

# Rampion 2 Wind Farm

## **Category 4:**

## **Compulsory Acquisition**

## **Land Engagement Reports:**

## **Peter Brian Jenkin and Patricia Jenkin**

**Date: August 2024**

**Revision A**

Application Reference: 4.6.80

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

Ecodoc Reference: 005279629-01



## Document revisions

---

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

---

<b>LANDOWNER NAME:</b>	Peter Brian Jenkin and (The Late) Patricia Jenkin trading as J G Jenkin & Sons & Peter Brian Jenkin and (The Late) Patricia Jenkin	<b>URN on LRT:</b>	133  135
<b>AGENT:</b>	Rowan Allan (HJ Burt)	<b>Relevant Rep Ref:</b>	N/A
<b>PROPERTY NAME:</b>	Long Furlong Farm, Long Furlong Lane, Clapham, Worthing (WSX236192) Land on the East Side of Long Furlong Lane, Clapham, Worthing (WSX107280)	<b>Written Rep Ref:</b>	N/A
<b>LAND INTEREST:</b>	Category 1  Works 13 Temporary Construction Access Works 14 Construction and Operational Access Works 15 Operational Access	<b>PLOT No:</b>	12/6, 12/7, 12/9, 12/12, 12/14, 14/4, 14/5
<b>STATUS</b>			
<p>The Applicant has engaged with the Landowner and the Landowner's agent since June 2022 initially seeking to enter into a voluntary survey licence agreement for non-intrusive ecology surveys.</p> <p>Following the Statutory Consultation in October / November 2022, the Longer Alternative Cable Route ("LACR-01c") was withdrawn from the DCO Order Limits, and the Landowner will only now be impacted by a section of Construction Access, a section of combined Construction and Operational Access, and a section of Operational Access only across the Property.</p> <p>The Applicant met with the Landowner, prior to the Statutory Consultation in October / November 2022, to discuss the impacts of the LACR-01c on the Property.</p> <p>Following the Statutory Consultation in October / November 2022 the Applicant has had further meetings with the Landowner and the Landowner's agent to discuss how the access routes impact on the Landowner, demonstrating meaningful consultation and engagement.</p> <p>The Applicant has issued revised Heads of Terms, including an increased easement consideration, and is awaiting confirmation from the Landowner or the Landowner's agent that they are willing to sign the Heads of Terms.</p>			
<b>NEGOTIATIONS FOR VOLUNTARY ACQUISITION OF RIGHTS</b>			
<ul style="list-style-type: none"> <li>• <b>Heads of Terms</b> were issued in <b>December 2023</b> (that included a cable route).</li> <li>• The Applicant emailed the Landowner on <b>8<sup>th</sup> March 2024</b> requesting a discussion / meeting with the Landowner to review the <b>Heads of Terms</b>.</li> <li>• The Applicant emailed the Landowner on <b>25<sup>th</sup> March 2024</b> chasing the Landowner for an update on / response to the <b>Heads of Terms</b>.</li> <li>• The Applicant re-issued <b>Heads of Terms</b> to the Landowner following the withdrawal of the LACR-01c in <b>May 2024</b> (for just construction, construction and operational, and operational access).</li> <li>• The Applicant revised, increasing the offer, and issued <b>Revised Heads of Terms</b> to the Landowner in <b>July 2024</b> (for construction, construction and operational, and operational access).</li> </ul>			
<b>PROGRESS OF ENGAGEMENT FOLLOWING CAH1</b>			
<ul style="list-style-type: none"> <li>• The Applicant met with the Landowner's agent on <b>12<sup>th</sup> June 2024</b> and reviewed the <b>Heads of Terms</b> seeking to understand the Landowner's position.</li> <li>• Following the meeting, the Applicant increased the offer, and issued <b>Revised Heads of Terms</b> to the Landowner and the Landowner's agent on <b>18<sup>th</sup> July 2024</b>.</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 and the Landowner's agent commencing from <b>June 2022</b>.</li> </ul>			

- Written correspondence issued both via emails and letters have been issued to the Landowner and the Landowner's agent across this period as evidenced by the Landowner Engagement Tracker (below).
- Early correspondence, during **2022**, with the Landowner and the Landowner's agent sought to agree terms for a non-intrusive ecology survey licence and allow permission for ecology surveys to be undertaken.
- The Applicant met with the Landowner in **July 2022** and **February 2023** to discuss the proposed cable route and the impacts on the Landowner's farming, DIY equestrian livery and caravan businesses.
- The Applicant sought to contact the Landowner during **March 2024** to discuss / review the Heads of Terms but received no response.
- The Applicant re-issued **Heads of Terms** in **May 2024** that excluded the LACR-01a cable route.

#### **ALTERNATIVES / REFINEMENTS**

- The use of Long Furlong Lane was proposed as Construction access with passing places prior to DCO submission. This proposal was removed further to consultation on the minor highways changes in **Summer 2023**.

#### **IMPACT ON LAND INTEREST**

- The LACR-01c cable route would have had an impact on the Landowner's agricultural land and may have severed small parts of fields and water supplies.
- The operational access along Long Furlong Lane will have a minimal impact on the Landowner. Long Furlong Lane shares access to Myrtle Grove and has regular vehicle movements on a daily basis.
- The combined construction and operational access along Michelgrove Lane will also have a minimal impact on the Landowner for principally the same reasons as Long Furlong Lane. The passing places will seek to utilise existing spaces and may even have their surfaces improved following their use.
- The operational access along Michelgrove Lane will have a minimal impact on the Landowner (as per the reasons detailed above and the fact that operational access vehicles are expected to be minimal).

#### **PROPOSED MITIGATION**

- The Applicant may improve the surfaces of the existing passing places along Michelgrove Lane.
- The Applicant may have to improve the condition of the access routes pre-construction and post-construction.

#### **OUTSTANDING ISSUES DELAYING CONCLUSION OF VOLUNTARY AGREEMENT**

- The Landowner's reluctance to engage in discussions on the Heads of Terms is preventing any progression on reaching a voluntary agreement – subject to any response being received on the Revised Heads of Terms.

CJ Negotiations/Contact Summary	Date of Contact	Method of Contact
<b>Rfl Hand delivered and posted to new landowner</b>	22/06/2022	Letter
<b>EM from Toby Jenkin re Rampion 2 Long Furlong Farm</b> > Attached copy of the Rfl.	27/06/2022	Email
<b>EM to Toby Jenkin Rampion 2 Long Furlong Farm</b> > Acknowledged receipt of Rfl. > Requested meeting on 08 07 22 - to discuss about the project in more detail.	01/07/2022	Email
<b>EM from Toby Jenkin Rampion 2 Long Furlong Farm</b> > Confirmed unavailable on 08 07 22 - requested alternative time and date.	01/07/2022	Email
<b>EM to Toby Jenkin Rampion 2 Long Furlong Farm</b> > Requested meeting on 12 07 22.	07/07/2022	Email
<b>EM from Toby Jenkin Rampion 2 Long Furlong Farm</b> > Confirmed availability to meet on 12 07 22 at 2:00pm.	07/07/2022	Email
<b>MEETING Peter Jenkin, Toby Jenkin &amp; Nigel Abbott (CJ) at Long Furlong Farm, Clapham, Worthing</b>	12/07/2023	Site Visit
<b>EM to Toby Jenkin re Rampion II - Survey Access Request</b> > Requested non-intrusive survey access - attached draft licence agreement for consideration. > Instructed to inform TJ that should TJ not be willing to enter into a survey access licence, RWE will instigate the use of statutory powers under Section 172 of the Housing & Planning Act 2016.	16/11/2022	Email
<b>EM to Toby Jenkin re Rampion II - Survey Access Request</b> > Further to email dated 16 11 22 - requested survey licence to be signed and returned by 02 12 22 or S172 powers will be instigated.	24/11/2022	Email
<b>EM from Toby Jenkin re Rampion II - Survey Access Request</b> > Confirmed has instructed Rowan Allan of HJ Burt to deal with matters on his (and his parent's) behalf.	24/11/2022	Email
<b>EM from Rowan Allan (HJ Burt) re Survey Access Request</b> > Confirmation received survey licence, and that it looks in order.	24/11/2022	Email
<b>EM from Rowan Allan (HJ Burt) re Rampion 2 Consultation: Long Furlong Farm, Long Furlong, Clapham, Worthing, W Sussex - Mr P B Jenkin &amp; The Exec of Mrs P Jenkin</b> > Confirmed inspected plans at the RWE public drop-in event at Ashurst Village Hall on 11 11 22. > Noted that the proposed open cut and part HDD cable route would bisect a large acreage of permanent pasture land to the North side of the holding and with fields being interconnected and accessed across the proposed working strip. > Additional stock fencing, gateways and temporary water supplies (where severed) plus crossing points would need to be considered as part of the accommodation works. > The current plans show the driveway to Long Furlong	24/11/2022	Email

<i>Farm acting as a construction and operational access - concerns about users of the chalk track that climbs up the farm to Blackpatch Hill.</i>		
<b>EM to Toby Jenkin &amp; Rowan Allan (HJ Burt) re Rampion II - Survey Access Request - Wk c. 05 12 22</b> <ul style="list-style-type: none"> <li>&gt; Confirmed confirmation that HJ Burt will be acting on his behalf and dealing with the survey licence agreement.</li> <li>&gt; Requested non-intrusive survey access for GVLA bat survey on 08 12 22 and 13 12 22.</li> <li>&gt; Requested non-intrusive survey access for Phase 1 Habitat and Hedgerow Assessment over period 05 12 22 to 08 12 22.</li> <li>&gt; Requested non-intrusive survey access for tree survey in wk c. 05 12 22.</li> <li>&gt; Requested non-intrusive survey access for geophysical survey over period 05 12 22 to 03 02 23.</li> </ul>	29/11/2022	Email
<b>EM from Rowan Allan (HJ Burt) re Rampion II - Survey Access Request - Wk c. 05 12 22</b> <ul style="list-style-type: none"> <li>&gt; Confirmed has reviewed survey access licence.</li> <li>&gt; Confirmed would prefer to agree licence before any survey are undertaken but is will to confirm subject to checking access with TJ in advance of the survey.</li> </ul>	08/12/2022	Email
<b>EM to Toby Jenkin re Rampion II - Project Update - New Route</b> <ul style="list-style-type: none"> <li>&gt; Proposed meeting on 01 02 23 to provide a project update and introduce a new cable route.</li> </ul>	30/01/2023	Email
<b>EM from Toby Jenkin re Rampion II - Project Update - New Route</b> <ul style="list-style-type: none"> <li>&gt; Confirmed availability on 01 02 23.</li> </ul>	30/01/2023	Email
<b>MEETING Peter Jenkin, Toby Jenkin &amp; Nigel Abbott (CJ) at Long Furlong Farm, Clapham, Worthing</b>	01/02/2023	Site Visit
<b>EM to Toby Jenkin re Rampion II - Survey Access Request - 03 02 23</b> <ul style="list-style-type: none"> <li>&gt; Requested non-intrusive survey access for GVLA bat, Phase 1 Habitat and Hedgerow surveys on 03 02 23.</li> </ul>	02/02/2023	Email
<b>EM to Toby Jenkin &amp; Rowan Allan (HJ Burt) re Survey Access Licence Agreement &amp; Payment Forms</b> <ul style="list-style-type: none"> <li>&gt; Further to the introduction of cable route LACR-01d - attached - revised survey licence and plan.</li> <li>&gt; Requested survey licence to be signed and returned at earliest convenience.</li> <li>&gt; Requested Payment Information Request Form to be completed and returned.</li> </ul>	09/02/2023	Email
<b>LTR to Peter Brian Jenkin &amp; Patricia Jenkin re Rampion 2 Consultation</b>	22/02/2023	Letter
<b>EM to Toby Jenkin re Rampion II - Survey Access Request - Wk c. 06 03 23</b> <ul style="list-style-type: none"> <li>&gt; Requested non-intrusive survey access for geophysical survey over period 27 02 22 to 24 03 23.</li> <li>&gt; Requested non-intrusive survey access for historic environment survey on 02 03 23.</li> <li>&gt; Requested non-intrusive survey access for noise monitoring survey over period 06 03 23 to 20 03 23.</li> </ul>	24/02/2023	Email
<b>EM from Toby Jenkin re Rampion II - Survey Access Request - Wk c. 06 03 23</b> <ul style="list-style-type: none"> <li>&gt; Confirmed access.</li> </ul>	24/02/2023	Email
<b>EM to Toby Jenkin re Rampion II - Survey Access Request - Wk c. 06 03 23</b> <ul style="list-style-type: none"> <li>&gt; Requested non-intrusive survey access for Phase 1</li> </ul>	03/03/2023	Email

<i>Habitat and Hedgerow Assessment survey on 08 03 23 and 09 03 23.</i>		
<b>EM to Toby Jenkin re Rampion II - Noise Monitoring - Survey Access Request</b> > Requested non-intrusive survey access for noise monitoring survey over periods 27 03 23 to 31 03 23, 17 04 23 to 21 04 23, and 24 04 23 to 28 04 23.	10/03/2023	Email
<b>EM from Toby Jenkin re Rampion II - Noise Monitoring - Survey Access Request</b> > Confirmed access - requested how long the equipment will remain in the field.	10/03/2023	Email
<b>EM to Toby Jenkin re Rampion II - Noise Monitoring - Survey Access Request</b> > Confirmed the equipment will be secured and won't be a risk to the livestock. > Confirmed the equipment will be removed by the end of April 23.	10/03/2023	Email
<b>EM to Toby Jenkin re Rampion II - Geophys - Survey Access Request</b> > Requested non-intrusive survey access for geophysical survey up to the end of April 23.	17/03/2023	Email
<b>EM from Toby Jenkin re Survey Access Licence Agreement &amp; Payment Forms</b> > Confirmed TJ's mother passed away last year - questioned whether the licence requires updating.	22/03/2023	Email
<b>EM to Toby Jenkin re Rampion II - Survey Access Request - Wk c. 27 03 23</b> > Requested non-intrusive survey access for breeding birds survey on 29 03 23 and 30 03 23.	27/03/2023	Email
<b>EM to Toby Jenkin re Rampion II - Route LACR-01d - Consultation Period</b> > Requested TJ to submit his views on the LACR-01d cable route.	27/03/2023	Email
<b>EM to Toby Jenkin re Rampion 2 - Extension to Geophysical Surveys</b> > Requested non-intrusive survey access extension to undertake geophysical surveys into April 2023.	14/04/2023	Email
<b>EM from Toby Jenkin re Rampion 2 - Extension to Geophysical Surveys</b> > Confirmed access - requested to be called the day before.	14/04/2023	Email
<b>EM to Toby Jenkin re Breeding Bird Survey Dates</b> > Requested non-intrusive survey access for breeding bird survey on 18 04 23, 26 04 23, 11 05 23, 24 05 23 and 27 06 23.	14/04/2023	Email
<b>EM to Toby Jenkin re Rampion II - Noise Monitoring - Survey Access Request</b> > Requested non-intrusive survey access for noise surveys on 24 04 23 and 01 05 23.	17/04/2023	Email
<b>EM from Toby Jenkin re Rampion II - Noise Monitoring - Survey Access Request</b> > Confirmed access.	17/04/2023	Email
<b>EM to Toby Jenkin re Rampion II - Survey Access Request - from 20 04 23</b> > Requested non-intrusive survey access for bat transect and static detector monitoring surveys on 20 04 23, 11 05 23 and 08 06 23. Static detectors will require to remain in-situ until October 23.	17/04/2023	Email
<b>EM to Toby Jenkin re Rampion II - Geophys - Survey Access Request</b>	28/04/2023	Email

> Requested non-intrusive survey access for geophysical survey over the period 02 05 23 to 31 07 23.		
<b>EM to Toby Jenkin re Rampion II - Breeding Birds - Survey Access Request</b> > Requested non-intrusive survey access for breeding bird survey on 12 05 23, 25 05 23 and 28 06 23.	05/05/2023	Email
<b>EM to Toby Jenkin re Rampion II - Ownership / Occupier Query</b> > Requested confirmation that Long Furlong Farm is registered under Peter and Patricia Jenkin t/a J & G Jenkins & Sons. > Requested what interest J & G Jenkins & Sons have in the farm. > Requested whether there are any tenants / occupiers of the farm / farm buildings.	21/06/2023	Email
<b>EM from Toby Jenkin re Rampion II - Ownership / Occupier Query</b> > Provided answers to questions in email dated 21 06 23.	23/06/2023	Email
<b>EM to Toby Jenkin re Rampion II - Ownership / Occupier Query</b> > Requested further information on DIY business and caravan business.	23/06/2023	Email
<b>EM from Toby Jenkin re Rampion II - Ownership / Occupier Query</b> > Provided answers to questions in email dated 23 06 23.	23/06/2023	Email
<b>EM to Toby Jenkin re Rampion II - DCO Submission</b>	14/08/2023	Email
<b>EM from Rowan Allan (HJ Burt) re Rampion II - DCO Submission</b> > Requested whether there is a specified route going across the Jenkins land or not.	15/08/2023	Email
<b>EM to Toby Jenkin re Application accepted for Examination by Planning Inspectorate</b>	08/09/2023	Email
<b>LTR to Peter Brian Jenkin &amp; Patricia Jenkin re Section 56 Consultation</b>	25/09/2023	Letter
<b>EM from Rowan Allan (HJ Burt) re DCO Submission</b> > Requested whether final plans had been submitted to TJ.	20/10/2023	Email
<b>EM to Toby Jenkin re Rampion 2 - Mr &amp; Mrs Jenkin - Key Terms Pack</b> > Attached Key Terms Pack posted today.	08/12/2023	Email
<b>EM to Toby Jenkin re Mr &amp; Mrs Jenkin - Key Terms Pack</b> > Requested whether a discussion / meeting could be held to discuss the Heads of Terms.	08/03/2024	Email
<b>EM to Toby Jenkin re Rampion 2 - Landownership Query</b> > Requested confirmation of the registered proprietor of title number WSX236192. > Requested confirmation of the registered proprietor of title number WSX107280. > Requested whether TJ has been able to review the Heads of Terms, and whether TJ is in a position to sign and return the Heads of Terms.	25/03/2024	Email
<b>LTR to Peter Brian Jenkin &amp; Patricia Jenkin re Rampion 2 Consultation</b>	22/04/2024	Letter



<b>EM to Toby Jenkin re Rampion 2 - Key Terms Pack</b> > <i>Attached Key Terms Pack posted today.</i>	08/05/2024	Email
<b>MEETING Rowan Allan (HJ Burt) &amp; Lucy Tebbutt (CJ) at HJ Burt Office, Steyning</b>	12/06/2024	Site Visit
<b>EM to Rowan Allan (HJ Burt) re Rampion 2 - Revised Key Terms Pack</b> > <i>Attached Revised Key Terms Pack.</i>	18/07/2024	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.*