

**Rampion 2 Wind Farm**  
**Category 4:**  
**Compulsory Acquisition**  
**Land Engagement Reports:**  
**Christopher John Waller, Mary Alice**  
**Waller & Susan Elizabeth Waller**

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

Application Reference: 4.6.23  
Pursuant to: The Infrastructure Planning (Examination Procedure)  
Rules 2010, Rule 8(1)(c)(i)  
Ecodoc Reference: 005279533-01



## Document revisions

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

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<b>LANDOWNER/ LAND INTEREST NAME:</b>	Christopher John and Susan Elizabeth Waller	<b>URN on LRT:</b>	056
<b>AGENT:</b>	Rowan Allan (HJ Burt)	<b>Relevant Rep Ref:</b>	RR-066
<b>PROPERTY NAME:</b>	Wilcocks Farm, Cowfold  5.32 acres with DCO Order Limits (potentially affected by scheme)	<b>Written Rep Ref:</b>	N/A
<b>LAND INTEREST:</b>	Category 1 and Category 2 Works 09 – Cable Installation Works Works 15 – Operational Access	<b>PLOT No:</b>	32/3, 32/4, 32/8, 32/9, 32/10, 32/13
<b>STATUS</b>			
<p>The Landowner owns pasture land affected by the potential cable route (Plot 32/8) and an area of pasture is included within the Order Limits for operational access (Plots 32/9, 32/10). The Landowner also has additional rights over land within the Order Limits (Plots 32/3, 32/4, 32/13).</p> <p>The Applicant has consulted with the Landowner and their Agent since March 2021. Following feedback received from the Landowner, an additional operational access was removed from the DCO Order Limits by the Applicant.</p> <p>The Applicant issued Heads of Terms on 15 March 2023 and has discussed them at length with the Landowner's Agent. The Applicant and the Landowner's agent agreed Heads of Terms in July 2024.</p> <p>The Applicant is awaiting solicitor's details from the Landowner's agent to progress the agreement.</p>			
<b>NEGOTIATIONS FOR VOLUNTARY ACQUISITION OF RIGHTS</b>			
<ul style="list-style-type: none"> <li>• Heads of Terms were issued on 15 March 2023.</li> <li>• The Applicant responded to the Landowner's relevant representation (RR-066) on the following points: <ul style="list-style-type: none"> <li>○ Traffic</li> <li>○ Environmental matters</li> <li>○ Crossing points for farm management purposes</li> </ul> </li> <li>• The Applicant send the Option and Easement documentation to the Landowner's agent on 13 February 2024.</li> <li>• Site meeting in April 2024 to work collaboratively on outstanding issues.</li> <li>• The Applicant sent the Landowner a Letter in March 2024 regarding feedback on the Heads of Terms after sending an email to the Landowner's Agent in February 2024.</li> <li>• The Applicant sent an email on 13 May 2024 responding to queries.</li> <li>• Updated Heads of Terms were issued on 27 June 2024.</li> <li>• Various meetings and discussions have been held with the agent since this point to agree the Heads of Terms</li> </ul>			
<b>PROGRESS OF NEGOTIATIONS TO ACQUIRE LAND RIGHTS FOLLOWING CAH 1</b>			
<ul style="list-style-type: none"> <li>• A letter was sent to the Landowner on 6 June 2024 to confirm the Applicant's position in relation to fees for advice.</li> <li>• A meeting was held with the Landowner's agent on 12 June 2024 to discuss outstanding concerns and 'blockers' for progressing with the Heads of Terms'.</li> <li>• A number of points were raised which were summarised in an email from the Applicant to the agent on 21 June 2024.</li> <li>• On 27 June 2024, the revised Heads of Terms were issued to the agent via email (and sent in the post to the Landowner on the 25 June 2024), as well as answers to the outstanding concerns. These include providing an offer in respect of the cable rate and operational access area.</li> <li>• The Applicant spoke with the agent on the phone on 5 July 2024 and had an on-line teams meeting on 8 July 2024.</li> <li>• Heads of Terms were agreed on 9 July 2024.</li> </ul>			
<b>LANDOWNER ENGAGEMENT (2021 to 2024)</b>			
<ul style="list-style-type: none"> <li>• The Applicant has been in regular correspondence with the Landowner and their agents since March 2021.</li> <li>• A site meeting was initially held in March 2021 as well as a Landowner surgery in July 2021.</li> <li>• Further site meetings were held in January 2023 and one was held on 23 April 2024 to held progress discussions regarding the Heads of Terms.</li> </ul>			

- The requested feedback was sent to the Landowner and their agent on 13 May 2024, which answered a number of their queries.

## **OPERATIONAL ACCESS**

- The Applicant removed an operational access (leading from Kent Street onto the field) following feedback received from the Landowner and an engineering review of the Project requirements.

Please see further details of engagement within the schedule below.

## **IMPACT ON LAND INTEREST**

- Details of the onshore cable route as it passes through the Landowner's land holding are shown on Sheet 32 of the Onshore Works Plans – Revision B [PEPD-005].
- The Landowner owns a residential property with pasture land (currently used for haylage and grazing) to the west of Kent Street. The pasture land is affected by the proposed cable installation works (Works No.9 – Cable Installation works (including construction and operational access)), for which a package of Cable Rights and a Cable Restrictive covenant are sought.
- The area impacted by Works No.9 comprises Plot 32/8 as shown coloured blue on the Land Plans Onshore – Revision B [PEPD-003].
- In addition, the pasture land is affected by a proposed operational access in two places (Works No 15), for which permanent operational access rights are sought. These comprise Plots 32/9 and 32/10 as shown coloured blue on the Land Plans Onshore – Revision B [PEPD-003].

## **IMPLICATIONS OF IMPACT**

- **Temporary** loss of grazing/ crop loss.

## **PROPOSED MITIGATION**

- **Mitigation to be included where possible with crossing points/ accesses/ fencing.**
- **Specific items which have been requested by the Landowner have been incorporated within the Heads of Terms, such as fencing reinstatement requirements as based on discussions with the Landowner's Agent.**
- **Please see RR-066**

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

- **The Applicant has agreed Heads of Terms with the Landowner.**
- **The Applicant understands there are no outstanding issues, other than obtaining solicitor's details.**

CJ Negotiations Contact Summary	Date of Contact	Method of Contact
Introductory project letter from Carter Jonas Land Referencing	24.11.2020	Letter
CJ sends survey licence to Christopher Waller (CJ)	08.03.2021	Email
CJ sent different address and signed licence	10.03.2021	Email
Will Gullett (WG) sent completed licence and requested payment form	10.03.2021	Email
Call with CW to discuss site meeting	12.03.2021	Telecom
WG sent CW covid letter and confirmed meeting	12.03.2021	Email
Kick off site meeting - WG & Chris & Susan Waller	19.03.2021	Site Meeting
LT sent survey dates to CW	15.04.2021	Email
LT asked if CW had any access requirements, CW allowed access	30.04.2021	Email
LT sent further survey dates to CW	21.05.2021	Email
LT sent further survey schedule	02.06.2021	Email
CW accepts	03.06.2021	Email
WG sends survey schedule	16.06.2021	Email
WG informed of survey delay and further survey, CW responds	21.06.2021	Email
Statutory letter - section 42	14.07.2021	Letter
WG sent survey update	15.07.2021	Email
Landowner Surgery – WG and RWE met with Mrs Waller - notes saved on file	22.07.2021	Landowner Surgery
Lucy Tebbutt (LT) sent survey update, CW responds	26.07.2021	Email
Various correspondence between WG and CW regarding surveys from sept-jun	06.09.2021-05.06.2022	Email
Project update letter sent via email	13.07.2022	Letter
Rowan Allan (RA) confirms he is acting for Messrs Waller	13.07.2022	Email
Statutory letter - section 42	14.10.2022	Letter
Consultation response received via land agent	28.11.2022	Via Land Agent
Emails between RA and WG to confirm information on which access he refers to in the consultation response: RA confirms details	08.12.2022	Email
WG confirms proposed accesses off Kent Street used for operational purposes only.	13.12.2022	Email
WG confirms position on water course crossings as set out in Outline Code of Construction Practice (CoCP)	13.12.2022	Email
RA responds on concerns with operational access and Kent Street	13.12.2022	Email
Call with Chris Waller regarding inspection of gateway to be used for future right of access.	09.01.2023	Telecom
Site visit - inspection of operational access	11.01.2023	Site Meeting

Call with Chris Waller re Key Terms and project update.	15.03.2023	Telecom
KEY TERMS ISSUE & via post as requested.	15.03.2023	Key Terms Issue
VM and email to Rowan Allan re thoughts on Key Terms.	12.04.2023	Email
Chaser email to landowner and agent re Key Terms	25.05.2023	Email
Email response from CW on anticipated RA response to key terms	25.05.2023	Email
Email to landowners detailing that the DCO has been submitted	14.08.2023	Email
Statutory letter - section 56	25.09.2023	Letter
LT emails RA to confirm outstanding actions on Wallers and seek confirmation about whether with sign key terms	31.10.2023	Email
LT emails RA to chase for clarification on whether Messrs Waller wish to progress the key terms	20.12.2023	Email
Chaser from LT to RA regarding key terms and attached Option and Easement documentation	13.02.2024	Email
Further chaser from LT to RA	20.03.2021	Email
Chaser Letter Sent to Messrs Waller	22.03.2024	Letter
Sent copy of letter to RA	25.03.2024	Email
Site Meeting at Messrs Waller	23.04.2024	Site Meeting
LT sent main points from meeting to RA and CW	25.04.2024	Email
Email to Landowner and RA with attachments and clarification of issues raised associated with construction and key terms requesting comments on HoTs and possible meeting	31.05.2024	Email
Agent's Fees Clarification Letter Sent	06.06.2024	Letter
LT sent RA table of outstanding blockers	10.06.2024	Email
Site meeting – VP, LT, RA and CW attended	12/06/2024	Site Meeting
LT sent further table of actions to RA	21.06.2024	Email
Revised Key Terms Package Sent Via Post	25.06.2024	Letter
Email to RA with Revised Key Terms Attached with actions commentary pertinent to land owners interest	27.06.2024	Email
Revised Key Terms Sent to Landowner Via Email alongside explanation of changes	02.07.2024	Email
Corrected Key Terms Sent Via Email by LT	03.07.2024	Email
Email from RA confirming he has met the Land Interest at short notice	05.07.2024	Email
RA sent update to LT	08.07.2024	Email
Online Teams meeting with RA to discuss Heads of Terms followed by various emails on 9 July 2024 to agree points within the Heads of Terms	08/07/2024	Online Teams Meeting Followed by Emails
LT sent comments back to RA. RA sent further comments, Vicky Portwain requested word doc format, RA sent	09.07.2024	Email
RA states up date on progression of matters	09.07.2024	Email

# Carter Jonas

Vicky Portwain sent marked up doc	09.07.2024	Email
Email correspondence from Landowners Agent confirming Heads of Terms are agreed	09/07/2024	<b>Heads of Terms agreed</b>
Email from LT to RA with comments regarding the Heads of Terms	25/07/2024	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.