

Rampion 2 Wind Farm **Category 4:** **Compulsory Acquisition** **Land Engagement Reports:** **Climping Homes Limited & Vivid** **Housing Limited**

Date: August 2024
Revision A

Application Reference: 4.6.25
Pursuant to: The Infrastructure Planning (Examination Procedure)
Rules 2010, Rule 8(1)(c)(i)
Ecodoc Reference: 005279535-01

Document revisions

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

LANDOWNER NAME:	Climping Homes Limited & Vivid Housing Limited	URN on LRT:	058
AGENT:	N/A	Relevant Rep Ref:	RR-074
PROPERTY NAME:	Land on the North Side of Crookthorn Lane, Climping (WSX416888)	Written Rep Ref:	N/A
LAND INTEREST:	Category 1 Works 13 Temporary Construction Access	PLOT No:	2/19, 2/20
STATUS			
<p>The Landowner has planning consent to build circa 300 houses on land to the west of the DCO order limits and Church Lane at Climping. One of the planning conditions requires the Landowner to provide a new road / junction where Church Lane joins the A259 and carry out works to install a new roundabout and re-align of Church Lane. The construction of the new roundabout is due to commence in 2024/25 and therefore the re-alignment of Church Lane will have been implemented opposite the Applicant's proposed entranceway into the Climping temporary site compound. The Applicant is seeking temporary possession rights to be able to ensure access can still be gained onto the re-aligned Church Lane for the commencement of the construction works due to start in 2026/27.</p> <p>The Applicant has engaged with the Landowner since 2023 and has outlined the Proposed Development to the Landowner and discussed the impact of the Project on the Property, demonstrating meaningful consultation and engagement.</p> <p>The Applicant issued Heads of Terms to the Landowner in December 2023.</p>			
NEGOTIATIONS FOR VOLUNTARY ACQUISITION OF RIGHTS			
<ul style="list-style-type: none"> • Heads of Terms were issued in December 2023. • The Landowner raised with the Applicant in January 2024 that the Heads of Terms issued were not proportionate for just a temporary construction access and raised several concerns relating to the restrictions being sought to be imposed. The Applicant was able to resolve a number of these concerns by reducing the extent of the Grantor's property on the accompanying Heads of Terms plan. • The Applicant held an on-line video TEAMS call with the Landowner in March 2024 whereby the Applicant was able to answer and provide further assurances to the Landowner about their concerns. The Landowner again queried whether an Option Agreement and temporary lease was necessary and whether an alternative (much less formal) agreement could be entered into. • The Applicant re-issued Heads of Terms in April 2024 with a reduced extent of the Grantor's property shown on the accompanying plan. 			
PROGRESS OF ENGAGEMENT FOLLOWING CAH1			
<ul style="list-style-type: none"> • The Applicant sent to the Landowner Revised Heads of Terms dated 15th July 2024 including an increased temporary construction access offer. • The Landowner emailed the Applicant in an email dated 23rd July 2024 querying the reason why an agreement is required with the Applicant. 			
LANDOWNER ENGAGEMENT (2023 to 2024)			
<ul style="list-style-type: none"> • The Applicant has had detailed dialogue with the Landowner commencing from October 2023. • Written correspondence issued both via emails and letters have been issued to the Landowners across this period as evidenced by the Landowner Engagement Tracker (below). • Please refer to the <i>Negotiations for Voluntary Acquisition of Rights</i> above. 			
ALTERNATIVES / REFINEMENTS – REVIEWED AT THE LAND INTEREST'S REQUEST			
<ul style="list-style-type: none"> • None. 			
IMPACT ON LAND INTEREST			
<ul style="list-style-type: none"> • Minimal impact – as the Applicant is seeking temporary construction access from the re-aligned Church Lane, following the Landowner's installation of a new roundabout and re-alignment of Church Lane. 			
PROPOSED MITIGATION			
<ul style="list-style-type: none"> • None. 			

OUTSTANDING ISSUES DELAYING CONCLUSION OF VOLUNTARY AGREEMENT

- The Landowner is seeking clarification of why an Option Agreement for a Lease is required and has requested a far less formal agreement be entered into.

CJ Negotiations/Contact Summary	Date of Contact	Method of Contact
LTR to Climping Homes Ltd & Vivid Housing Ltd re Section 42	14/10/2022	Letter
EM from Steve Carrington (Planning by Carrington) re Rampion 2 - Climping Homes > Requested discussions on Climping Homes Applicant requirements. > Confirmed development proposals for the site > Requested discussion as to how both schemes can be delivered.	26/10/2023	Email
EM to Steve Carrington re Rampion 2 - Climping Homes > Proposed TEAMS call on dates and times.	31/10/2023	Email
EM from Andy Gibbs (Foreman Homes) re Rampion 2 - Climping Homes > Confirmed availability on dates and times.	31/10/2023	Email
LTR to Climping Homes Ltd & Vivid Homes Ltd re Key Terms Packs	08/12/2023	Letter
EM from Andy Gibbs (Foreman Homes) re RE: Rampion 2 - Climping Homes - Key Terms Pack > Outline Applicant requirements for the site. > AB confirmed willing to discuss this further.	09/01/2024	Email
EM from Andy Gibbs (Foreman Homes) re RE: Rampion 2 - Climping Homes - Key Terms Pack > Further to email dated 09 01 24 - requested update / response.	12/02/2024	Email
TEAMS Call with Andy Gibbs (Foreman Homes) & Vicky Portwain (RWE) and Nigel Abbott (CJ) > AG confirmed details of road construction programme > Review HoTs plan and document requirements	04/03/2024	Telecom
LTR to Climping Homes Ltd & Vivid Homes Ltd re Section 42	04/04/2023	Letter
LTR to Climping Homes Ltd & Vivid Homes Ltd re Section 56	25/09/2023	Letter
LTR to Climping Homes Ltd & Vivid Homes Ltd re Revised Key Terms Packs	29/04/2024	Letter
EM to Andy Gibbs (Foreman Homes) re Rampion 2 - Climping Homes - Key Terms Pack > Further to LTR dated 29 04 24 - requested response.	28/05/2024	Email
LTR Agent's Fees Clarification Letter	06/06/2024	Letter
EM to Andy Gibbs (Foreman Homes) re Rampion 2 - Climping Homes - Key Terms Pack > Further to LTR dated 28 05 24 - requested response.	10/06/2024	Email
EM to Andy Gibbs (Foreman Homes) re Rampion 2 - Climping Homes - Key Terms Pack > Further to LTR dated 10 06 24 - requested response.	24/06/2024	Email
EM to Andy Gibbs (Foreman Homes) and Steve Carrington (Planning by Carrington) re Rampion 2 - Climping Homes - Key Terms Pack > Further to LTR dated 24 06 24 - requested response.	03/07/2024	Email
LTR Agent's Fees Clarification Letter to Vivid Housing	03/07/2024	Letter
LTR to Climping Homes Ltd & Vivid Homes Ltd re Revised Key Terms Packs	15/07/2024	Letter

EM from Andy Gibbs (Foreman Homes) re Rampion 2 - Climping Homes - Key Terms Pack > <i>Queried Applicant site specific requirements.</i>	23/07/2024	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.