Meeting

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.