

# Rampion 2 Wind Farm **Category 4:** **Compulsory Acquisition** **Land Engagement Reports:** **Claudia Langmead Farming Limited**

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

Application Reference: 4.6.24  
Pursuant to: The Infrastructure Planning (Examination Procedure)  
Rules 2010, Rule 8(1)(c)(i)  
Ecodoc Reference: 005279534-01

## 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>	Claudia Langmead Farming Limited	<b>URN on LRT:</b>	057
<b>AGENT:</b>	Andrew Thomas (Henry Adams)	<b>Relevant Rep Ref:</b>	RR-073
<b>PROPERTY NAME:</b>	Land at Tolmare Farm, Long Furlong, Findon (WSX153876 & WSX159939) Land lying to the North West of Long Furlong, Findon (WSX271755)	<b>Written Rep Ref:</b>	N/A
<b>LAND INTEREST:</b>	Category 1  Works 13 Temporary Construction Access	<b>PLOT No:</b>	16/2, 16/3, 16/5

## STATUS

The Landowner owns a dairy farm. One of the farm's accesses is impacted by a temporary construction access.

The Applicant has engaged with the Landowner and the Landowner's agent since July 2022 initially seeking to enter into a voluntary survey licence agreement for non-intrusive ecology surveys. At this time pastureland owned by the landowner was included within one of the Longer Alternative Cable Route options ("LACR-01c").

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.

Following the Statutory Consultation in October / November 2022, LACR-01c was withdrawn from the DCO Order Limits, and the Property will only now be impacted by a Construction Access route. One of the reasons for not progressing with LAR-01c was due to the negative impacts this was anticipated to have on local businesses.

Following the Statutory Consultation in October / November 2022 the Applicant has had a further meeting with the Landowner to discuss how the temporary construction access route impacts on the Landowner, demonstrating meaningful consultation and engagement.

The Applicant has issued revised Heads of Terms, including an increased easement consideration and payment for temporary construction access, and is awaiting confirmation from the Landowner and or the Landowner's agent that they are willing to sign the Heads of Terms.

## NEGOTIATIONS FOR VOLUNTARY ACQUISITION OF RIGHTS

- **Heads of Terms** were issued in **December 2023** (which included a cable route).
- At the Landowner's request, the Applicant met with the Landowner in **December 2023** to discuss / review the **Heads of Terms**. The Landowner confirmed their appreciation of the efforts the Applicant had taken to reduce the impact of the Project on Tolmare Farm.  
The Landowner made it clear that the financial offer made by the Applicant was nowhere near acceptable and did not take into account the inconvenience factor during the proposed 5-year construction works period. The Landowner made a counter-offer for the Applicant's consideration. The Landowner also raised a concern in relation to accommodation works.
- The Landowner emailed the Applicant in **January 2024** providing the Applicant with sketched plans showing water trough locations, water pipe locations and proposed gate locations.
- The Applicant emailed the Landowner on **2<sup>nd</sup> February 2024** providing copies of the draft Option Agreement and draft Deed of Easement. The Applicant confirmed the temporary access / haul road construction method referring the Landowner to the Outline Construction Method Statement on the PINS website. The Applicant requested the Landowner to provide evidence to support their counter-offer.
- The Landowner emailed the Applicant on **15<sup>th</sup> March 2024** with comments on the draft documents.
- The Applicant re-issued **Heads of Terms** to the Landowner following the withdrawal of the LACR-01c in **April 2024** (for just temporary construction access).

## PROGRESS OF ENGAGEMENT FOLLOWING CAH1

- The Landowner emailed the Applicant on **10<sup>th</sup> July 2024** reiterating their willingness to reach an agreement in respect of the access arrangement.
- The Landowner requested that a specific clause is included within the Heads of Terms that relate specifically to accommodation works.

- The Applicant issued **Revised Heads of Terms** to the Landowner on **11<sup>th</sup> July 2024** (for temporary construction access).

#### **LANDOWNER ENGAGEMENT (2022 to 2024)**

- The Applicant has had detailed dialogue with the Landowner and the Landowner's agent commencing from **July 2022**.
- Written correspondence 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 twice with the Landowner in **August 2022** and again in **September 2022** to discuss the proposed LACR-01c cable route and the impacts on the Landowner's dairy farming business.
- 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-01c cable route.

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

- The LACR-01c cable route would have had a significant impact on the Landowner's dairy farming business and may not have been able to accommodate the proposed cable route.
- The temporary construction access follows the boundary of the Landowner's fields and is away from the main farmstead and is likely to have a minimal impact on the Landowner's dairy farming business.

#### **PROPOSED MITIGATION**

- None.

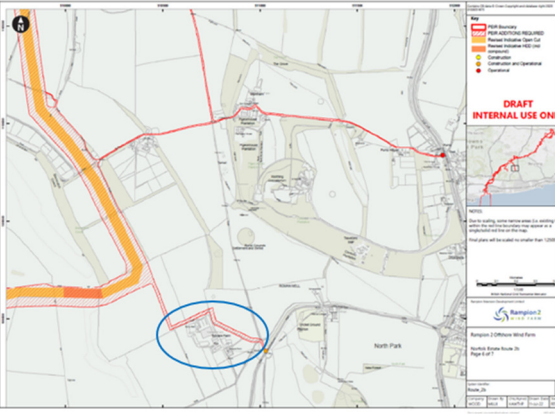
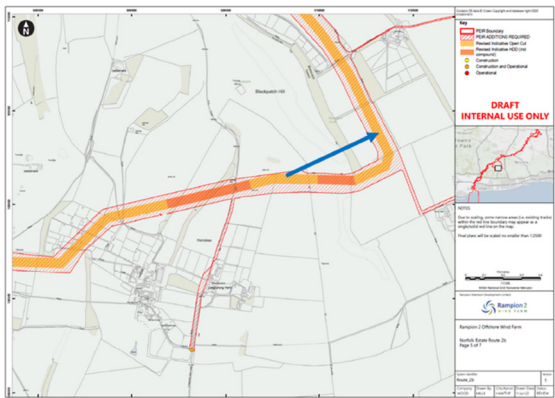
#### **OUTSTANDING ISSUES DELAYING CONCLUSION OF VOLUNTARY AGREEMENT**

- The Landowner has made their position clear that the previous financial offer from the Applicant is not acceptable. The Applicant awaits feedback from the Landowner on the Revised Heads of Terms issued in July 2024.

# Carter Jonas

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

### Full List of design changes considered with summary of reasons

Dates of Design Change Request	Design Change Request / Proposal	Accepted or Rejected	Key Reasons
17 <sup>th</sup> November 2022	<p>Landowner request to change the proposed construction access through the farmstead to an alternative route around the farmstead.</p> 	Accepted	<p>Tolmare Farm is a dairy farm (200 cows) that the proposed construction access goes directly through the farmstead that would have a significant impact on the farmer’s ability to milk the cows twice a day as the cows would need to pass and re-pass over the proposed construction access route every day. This could cause the cows to become stressed which would have an adverse impact on the cows milk yields / productivity.</p> <p>The Project Team decided to withdraw the LACR-01c cable route and therefore no longer required construction access through the farmstead.</p>
17 <sup>th</sup> November 2022	<p>Landowner request to re-align the cable route to avoid landholding.</p> 	Accepted	<p>The Landowner is concerned about the impact the proposed cable route may have on the dairy farming business (as outlined above).</p> <p>The Project Team decided to withdraw the LACR-01c cable route and therefore no longer required a cable route through the landholding.</p>

CJ Negotiations/Contact Summary	Date of Contact	Method of Contact
<b>EM to Tim Olliff-Lee re Rampion II Project Meeting - Claudia Langmead Farming</b> > <i>Confirmed meeting on 04 08 22.</i>	18/07/2022	Email
<b>EM from Tim-Olliff-Lee re Rampion II Project Meeting - Claudia Langmead Farming</b> > <i>Confirmed meeting on 04 08 22.</i>	18/07/2022	Email
<b>EM from Tim-Olliff-Lee re Rampion II Project Meeting - Claudia Langmead Farming</b> > <i>Requested meeting to be re-scheduled to 08 02 22.</i>	01/08/2022	Email
<b>EM to Tim Olliff-Lee re Rampion II Project Meeting - Claudia Langmead Farming</b> > <i>Confirmed meeting on 08 08 22.</i>	03/08/2022	Email
<b>EM from Tim Olliff-Lee re Rampion II Project Meeting - Claudia Langmead Farming</b> > <i>Confirmed meeting on 08 08 22.</i>	05/08/2022	Email
<b>EM to Tim Olliff-Lee re Rampion II Project Meeting - Claudia Langmead Farming</b> > <i>Confirmed meeting on 08 08 22.</i>	05/08/2022	Email
<b>ON-SITE MEETING Tim Olliff-Lee, REDACTED (Claudia Langmead Farming Ltd - Tenant), REDACTED (Claudia Langmead Farming Ltd - Tenant), Nigel Abbott (CJ) and William Gullett (CJ) at Tolmare Farm, Findon</b>	08/08/2022	Site Visit
<b>EM from Andrew Thomas (Henry Adams) re Rampion 2</b> > <i>Confirmed instructed by James Langmead of Claudia Langmead Farming Ltd.</i>	11/08/2022	Email
<b>SITE MEETING James Langmead and Nigel Abbott (CJ) at Basing Park, Privett</b>	24/08/2022	Site Visit
<b>EM to Andrew Thomas (AT) (Henry Adams) re Rampion 2 - Claudia Langmead Farming Ltd</b> > <i>Attached survey licence and plan for AT's consideration.</i>	08/09/2022	Email
<b>EM from Andrew Thomas (Henry Adams) re Tolmare Farm - Objection</b> > <i>Landowner wishes to object to the proposed cable route.</i>	12/09/2022	Email
<b>EM to Andrew Thomas (Henry Adams) re Tolmare Farm - Objection</b> > <i>NA met with James Langmead to review route of access and cable.</i> > <i>Proposed meeting on 14 09 22 with RWE engineer to discuss proposed alternative access and cable route.</i>	12/09/2022	Email
<b>EM from James Langmead re Tolmare Farm - Objection</b> > <i>Confirmation for AT to be invited to the meeting on 14 09 22.</i>	12/09/2022	Email
<b>SITE MEETING James Langmead, Tim Olliff-Lee and Nigel Abbott (CJ) at Basing Park, Privett</b>	14/09/2022	Site Visit
<b>EM from Tim Olliff-Lee re Rampion II - Tolmare Farm</b> > <i>Further to meeting on 14 09 22 - requested update on a response to the revised proposals discussed.</i>	22/09/2022	Email
<b>LTR to Claudia Langmead Farming Ltd re Section 42</b>	14/10/2022	Letter



<b>EM to James Langmead &amp; Tim Olliff-Lee re Rampion II - Survey Access Request</b> > Attached survey licence agreement. > Requested survey licence be signed and set out the position on exercising statutory powers under Section 172 of the Housing & Planning Act 2016.	16/11/2022	Email
<b>EM to James Langmead &amp; Tim Olliff-Lee re Rampion II - Survey Access Request</b> > Further to email dated 16 11 22 - requested response.	24/11/2022	Email
<b>EM from James Langmead re Rampion II - Survey Access Request</b> > Confirmed AT is dealing with the matter.	24/11/2022	Email
<b>EM from Tim Olliff-Lee re Rampion II - Survey Access Request</b> > Confirmed AT will be in contact shortly.	28/11/2022	Email
<b>EM to Howard Smith (HS) re Rampion 2 - Tolmare Farm</b> > Confirmed that there are two access routes proposed that will affect Tolmare Farm.	28/11/2022	Email
<b>EM to James Langmead &amp; Tim Olliff-Lee re Rampion II - Survey Access Request - Wk c. 05 12 22</b> > Requested non-intrusive access for GVL A bat survey. > Requested non-intrusive access for Phase 1 Habitat and Hedgerow Assessment survey. > Requested non-intrusive access for Tree survey.	29/11/2022	Email
<b>EM from Howard Smith re Rampion 2 - Tolmare Farm</b> > Confirmed that the contract farming business should have their own licence.	30/11/2022	Email
<b>EM from Andrew Thomas (Henry Adams) re Rampion Licence - Tolmare</b> > <b>REDACTED</b> is a contract farmer - represented by HS. > James Langmead willing to allow survey access.	01/12/2022	Email
<b>EM to Andrew Thomas (Henry Adams) re Rampion Licence - Tolmare</b> > Revised licence agreement accordingly - seeking RWE's approval, before re-issuing licence for signature > Requested Payment Information Request Form to be completed	01/12/2022	Email
<b>EM from Andrew Thomas (Henry Adams) re Rampion Licence - Tolmare</b> > Confirmed total licence subject to review.	01/12/2022	Email
<b>EM from Howard Smith (Howard Smith M.R.I.C.S.) re Rampion II - Claudia Langmead Farming Limited - <b>REDACTED</b></b> > Confirmed acceptable form.	02/12/2022	Email
<b>EM from Tim Olliff-Lee re Rampion Licence - Tolmare - Subject to Licence</b> > Amended licence agreement.	02/12/2022	Email
<b>EM from Tim Olliff-Lee re Rampion Licence - Tolmare - Subject to Licence</b> > Attached completed Payment Information Request Form.	02/12/2022	Email
<b>EM to Tim Olliff-Lee re Rampion Licence - Tolmare - Subject to Licence</b> > Amended draft licence agreement with NA comments.	07/12/2022	Email
<b>EM from Howard Smith (Howard Smith M.R.I.C.S.) re Rampion Licence - Tolmare - Subject to Licence</b> > Requested call 12 12 23.	08/12/2022	Email
<b>EM from Andrew Thomas (Henry Adams) re Rampion Licence - Tolmare - Subject to Licence</b> > Confirmed available on 12 12 23.	08/12/2022	Email
<b>EM from Tim Olliff-Lee re Rampion Licence - Tolmare - Subject to Licence</b> > Amended licence agreement.	13/12/2022	Email

<b>EM from Andrew Thomas (Henry Adams) re James Langmead</b> > <i>Confirmed licence outstanding.</i>	03/01/2023	Email
<b>EM to Tim Olliff-Lee re Rampion Licence - Tolmare - Subject to Licence</b> > <i>Attached survey licence agreement in final form.</i> > <i>Requested Payment Information Form to be completed.</i> > <i>Landowner views on LARC-01c requested (following ending of 28-day consultation period).</i>	28/03/2023	Email
<b>EM from James Langmed re Rampion Licence - Tolmare - Subject to Licence</b> > <i>JL to discuss consultation referred to in email (NA) dated 28 03 23.</i>	28/03/2023	Email
<b>EM from Howard Smith re Rampion Licence - Tolmare - Subject to Licence</b> > <i>Confirming concern over notification of the targeted consultation in relation to Tolmare Farm.</i>	28/03/2023	Email
<b>EM to Tim Olliff-Lee re Rampion Licence - Tolmare - Subject to Licence</b> > <i>Further to email dated 28 03 23 - requested response.</i>	17/04/2023	Email
<b>EM from Tim Olliff-Lee re Rampion Licence - Tolmare - Subject to Licence</b> > <i>Further amendments requested in relation to license.</i> > <i>Returned completed Payment Information Request Form.</i>	20/04/2023	Email
<b>EM to Tim Olliff-Lee re Rampion Licence - Tolmare - Subject to Licence</b> > <i>Issued survey licence agreement in final form.</i>	15/05/2023	Email
<b>EM from Tim Olliff-Lee re Rampion Licence - Tolmare - Subject to Licence</b> > <i>Survey Licence Agreement signed.</i>	19/05/2023	Email
<b>EM to Tim Olliff-Lee re Rampion Licence - Tolmare - Subject to Licence</b> > <i>Confirmed require licence to be signed on behalf of Claudia Langmead Farming Ltd.</i>	22/05/2023	Email
<b>LTR from <b>REDACTED</b> re Survey Licence Agreement</b> > <i>Signed licence received.</i>	01/06/2023	Letter
<b>EM to James Langmead &amp; Tim Olliff-Lee re DCO Submission</b>	14/08/2023	Email
<b>EM from Howard Smith (Howard Smith M.R.I.C.S.) re Tolmare Farm - Survey Licence <b>REDACTED</b></b> > <i>Tim Olliff-Lee provided licences for completion</i>	30/08/2023	Email
<b>EM to Howard Smith (Howard Smith M.R.I.C.S.) re Tolmare Farm - Survey Licence <b>REDACTED</b></b> > <i>Confirmed requirement at Tolmare Farm revised - i.e. no cable route through the farm construction access.</i>	01/09/2023	Email
<b>EM to James Langmead &amp; Tim Olliff-Lee re Application accepted for Examination by Planning Inspectorate</b>	08/09/2023	Email
<b>EM from Howard Smith re Tolmare Farm - Survey Licence <b>REDACTED</b></b> > <i>Confirming licence no longer required.</i>	12/09/2023	Email
<b>LTR to Claudia Langmead Farming Ltd re Section 56</b>	25/09/2023	Letter
<b>EM from Andrew Thomas (Henry Adams) re Tolmare (Langmead)</b> > <i>Requested clarification on rights required at Tolmare.</i>	13/10/2023	Email
<b>LTR to Claudia Langmead Farming Ltd re Key Terms Pack</b>	08/12/2023	Letter
<b>EM to James Langmead &amp; Tim Olliff-Lee re Rampion 2 - Claudia Langmead Farming Ltd - Key Terms Pack</b> > <i>Confirmation Key Terms posted to the Estate Office.</i>	08/12/2023	Email



<b>EM from Howard Smith re Rampion 2 - Claudia Langmead Farming Ltd - Key Terms Pack</b> > <i>Suggested meeting dates in January &amp; February 2024.</i>	13/12/2023	Email
<b>EM from Tim Olliff-Lee re Rampion 2 - Claudia Langmead Farming Ltd - Key Terms Pack</b> > <i>Confirmation of meeting at Estate Office on 19 12 23.</i>	14/12/2023	Email
<b>MEETING James Langmead, Tim Olliff-Lee, Howard Smith (Howard Smith M.R.I.C.S.) and Nigel Abbott (CJ) at Basing Park, Privett</b>	19/12/2023	Site Visit
<b>EM from Tim Olliff-Lee re Claudia Langmead Farming Ltd - Key Terms Pack</b> > Review consideration for option agreement > Draft option agreement, draft deed of easement documents & method statement awaited	19/12/2023	Email
<b>EM from Howard Smith re Rampion 2 - Claudia Langmead Farming Ltd - Key Terms Pack</b> > <i>Mitigation and accommodation works subject to review</i>	02/01/2024	Email
<b>EM from Howard Smith re Tolmare Farm - Locations of Water Troughs and Water Pipe</b> > <i>Details of accommodation works provided.</i>	10/01/2024	Email
<b>EM from Tim Olliff-Lee re Tolmare Farm - Locations of Water Troughs and Water Pipe</b> > <i>Awaiting details requested 19/12/23</i>	29/01/2024	Email
<b>EM from Tim Olliff-Lee re Tolmare Farm - Locations of Water Troughs and Water Pipe</b> > <i>Further to email dated 29 01 23 - requested response.</i>	08/02/2024	Email
<b>EM to Tim Olliff-Lee re Rampion 2 - Tolmare Farm - Draft Documents</b> > <i>Attached draft option agreement and draft deed of easement.</i> > <i>Details of consideration and accommodation works provided</i>	08/02/2024	Email
<b>EM to Time Olliff-Lee re Rampion 2 - Tolmare Farm - Draft Documents</b> > <i>Further to email dated 08 02 24 - requested response.</i>	11/03/2024	Email
<b>EM to Time Olliff-Lee re Rampion 2 - Tolmare Farm - Draft Documents</b> > <i>Comments on:</i> - <i>Option agreement</i> - <i>Deed of grant</i> - <i>Easement payment</i> - <i>Accommodation works</i>	15/03/2024	Email
<b>Chaser Letter Sent</b>	21/03/2024	Letter
<b>LTR to Claudia Langmead Farming Ltd re Rampion Extension Development</b>	22/03/2024	Letter
<b>EM from James Langmead re Rampion 2 - Tolmare Farm</b> > <i>Requesting in person meeting to resolve outstanding issues.</i>	28/03/2024	Email
<b>EM from Tim Olliff-Lee re Rampion 2 - Tolmare Farm</b> > <i>Following up on request for in person meeting.</i>	04/04/2024	Email
<b>Tel. Con. with Tim Olliff-Lee</b> > <i>Following up on request for in person meeting.</i>	04/04/2024	Telecom
<b>EM to Tim Olliff-Lee re Rampion 2 - Tolmare Farm</b> > <i>Revised draft Heads of Terms Plan issued and meeting request</i>	05/04/2024	Email
<b>EM from Tim Olliff-Lee re Rampion 2 - Tolmare Farm</b> > <i>Meeting request.</i>	09/04/2024	Email
<b>EM to Tim Olliff-Lee re Rampion 2 - Tolmare Farm</b> > <i>Suggesting new site visit dates.</i>	10/04/2024	Email

<b>EM from Tim Oliff-Lee re Rampion 2 - Tolmare Farm</b> > <i>Suggesting site visit date.</i>	11/04/2024	Email
<b>EM from Tim Oliff-Lee re Rampion 2 - Tolmare Farm</b> > <i>Provided title documents and plans.</i>	11/04/2024	Email
<b>EM to Tim Oliff-Lee re Rampion 2 - Tolmare Farm</b> > <i>Confirmed provisional date for meeting.</i>	11/04/2024	Email
<b>EM to Tim Oliff-Lee re Rampion 2 - Tolmare Farm</b> > <i>Confirmed clarification on plans.</i> > <i>Confirmed revised Heads of Terms.</i>	11/04/2024	Email
<b>EM to Tim Oliff-Lee re Rampion 2 - Tolmare Farm</b> > <i>Provided updated Heads of Terms plan.</i>	15/04/2024	Email
<b>EM from Howard Smith re Rampion 2 - Tolmare Farm</b> > <i>Requested meeting details from NA.</i>	19/04/2024	Email
<b>LTR to Claudia Langmead Farming Ltd re Revised Key Terms Pack</b>	30/04/2024	Letter
<b>LTR Agent's Fees Clarification Letter Sent</b>	06/06/2024	Letter
<b>EM from Tim Oliff-Lee re Rampion 2 - Claudia Langmead Farming Ltd - Revised Heads of Terms</b> > <i>Confirmed agreement sought - access arrangements and accommodation works.</i> > <i>Requested up-to-date draft Option and Deed of Easement documents to be provided.</i>	10/07/2024	Email
<b>LTR Revised Key Terms Sent Via Post</b>	11/07/2024	Letter

*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.*