

**Rampion 2 Wind Farm**  
**Category 4:**  
**Compulsory Acquisition**  
**Land Engagement Reports:**  
**Gerald John Woolgar & Josephine**  
**Lydia Woolgar**

**Date: August 2024**  
**Revision A**

Application Reference: 4.6.28  
Pursuant to: The Infrastructure Planning (Examination Procedure)  
Rules 2010, Rule 8(1)(c)(i)  
Ecodoc Reference: 005279538-01

## 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>	Gerald John Woolgar & Josephine Lydia Woolgar	<b>URN on LRT:</b>	063
<b>AGENT:</b>	Andrew Thomas (Henry Adams)	<b>Relevant Rep Ref:</b>	RR-254
<b>PROPERTY NAME:</b>	2 Barrack Cottages, Brighton Road, Shermanbury, Horsham (WSX147667)	<b>Written Rep Ref:</b>	N/A
<b>LAND INTEREST:</b>	Category 1  Works 09 Cable Installation Works	<b>PLOT No:</b>	29/23, 30/01

#### STATUS

The Applicant has engaged with the Landowner since November 2020 initially seeking to enter into a voluntary survey licence agreement for non-intrusive ecology surveys and allowing access for the surveys to be undertaken.

The Applicant has met with the Landowner and outlined the Project and discussed the impacts of the Project on the Landowner's landholding.

The Landowner's agent has confirmed that the Landowner has development aspirations for the Property, particularly given the residential development adjacent to the Property (Knapp Drive). The Landowner's agent is of the opinion that the easement consideration on offer does not reflect the development ("hope") value of the land and has also stated concerns about the extent of the restrictions being imposed in the Deed of Easement but has not provided any information to support these claims. The Landowner's agent is not willing to recommend his clients to sign the Heads of Terms.

#### NEGOTIATIONS FOR VOLUNTARY ACQUISITION OF RIGHTS

- Heads of Terms were issued in March 2023.

#### PROGRESS OF ENGAGEMENT FOLLOWING CAH1

- The Applicant emailed the Landowner's agent on **30<sup>th</sup> May 2024** requesting an update on the Landowner's position in relation to the **Heads of Terms** but has not received any response.
- The Applicant re-issued the **Heads of Terms** to the Landowner upon the Landowner's request.
- The Applicant held an on-line video TEAMS call with the Landowner's agent on **13<sup>th</sup> June 2024** to seek to establish the Landowner's position in relation to the **Heads of Terms** / likelihood of reaching a voluntary agreement.
- The Landowner's agent reiterated that the Landowner does not believe the easement consideration on offer reflects the development ("hope") value of the land and continued to state concerns about the extent of the restrictions being imposed in the Deed of Easement. The Applicant has not received any information evidencing the development potential of the land and there is no housing allocation in the local plan or planning application. This was noted by the Applicant to the land agent.
- The Applicant sent an email dated **28<sup>th</sup> July 2024** issuing **Revised Heads of Terms** including an increased easement consideration offer and an additional payment for operational access.

#### LANDOWNER ENGAGEMENT (2022 to 2024)

- The Applicant has had detailed dialogue with the Landowner commencing from **November 2020**.
- Written correspondence issued both via emails and letters have been issued to the Landowner across this period as evidenced by the Landowner Engagement Tracker (below).
- The Applicant met with the Landowner in **August 2021** whereby the Applicant provided an overview of the Project and explained how the Project would impact on the Landowner's landholding. The Landowner raised initial concerns about the impact on the grazing and that the Landowner does not own enough land to sustain their horses with the land lost to the Project.
- Initial correspondence during **2021** and **2022**, with the Landowner was primarily to seek to agree terms for a non-intrusive ecology survey licence and allow permission for ecology surveys to be undertaken.
- In **2023**, the Applicant communicated to the Landowner details of the final DCO application and issued heads of terms and draft documents.

#### ALTERNATIVES / REFINEMENTS – REVIEWED AT THE LAND INTEREST'S REQUEST

- None.

**IMPACT ON LAND INTEREST**

- The cable route will sever several of the Landowner's fields, but the Landowner is confident that the appropriate accommodation works will allow farming operations to continue.

**PROPOSED MITIGATION**

- Accommodation works with the Landowner will be discussed in more detail in due course, ensuring any crossing points and water supply issues are addressed and that the Landowner is able to retain uninterrupted access to the Property during the construction works period.

**OUTSTANDING ISSUES DELAYING CONCLUSION OF VOLUNTARY AGREEMENT**

- The Landowner is not willing to sign up to a voluntary agreement with the cable route running through the middle of the Property, without the easement offer incorporating "hope" value.
- The Landowner's agent has requested more details from the Applicant in relation to restrictions over the easement. The restrictions over the cable easement have been clarified by the Applicant, however the Applicant has invited the Landowner to submit details of any masterplan or proposals for a bespoke review by the Applicant's engineering team. No masterplans or proposals have been received by the Applicant.

CJ Negotiations/Contact Summary	Date of Contact	Method of Contact
LTR to Josephine Lydia Woolgar re: Introductory project letter from Carter Jonas (CJ).	24/11/2020	Letter
LTR to Gerald John Woolgar (GW) re: Introductory project letter from Carter Jonas.	24/11/2020	Letter
Tel. Con. with Andrew Thomas (AT) (Henry Adams) <i>Confirmed AT acts for Mr Woolgar.</i>	16/02/2021	Telecom
LTR to Gerald John Woolgar and Josephine Lydia Woolgar re Dormouse Tubes	01/04/2021	Letter
EM from Andrew Thomas (Henry Adams) > <i>Confirmed Gerry and Jo Woolgar are his clients and that the development team have been instructed. Request that the cable easement be realigned.</i>	09/04/2021	Email
EM to Gerald Woolgar re Bat Surveys	14/04/2021	Email
EM to Gerry Woolgar and Andrew Thomas (Henry Adams) re Rampion II - Licence agreement for Survey Access	07/05/2021	Email
EM from Jo Woolgar re Survey Licence attached	10/05/2021	Email
EM to Jo Woolgar re Licence	13/05/2021	Email
EM to Gerry Woolgar re Surveys - dormouse, breeding birds and arboricultural	21/05/2021	Email
EM to Jo Woolgar re requesting licence to be returned	09/06/2021	Email
LTR to Gerald John Woolgar re Request (RFI) for Information document return reminder	10/06/2021	Letter
LTR to Josephine Lydia Woolgar re Rfl reminder	10/06/2021	Letter
EM from Jo Woolgar requested Rfl be re-issued	14/06/2021	Email
EM to Jo Woolgar re Survey details	16/06/2021	Email
Signed licence received by CJ	18/06/2021	Other
LTR to Gerald John Woolgar re Section 42	14/07/2021	Letter
LTR to Josephine Lydia Woolgar re Section 42	14/07/2021	Letter
Email correspondence Will Gullett (WG) to GW re survey licence	15/07/2021	Email
Email correspondence WG to GW re survey licence	10/08/2021	Email
Email correspondence WG to GW re survey licence	16/08/2021	Email
Email from WG requested site meeting, Jo Woolgar accepts	20/08/2021	Email
Site Meeting - WG & Jo Woolgar W (JW) - Project intro and <i>proposed programme. Issues arising discussed</i>	26/08/2021	Other
Emailed WG to JW survey details	06/09/2021	Email
Emailed WG to JW further survey details	30/09/2021	Email
Various emails WG to JW re surveys	30/09/2021 - 13/10/2021	Email
EM WG to JW re survey access	04/11/2021	Email
Email WG to JW re surveys	22/02/2022	Email
Email WG to JW sent survey details	01/03/2022	Email

<b>EM from JW requested contact details for AT</b>	07/03/2022	Email
<b>Emailed WG to JW survey details</b>	06/05/2022	Email
<b>Emailed WG to JW further survey details</b>	13/05/2022	Email
<b>Email from JW to JG concerned that surveyors have used land as a car park</b>	25/05/2022	Email
<b>Emailed WG survey details to JW who shares parking concern</b>	06/06/2022	Email
<b>Emailed WG to JW discussing surveys</b>	07/06/2022	Email
<b>Email from AT regarding concerns with parking</b>	22/06/2022	Email
<b>Email WG to AT confirmed the issues will not happen again</b>	27/06/2022	Email
<b>AT confirms JW is going to sign and return the licence</b>	14/07/2022	Email
<b>Email from AT to WG regarding fees and licence</b>	14/07/2022	Email
<b>Email WG to AT confirming no licence has been received</b>	03/08/2022	Email
<b>WG Emailed JW for licence</b>	15/08/2022	Email
<b>Signed licence received from JW</b>	21/08/2022	Letter
<b>LTR to GW re Section 42</b>	14/10/2022	Letter
<b>LTR to JW re Section 42</b>	14/10/2022	Letter
<b>Email correspondence JW re ecological report request</b>	20/12/2022	Email
<b>Voicemail from WG left with JW re Key Terms.</b>	16/03/2023	Telecom
<b>Key Terms issued by Nigel Abbott (NA) to Messrs Woolgar and AT</b>	16/03/2023	Email
<b>Email chaser from WG re Key Terms to Messrs Woolgar and AT.</b>	20/04/2023	Email
<b>AT informed all Rampion agents will be sending a collective response</b>	21/04/2023	Email
<b>JW requested paper form documentation</b>	21/04/2023	Email
<b>WG sent paper copies of documentation to JW</b>	25/04/2023	Email
<b>WG email chaser re Key Terms to Messrs Woolgar and AT</b>	25/05/2023	Email
<b>Email notifying the Messrs Woolgar that the DCO has been submitted</b>	14/08/2023	Email
<b>LTR to GW re Section 56</b>	25/09/2023	Letter
<b>LTR to JW re Section 56</b>	25/09/2023	Letter
<b>Chaser to AT and JW re key terms and DCO submission</b>	12/01/2024	Email
<b>Chaser Letter Sent by WG</b>	22/03/2024	Letter
<b>Further chaser from Lucy Tebbutt (LT) to AT and JW re key terms</b>	30/05/2024	Email
<b>JW requested relevant information</b>	31/05/2024	Email
<b>Agent's Fees Clarification Letter Sent</b>	06/06/2024	Letter
<b>Key Terms re-issued to JW by LT</b>	06/06/2024	Email
<b>Revised Key Terms Package Sent by LT Via Post to Messrs Woolage and AT</b>	25/06/2024	Letter

<b>EM from LT to GW and AT re Rampion 2 - Revised Heads of Terms</b>	26/06/2024	Email
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*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.*