

Rampion 2 Wind Farm

Category 4:

Compulsory Acquisition

Land Engagement Reports:

Florian-Marie Pignat, Marie-Joseph De Guitaut, Norbert Lepretre and Patrick William Howarth

Date: August 2024

Revision A

Application Reference: 4.6.54

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

Ecodoc Reference: 005279592-01



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:	Florian-Marie Pignat Marie-Joseph De Guitaut Norbert Leprete Patrick William Howarth	URN on LRT:	103
AGENT:	Guy Streeter (Savills UK Ltd)	Relevant Rep Ref:	N/A
PROPERTY NAME:	St. Hugh's Charterhouse, Henfield Road, Partridge Green, Horsham (WSX293688)	Written Rep Ref:	N/A
LAND INTEREST:	Category 1 Works 09 Cable Installation Works Works 13 Temporary Construction Access Works 14 Construction and Operational Access	PLOT No:	30/5, 30/7, 30/8, 30/9, 30/10, 30/11, 30/12
STATUS			
<p>The Landowners are the Monks of St Hugh's Charterhouse, Parkminster, which is the only post-Reformation Carthusian monastery in the UK. The monastery is surrounded by orchards and agricultural land. The cable installation works, construction and operational access impact upon the operational land.</p> <p>Applicant has engaged with the Landowner since 2021 and during that time the Applicant has considered a DCO Order Limits / Red Line Boundary alteration at the Landowner's request to mitigate the impact of the Project on the Landowner demonstrating meaningful consultation and engagement.</p> <p>Through regular correspondence with the Landowner, the Applicant has outlined the Project details to the Landowner and discussed the impact of the Project on their landholding.</p> <p>The Applicant issued Heads of Terms to the Landowner in April 2023, and the Heads of Terms were returned signed in May 2024.</p>			
NEGOTIATIONS FOR VOLUNTARY ACQUISITION OF RIGHTS			
<ul style="list-style-type: none"> • Heads of Terms were issued in April 2023 • Detailed discussions took place in Spring 2023 with regard to the Proposed Development requirements in the Heads of Terms. • The Landowner returned signed Heads of Terms in May 2024. 			
PROGRESS OF ENGAGEMENT FOLLOWING CAH1			
<ul style="list-style-type: none"> • The Applicant sent an email dated 30th May 2024 requesting the Landowner or the Landowner's agent to confirm whether there were any outstanding issues preventing the Heads of Terms from being signed. • The Landowner returned the signed Heads of Terms on 31st May 2024. • Solicitors have been instructed to progress the discussions on the draft option and easement documents. 			
LANDOWNER ENGAGEMENT (2021 to 2024)			
<ul style="list-style-type: none"> • The Applicant has had detailed dialogue with the Landowner commencing during 2021. • 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). • The initial correspondence between the Applicant and the Landowner during 2021 and 2023 focussed on completing the survey licence for ecological surveys and seeking and granting survey access. • The Applicant met the Landowner on-site in February 2023 to walk the proposed cable route and to seek to understand the impacts from the Proposed Development on the ground. This led to a Design Change review being undertaken (as detailed in the Alternatives / Refinements – reviewed at the Landowner's Request below). • The Applicant issued Heads of Terms to the Landowner in April 2023 with the updated Heads of Terms plan attached. • The Applicant requested updates from the Landowner's agent on the progress on the Heads of Terms in emails dated 8th March 2024 and 25th March 2024. 			

IMPACT ON LAND INTEREST

- The cable route passes through a parcel of land, to the East of the A281, that is separated from St Hugh's Charterhouse's main landholding to the West of the A281.
- This parcel of land is rented out to a neighbouring farmer under a long-term tenancy.
- The Applicant is seeking rights for construction and operational access along a farm track (that leads to a third party privately owned residential property).

PROPOSED MITIGATION

- Accommodation works with the Landowner and the Landowner's tenant will be discussed in more detail in due course, ensuring uninterrupted access along the farm track.

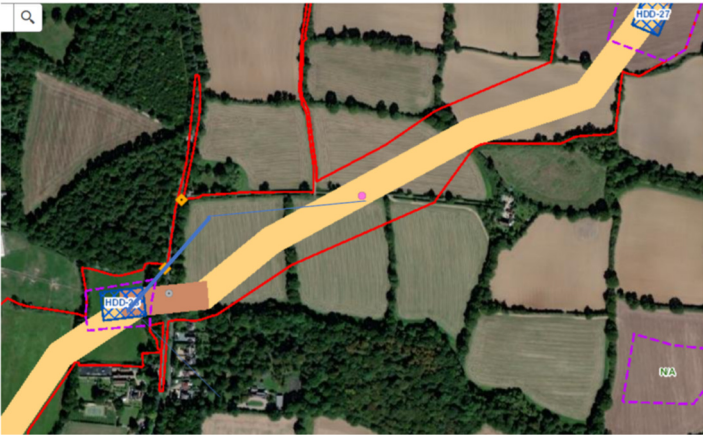
OUTSTANDING ISSUES DELAYING CONCLUSION OF VOLUNTARY AGREEMENT

- None.

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 th November 2022	<p>Landowner requested a longer HDD/ trenchless crossing so that the cable is buried for deeper (i.e. away from the field frontage so as not to sterilise the area of the field adjoining the existing residential properties to the South).</p> <p>The Landowner also requested an appropriate reduction in the construction corridor width (and subsequent permanent easement width) through this field and to ensure any cable corridor is located close to either the northern or southern boundary (preferably the northern boundary) to ensure any REDACT.</p> 	Rejected	<p>The environmental team confirmed that any reconfiguration of the HDD compound may bring this closer to residents with potential increase in noise and required mitigation.</p> <p>The lands team confirmed that the proposed change would require a small section of land (on the West of the A281) to be added into the RLB.</p>

CJ Negotiations/Contact Summary	Date of Contact	Method of Contact
LTR to Florin-Marie Pignat re Introduction to RWE and potential expansion of Rampion Offshore Wind Farm	24/11/2020	Letter
LTR to Norbert Lepretre re Introduction to RWE and potential expansion of Rampion Offshore Wind Farm	24/11/2020	Letter
LTR to Florian-Marie Pignat re Rampion 2 - WSX293688 - Dormice Tubes > Requested non-intrusive survey access to install dormice tubes.	01/04/2021	Letter
LTR to Florian-Marie Pignat re Section 42	14/07/2021	Letter
LTR to Marie-Joseph De Guitaut re Section 42	14/07/2021	Letter
LTR to Norbert Lepretret re Section 42	14/07/2021	Letter
EM from Guy Streeter (Savills) (GS) re Licence for Surveys - Parkminster - St Hughes Charterhouse > Requested relevant plans and copy of survey licence.	21/05/2021	Email
EM from Guy Streeter (Savills) re Licence for Surveys - Parkminster - St Hughes Charterhouse > Requested the survey licence in word form.	27/05/2021	Email
EM to Guy Streeter (Savills) re Licence for Surveys - Parkminster - St Hughes Charterhouse > Provided survey licence in word form and accompanying plan and Payment Information Request Form.	28/02/2021	Email
EM from Guy Streeter re St Hughes Charterhouse - Rampion > Requested Nigel Abbott (NA) to liaise with David Blake of Batcheller Monkhouse who acts for St Hugh's Charterhouse tenant REDACTED .	10/06/2021	Email
EM to Guy Streeter (Savills) re Licence for Surveys - Parkminster - St Hughes Charterhouse > Attached survey licence - requested update on progress.	25/08/2021	Email
EM to Guy Streeter (Savills) re Licence for Surveys - Parkminster - St Hughes Charterhouse > Further to email dated 25 08 21 - requested update on progress.	26/01/2022	Email
EM to Fr Hesychios Jones re Rampion II - Survey Access Request - Wk c. 27 06 22 > Requested non-intrusive survey access for an EDNA (Great Crested Newts) survey.	21/06/2022	Email
EM from Fr Hesychios Jones re Rampion II - Survey Access Request - Wk c. 27 06 22 > Confirmed access.	22/06/2022	Email
EM from Guy Streeter (Savills) re Rampion II - Survey Access Request - Wk c. 27 06 22 > Confirmed cannot locate signed survey licence - requested whether the survey licence needs to be renewed.	27/07/2022	Email
EM to Fr Hesychios Jones re Rampion II - Survey Access Request - Wk c. 29 08 22 > Requested non-intrusive survey access for a GVLA bat survey.	23/08/2022	Email
EM from Fr Hesychios Jones re Rampion II - Survey Access Request - Wk c. 29 08 22 > Confirmed access.	23/08/2022	Email
EM to Fr Hesychios Jones re Rampion II - Survey Access Request - Wk c. 05 09 22	02/09/2022	Email

> Requested non-intrusive survey access for a GVLA bat survey.		
Letter to Florian-Marie Pignat re Section 42	14/10/2022	Letter
Letter to Marie-Joseph De Guitaut re Section 42	14/10/2022	Letter
Letter to Norbert Lepretret re Section 42	14/10/2022	Letter
EM to Hesychios re Rampion 2 - Consultation - 18 10 22	14/10/2022	Email
EM from Hesychios re Rampion 2 - Consultation - 18 10 22 > Requested to be sent an electronic copy of the consultation pack.	14/10/2022	Email
EM from Guy Streeter (Savills) re Rampion Wind Farm II - Parkminster > Would like to deal with the lack of completion of the licence agreements - GS has mislaid the first licence and requested NA to re-issue. > Requested a further licence agreement to be provided following the expiry of the first agreement. > Confirmed that the Land Interests have concerns about the proposed cable route across one of their fields where they have aspirations to carry out development.	25/10/2022	Email
EM from Guy Streeter (Savills) re Rampion Wind Farm II - Parkminster > Further to email dated 25 10 22 - requested a response.	17/11/2022	Email
EM to Guy Streeter (Savills) re Rampion Wind Farm II - Parkminster > Attached two licence agreements back dated to 01 06 21.	06/12/2022	Email
EM from Guy Streeter re St Hughs Charterhouse - Area 6e North of Shermanbury > Attached letter dated 22 12 22. > Concerned that the current route and construction methodology of the cable in the field will prevent client from developing the field in the future. > Requested a slightly longer HDD so that the cable is buried deeper for longer (i.e. away from the frontage of the field). > Requested an appropriate reduction in the construction corridor width (and subsequent easement width).	23/12/2022	Email
EM from Guy Streeter re St Hughs Charterhouse - Area 6e North of Shermanbury > Attached signed survey licence agreements. > Requested completed copies along with payment forms. > Requested that his client is reimbursed GS professional fees already paid by his client.	03/01/2023	Email
EM to Guy Streeter (Savills) re Rampion II - Pignat > Confirmed on-site meeting on 23 02 23 at 10:00am to discuss practical project matters. > Attached the completed survey licences and Payment Information Request Form requesting this to be filled out and returned. > Requested GS to provide time sheets for review (for GS fees).	03/02/2023	Email
EM from Guy Streeter (Savills) re Rampion II - Pignat > Confirmed easier to have one form for both payments.	03/02/2023	Email

EM to Guy Streater (Savills) re Rampion II - Pignat > Requested non-intrusive survey access for 24 hour noise monitoring over the period 06 03 23 to 20 03 23.	14/02/2023	Email
EM from Guy Streater (Savills) re Rampion II - Pignat > Confirmed access - subject to seeking consent from the tenant.	14/02/2023	Email
EM to REDACTED (St Hugh's Charterhouse Tenant) re Rampion II - Pignat > Requested non-intrusive survey access for 24 hour noise monitoring.	16/02/2023	Email
EM from REDACTED (St Hugh's Charterhouse Tenant) re Rampion II - Pignat > Confirmed access.	16/02/2023	Email
ON-SITE MEETING Fr Hesychios Jones, REDACTED, Guy Streater (Savills), Nigel Abbott (CJ) and William Gullett (CJ) at Field opposite the Monastery	23/02/2023	Site Visit
EM to REDACTED (St Hugh's Charterhouse Tenant) re Rampion II - Maryland > Confirmed useful to discuss the works expected in the proximity to Maryland. > Noted the various services along the edge of the track and will report this back to the Project Team.	23/02/2023	Email
EM from REDACTED (St Hugh's Charterhouse Tenant) re Rampion II - Maryland > Confirmed the location of a shallow water main	23/02/2023	Email
EM to Guy Streater (Savills) re Rampion II - Pignat > Requested non-intrusive survey access for noise monitoring.	08/03/2023	Email
EM to Fr Hesychios Jones & Guy Streater (Savills) re Rampion II - Key Terms Pack [Subject to Contract & Without Prejudice]	14/04/2023	Email
EM to Fr Hesychios Jones re DCO Submission	14/08/2023	Email
EM from Fr Hesychios Jones re Rampion II - Key Terms Pack > Acknowledged receipt of the Heads of Terms.	15/08/2023	Email
EM from Fr Hesychios Jones re DCO Submission > Thanked NA for update.	14/08/2023	Email
EM to Fr Hesychios Jones re Application accepted for Examination by Planning Inspectorate	08/09/2023	Email
EM from Fr Hesychios Jones re Application accepted for Examination by Planning Inspectorate > Thanked NA for the update.	08/09/2023	Email
LTR to Florian-Marie Pignat re Section 56	25/09/2023	Letter
LTR to Marie-Joseph De Guitaut re Section 56	25/09/2023	Letter
LTR to Norbert Lepretret re Section 56	25/09/2023	Letter
LTR to Patrick William Howarth re Section 56	25/09/2023	Letter
EM to Guy Streater (Savills) re Rampion 2 - St Hugh's Charter House - Heads of Terms > Requested GS to confirm any outstanding matters.	08/03/2024	Email
EM to Guy Streater (Savills) re Rampion 2 - St Hugh's Charter House - Heads of Terms > Attached letter posted to clients dated 22 03 24.	25/03/2024	Email
EM to Guy Streater (Savills) re Rampion 2 - St Hugh's Charter House - Heads of Terms > Requested an update / response on any reasons / issues as to preventing clients from signing and returning Heads of Terms.	30/05/2024	Email

EM from Fr Hesychios Jones re Rampion 2 - St Hugh's Charter House - Heads of Terms > <i>Attached signed Heads of Terms.</i>	31/05/2024	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.