

Rampion 2 Wind Farm

Category 4:

Compulsory Acquisition

Land Engagement Reports:

David William Dewdney and

Sandra Hewerdine

Date: August 2024

Revision A

Application Reference: 4.6.51
Pursuant to: The Infrastructure Planning (Examination Procedure)
Rules 2010, Rule 8(1)(c)(i)
Ecodoc Reference: 005279579-01

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:	David Dewdney & Sandra Hewerdine	URN on LRT:	100
AGENT:	N/A	Relevant Rep Ref:	N/A
PROPERTY NAME:	Land lying to the North-West of Myrtle Grove Farm, Patching, Worthing (WSX349599)	Written Rep Ref:	N/A
LAND INTEREST:	Category 1 Works 09 Cable Installation Works	PLOT No:	13/4

STATUS

The Landowner owns equestrian paddock land impacted by the cable installation works and operational access.

The Applicant has engaged with the Landowner since mid-2022 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's outdoor equestrian arena demonstrating meaningful consultation and engagement.

Through regular correspondence with the Landowner, the Applicant has outlined the Project to the Landowner and discussed the impact of the Project on their landholding.

The Applicant issued Heads of Terms to the Landowner in June 2023, and following a request for an additional payment, Heads of Terms were agreed in March 2024 and the Landowner's solicitors have obtained an undertaking from the Applicant to progress negotiations.

NEGOTIATIONS FOR VOLUNTARY ACQUISITION OF RIGHTS

- **Heads of Terms** were issued in **June 2023**.
- In **March 2024** the Applicant engaged directly with the landowner and their solicitor to agree key commercial terms.

PROGRESS OF ENGAGEMENT FOLLOWING CAH1

- Despite reaching a voluntary agreement in **March 2024**, the Applicant increased the easement consideration to the Landowner in **July 2024** to ensure consistency in cable easement payments along the cable route.
- Draft documents have been issued to the Landowner's solicitor.

LANDOWNER ENGAGEMENT (2022 to 2024)

- The Applicant has had detailed dialogue with the Landowners commencing during **2022**.
- 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 Applicant met the Landowner on-site in **September 2022** to walk the proposed cable route and to seek to understand the impacts 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 exchanged correspondence with the Landowner to outline the Project and to discuss the impacts of the Longer Alternative Cable Route ("LACR-01c") upon the Landowner in **October 2022**.
- The correspondence from **November 2022** up to **May 2023** focused on agreeing and completing a survey licence for non-intrusive ecological surveys.
- In **March 2024** the Applicant received an email from the Landowner requested answers to previously emailed questions. The Applicant emailed the Landowner and the Landowner's Solicitor directly to respond to a number of queries relating to the Heads of Terms.
- Further to consideration of the response, key commercial terms were agreed, and solicitors instructed.

IMPACT ON LAND INTEREST

- The LACR-01c cable route passes through three paddocks owned by the Landowner who run a DIY livery business.

PROPOSED MITIGATION

- Through accepting the cable route re-alignment, the Applicant has reduced the direct impact on the Landowner by only affecting two paddocks (as opposed to three).

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


OUTSTANDING ISSUES DELAYING CONCLUSION OF VOLUNTARY AGREEMENT

- Progress on option and lease documentation.

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 request to re-align the cable route to avoid a direct impact on equine yard / buildings and to reduce the impact on the number of landowners.</p> 	Accepted	<p>Four landowners collaborated to request the cable route be re-aligned so to only directly affect three landowners rather than the proposed LARC-01c route which affects six landowners.</p> <p>The Applicant’s engineers reviewed the proposal and confirmed that this re-alignment is possible from an engineering perspective, involving extending the proposed DCO red line boundary, noting that a tighter angle may impact cable pulling and have a cost impact.</p> <p>The environmental team recommended avoiding the DCO red line boundary being moved closer to a Scheduled Monument to the north west. The change would result in different direct Archaeological Notification Area impacts, but size of area impacted remains very similar to the base position. It has been noted that there will likely be hedgerow and ecological impacts at the southern edge of the potential DCO red line boundary change, though these are not a designated constraint.</p>

CJ Negotiations/Contact Summary	Date of Contact	Method of Contact
LTR to David Dewdney & Sandra Hewerdine	05/07/2022	Letter
LTR to David Dewdney & Sandra Hewerdine	16/08/2022	Letter
ON-SITE MEETING Sandra Hewerdine and Nigel Abbott (CJ) at Myrtle Grove Farm	16/09/2022	Site Visit
LTR to David Dewdney & Sandra Hewerdine re Section 42	14/10/2022	Letter
EM to Sandra Hewerdine re Rampion II - Consultation / Update <ul style="list-style-type: none"> > Provided sketch map showing the proposed LACR-01c cable route - and proposed re-alignment. > Confirmed that this re-alignment is in the early stages of a Design Change review. 	19/10/2022	Email
EM from Sandra Hewerdine re Rampion II - Consultation / Update <ul style="list-style-type: none"> > Thanked NA for providing the sketches of the proposed cable route. 	20/10/2022	Email
EM to David Dewdney & Sandra Hewerdine re Rampion II - Survey Access Request <ul style="list-style-type: none"> > Attached draft survey licence agreement for their consideration. 	16/11/2022	Email
EM to David Dewdney & Sandra Hewerdine re Rampion II - Survey Access Request <ul style="list-style-type: none"> > Further to email dated 16 11 22 - do not appear to have received a response - requested DD & SH to sign and return the survey licence. > Set out position on exercising statutory powers under Section 172 of the Housing & Planning Act 2016. 	24/11/2022	Email
EM from David Dewdney re Rampion II - Survey Access Request <ul style="list-style-type: none"> > Requested why all the drawings show the original route and not the revised route. 	24/11/2022	Email
EM from David Dewdney re Rampion II - Survey Access Request <ul style="list-style-type: none"> > Attached signed survey licence. > Requested acknowledgement of receipt of licence. 	26/11/2022	Email
EM to David Dewdney & Sandra Hewerdine re Rampion II - Survey Access Request - Wk c. 05 12 22 <ul style="list-style-type: none"> > Requested non-intrusive survey access for a tree survey. > Requested non-intrusive survey access for geophysical survey. 	29/11/2022	Email
EM to David Dewdney & Sandra Hewerdine re Rampion II - Survey Access Request <ul style="list-style-type: none"> > Thanked DD & SH for signing and returning survey licence. > Requested the attached Payment Information Request Form to be filled in and returned. 	01/12/2022	Email
EM to David Dewdney re Rampion II - Survey Access Request <ul style="list-style-type: none"> > Confirmed that the drawings show the original route - the revised route is still subject to a design change process. 	01/12/2022	Email
EM from David Dewdney re Rampion II - Survey Access Request <ul style="list-style-type: none"> > Attached completed Payment Information Request Form. 	02/12/2022	Email

EM from David Dewdney re Rampion II - Survey Access Request > <i>Thanked NA for the clarification on the drawings.</i>	02/12/2022	Email
EM to David Dewdney & Sandra Hewerdine re Rampion II - Myrtle Grove Farm - Site Visit - 15 12 22 > <i>Requested site visit for RWE's engineer on 15 12 22.</i>	02/12/2022	Email
EM to David Dewdney re Rampion II - Myrtle Grove Farm - Site Visit - 15 12 22	19/01/2023	Email
EM from David Dewdney re Rampion II - Myrtle Grove Farm - Site Visit - 15 12 22 > <i>Further to email dated 19 01 23 - requested an update.</i>	16/02/2023	Email
LTR to David Dewdney Re Rampion 2 Consultation	22/02/2023	Letter
LTR to Sandra Hewerdine Re Rampion 2 Consultation	22/02/2023	Letter
EM from David Dewdney re Rampion II - Myrtle Grove Farm - Site Visit - 15 12 22 > <i>Further to email dated 19 01 23 and 16 02 23 - requested response.</i>	27/02/2023	Email
EM from David Dewdney re Rampion II - Myrtle Grove Farm - Site Visit - Licence Payment & Update > <i>Further to email dated 19 01 23, 16 02 23 and 27 02</i>	26/04/2023	Email
LTR to David Dewdney & Sandra Hewerdine re Section 42	14/04/2023	Letter
EM to David Dewdney re Rampion II - Myrtle Grove Farm - Site Visit - Licence Payment & Update > <i>Apologised for not responding sooner.</i> > <i>Thanked DD & SH for accommodating survey access requests.</i> >	26/04/2023	Email
EM from David Dewdney re Rampion II - Myrtle Grove Farm - Site Visit - Licence Payment & Update	11/05/2023	Email
EM from David Dewdney re Rampion II - Myrtle Grove Farm - Site Visit - Licence Payment & Update > <i>Further to email dated 11 05 23 - Requested payment.</i>	19/05/2023	Email
EM to David Dewdney re Rampion II - Myrtle Grove Farm - Site Visit - Licence Payment & Update	22/05/2023	Email
EM from David Dewdney re Rampion II - Myrtle Grove Farm - Site Visit - Licence Payment & Update > <i>Requested update on the payment.</i>	30/05/2023	Email
EM to David Dewdney re Rampion II - Myrtle Grove Farm - Site Visit - Licence Payment & Update > <i>Confirmed the payment has been authorised and will now be processed for payment.</i>	30/05/2023	Email
EM to David Dewdney re Rampion II - Myrtle Grove Farm - Site Visit - Licence Payment & Update > <i>Confirmed that client accounts have confirmed the payment will be made today (16 06 23).</i>	16/06/2023	Email
EM from David Dewdney re Rampion II - Myrtle Grove Farm - Site Visit - Licence Payment & Update > <i>Confirmed payment has been received.</i>	19/06/2023	Email
LTR to David Dewdney & Sandra Hewerdine re Key Terms Pack	27/06/2023	Letter
EM to David Dewdney & Sandra Hewerdine re Rampion II - Key Terms Pack > <i>Attached Key Terms Pack.</i>	27/06/2023	Email
EM from David Dewdney re Rampion II - Key Terms Pack > <i>Confirmed reviewing Heads of Terms</i> > <i>Revisions required to the Plan</i>	06/07/2023	Email

EM from David Dewdney re Rampion II - Key Terms Pack > Requested response to email 06 07 23.	13/07/2023	Email
EM to David Dewdney re Rampion II - Key Terms Pack > Attached amended plan - as requested.	14/07/2023	Email
EM from David Dewdney re Rampion II - Key Terms Pack > Thanked NA for the amended plan.	14/07/2023	Email
EM from Rebecca Johnson-Cooper of Mirkwood Evans Vincent (MEV) re Option & Deed of Easement > Confirmed instructed by DD & SH in relation to the Option and Deed of Easement for Rampion 2. > Requested NA to circulate fresh Heads of Terms to include client's acting solicitor. > Requested contact details of Eversheds Sutherland in order to obtain a fee undertaking for client's legal fees.	18/07/2023	Email
EM from Rebecca Johnson-Cooper (MEV) re Option & Deed of Easement > Further to email dated 18 07 23 requested copy correspondence and details of the solicitor dealing with this matter at Eversheds.	19/07/2023	Email
EM from Rebecca Johnson-Cooper (MEV) re Option & Deed of Easement > Further to email dated 19 07 23 fee undertaking requested from Eversheds Sutherland.	24/07/2023	Email
EM to Rebecca Johnson-Cooper (MEV) re Option & Deed of Easement > Apologised for the delay in responding. > Confirmed in order to instruct RWE's solicitors, RJ-C's clients need to sign and return the Heads of Terms upon which Eversheds will be instructed to contact MEV directly.	27/07/2023	Email
EM from Rebecca Johnson-Cooper (MEV) re Option & Deed of Easement > Requested NA to confirm the position in relation to fees incurred as defined in the Heads of Terms.	28/07/2023	Email
EM to Rebecca Johnson-Cooper (MEV) re Option & Deed of Easement > Confirmed RWE will pay all professional fees, capped, associated with Heads of Terms agreement of Heads of Terms.	31/07/2023	Email
EM from Rebecca Johnson-Cooper (MEV) re Option & Deed of Easement > Confirmed MEV were to obtain a formal undertaking and for the money to be paid on account prior to MEV commencing any work.	03/08/2023	Email
EM to Rebecca Johnson-Cooper (MEV) re Option & Deed of Easement > Confirmed Rampion pay the fees on completion of your workstream.	04/08/2023	Email
EM from Corinne Vincent (MEV) re Option & Deed of Easement > Confirmed undertaking required from solicitors.	04/08/2023	Email
EM to David Dewdney & Sandra Hewerdine re Rampion II - Geophys - Survey Access Request - Wk c. 04 09 23 > Requested non-intrusive survey access for geophysical survey.	15/08/2023	Email

EM to David Dewdney & Sandra Hewerdine re Rampion II - Key Terms > Confirmed have been in contact with MEV and in order to progress matters, require DD & SH to sign and return the Heads of Terms so RWE's solicitors can liaise directly with MEV.	15/08/2023	Email
EM from Rebecca Johnson-Cooper (MEV) re Rampion Development > Confirmed MEV have spoken with Eversheds who have confirmed they will provide MEV with the undertaking on receipt of funds from RWE.	16/08/2023	Email
EM to David Dewdney & Sandra Hewerdine re Rampion 2 Offshore Wind Farm - Application accepted for Examination by Planning Inspectorate	08/09/2023	Email
EM from Sandra Hewerdine re Rampion 2 Offshore Wind Farm - Application accepted for Examination by Planning Inspectorate > Thanked NA for the update.	08/09/2023	Email
LTR to David Dewdney re Section 56	25/09/2023	Letter
LTR to Sandra Hewerdine re Section 56	25/09/2023	Letter
EM from Rebecca Johnson-Cooper (MEV) re Rampion Development Heads of Terms > Confirmed been able to liaise with clients and made comments on the Heads of Terms.	26/09/2023	Email
EM from Rebecca Johnson-Cooper (MEV) re Rampion Development Heads of Terms > Further to email dated 26 09 23 - requested response on comments.	02/10/2023	Email
LTR to David Dewdney re Section 56	03/10/2023	Letter
LTR to Sandra Hewerdine re Section 56	03/10/2023	Letter
EM from Rebecca Johnson-Cooper (MEV) re Rampion Development Heads of Terms > Further to email dated 26 09 23 - requested response on comments.	10/10/2023	Email
EM from Rebecca Johnson-Cooper (MEV) re Rampion Development Heads of Terms > Further to email dated 26 09 23 - requested response on comments.	16/10/2023	Email
EM to Rebecca Johnson-Cooper (MEV) re Rampion Development Heads of Terms > Apologised and confirmed currently in process of receiving further instructions from RWE and will respond in full shortly.	19/10/2023	Email
EM from Rebecca Johnson-Cooper (MEV) re Rampion Development Heads of Terms > Thanked NA for update.	20/10/2023	Email
EM from Rebecca Johnson-Cooper (MEV) re Rampion Development Heads of Terms > Requested whether NA has received further instructions yet.	07/11/2023	Email
EM to David Dewdney & Sandra Hewerdine re Rampion II - Geophys - Survey Access Request > Further to email dated 15 08 23 - requested non-intrusive survey access to undertake geophysical survey.	07/11/2023	Email
EM from David Dewdney re Rampion II - Geophys - Survey Access Request > Confirmed access.	08/11/2023	Email
EM from Rebecca Johnson-Cooper (MEV) re Rampion Development Heads of Terms > Further to email dated 07 11 22 - requested update.	16/11/2023	Email

<p>EM from Rebecca Johnson-Cooper (MEV) re Rampion Development Heads of Terms</p> <p>> Requested whether NA has received further instructions yet.</p>	01/12/2023	Email
<p>EM from Rebecca Johnson-Cooper (MEV) re Rampion Development Heads of Terms</p> <p>> Requested update as to NA's client's instructions.</p>	13/12/2023	Email
<p>EM from Rebecca Johnson-Cooper (MEV) re Rampion Development Heads of Terms</p> <p>> Requested update as to NA's client's instructions.</p>	19/12/2023	Email
<p>EM from Rebecca Johnson-Cooper (MEV) re Rampion Development Heads of Terms</p> <p>> Requested update as to NA's client's instructions.</p>	02/01/2024	Email
<p>EM from Rebecca Johnson-Cooper (MEV) re Rampion Development Heads of Terms</p> <p>> Requested update as to NA's client's instructions.</p>	09/01/2024	Email
<p>EM to David Dewdney & Sandra Hewerdine re Rampion 2 - Heads of Terms - Progression</p> <p>> Confirmed so that RWE could progress engagement between RWE's solicitors and MEV requirement for interested parties to confirm willing to proceed "in principle" towards agreeing and signing off the Heads of Terms to include commercial consideration offered.</p>	07/03/2024	Email
<p>EM from David Dewdney re Rampion 2 - Heads of Terms - Progression</p> <p>> Response from NA to September email awaited.</p> <p>> Requested if NA has received instructions of amendment in the Heads of Terms to facilitate agreement in principle.</p>	10/03/2024	Email
<p>EM to David Dewdney (from Vicky Portwain RWE) re Rampion 2 - Heads of Terms - Progression</p> <p>> Easement and Option payment considered to be reasonable and has regard to the market value of the land.</p> <p>> Recommends the additional points raised are dealt with by the solicitors.</p> <p>> Requested confirmation that DD & SH are willing to proceed on this basis.</p>	11/03/2024	Email
<p>EM from Rebecca Johnson-Cooper (MEV) re Rampion 2 - Heads of Terms - Progression</p> <p>> Prior to client's agreement request over proposed consistent basis of payment.</p>	12/03/2024	Email
<p>EM to Rebecca Johnson-Cooper (MEV) (from Vicky Portwain RWE) re Rampion 2 - Heads of Terms - Progression</p> <p>> Confirmed the linear metre payment associated with the land in question is consistent across the project.</p>	12/03/2024	Email
<p>EM from Rebecca Johnson-Cooper (MEV) re Rampion 2 - Heads of Terms - Progression</p> <p>> Subject to Eversheds providing an undertaking DD & SH are willing to agree with proposed way forward.</p>	13/03/2024	Email
<p>EM to David Dewdney re Rampion 2 - Dewdney & Hewerdine - Revised Easement Offer</p> <p>> Confirmed Rampion revised uplift on easement payment.</p>	10/07/2024	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.