

Rampion 2 Wind Farm

Category 4:

Compulsory Acquisition

Land Engagement Reports:

Keith William Langmead

Date: August 2024

Revision A

Application Reference: 4.6.44

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

Ecodoc Reference: 005279572-01



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:	The Trustees of the J L 1994 (A&M) Settlement, Keith William Langmead, & John Keith Langmead	URN on LRT:	089 090 091
AGENT:	Andrew Thomas (Henry Adams)	Relevant Rep Ref:	N/A
PROPERTY NAME:	Calcetto Farm, Calcetto Lane, Lyminster (WSX278586) Land at Manor Farm, Poling (WSX314914 & WSX259894) Land and Buildings at New Place Farm, Angmering (WSX45589)	Written Rep Ref:	N/A
LAND INTEREST:	Category 1 Works 09 Cable Installation Works Works 14 Construction and Operational Access	PLOT No:	5/8, 5/10, 5/11, 5/12, 5/13, 5/14, 6/1, 6/2, 6/3, 6/4, 6/5, 7/1, 7/2, 7/3, 7/36
STATUS			
<p>The Applicant has engaged with the Landowner and the Landowner's agents since 2021 and during that time the Applicant has made two significant cable route alterations at Crossbush. The first alternation was implemented further to the Landowner's information and request based on avoidance of impacts of the Project on the Landowner's business tenant's organic chicken farm. The second alternation was requested on the basis of avoiding adverse impacts on the Landowner's perceived development aspirations but was not progressed for a number of x reasons as communicated to the landowner further to the Applicant's decision.</p> <p>Despite a number of meetings and through regular correspondence with the Landowner, the Applicant has been met with stiff resistance from the Landowner to engage and seek to negotiate a voluntary agreement.</p> <p>The Landowner is currently not accepting the proposed cable route running through the middle of the fields causing a severance / inconvenience issue in relation to undertaking day to day farming activities. The Landowner is currently not willing to engage with the Applicant. The Applicant has confirmed to the Landowner's agent that the Applicant is willing to meet with the Landowner to discuss and negotiate the Heads of Terms.</p>			
NEGOTIATIONS FOR VOLUNTARY ACQUISITION OF RIGHTS			
<ul style="list-style-type: none"> • Heads of Terms were issued in July 2023. • The Landowner's initial response to the proposed Heads of Terms in July 2023 was that the Landowner was not willing to engage with the Applicant. 			
PROGRESS OF ENGAGEMENT FOLLOWING CAH1			
<ul style="list-style-type: none"> • The Applicant had a telephone conversation with the Landowner's agent on 24th May 2024 requesting what the Landowner's position was in relation to the Heads of Terms. The Landowner's agent confirmed that a meeting would be arranged with the Landowner to establish the Landowner's position. • The Applicant emailed the Landowner on 26th June 2024 and requested an update from the Landowner on the Heads of Terms including proposing a meeting, to which no response was received. • The Applicant issued revised Heads of Terms, including an increased easement consideration offer, to the Landowner on 28th June 2024, to which no response was received. • The Applicant met with the Landowner's agent on 15th July 2024, whereby the Landowner's agent confirmed a meeting with the Landowner had been scheduled for late July 2024. The Landowner's agent confirmed an update on the Landowner's position in relation to whether a voluntary agreement can be reached will be provided after that meeting. 			
LANDOWNER ENGAGEMENT (2021 to 2024)			
<ul style="list-style-type: none"> • The Applicant has had detailed dialogue with the Landowner and the Landowner's agent commencing from January 2021. • Written correspondence issued 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 2021, 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. 			

- During initial discussions and meetings with the Landowner and the Landowner's agent on **26th April 2021**, **22nd July 2021**, and **12th July 2022** it was established that the Landowner opposed the proposed routes in the Preliminary Environmental Assessment area. There key concern was that the cable installation would have a direct impact on the business tenant's organic chicken farm buildings. The proposed routes realignments put forward by the landowner were subject to Design Change Requests and assessments by the Applicant as set out in the Alternatives section below.
- The Applicant met with the Landowner and the Landowner's agent on **15th March 2023** whereby the landowner requested whether the cable route could be moved North or South of the proposed cable route to mitigate the potential severance impact on the day-to-day farming activities.
- The Applicant followed up the discussions in this meeting with a letter dated **6th April 2023** which set out the reasons for the cable route and the reasons why the cable route cannot be moved North. The letter states *"For environmental reasons we made a fundamental project commitment at the outset to provide at least 25m clearance from our cable construction corridor to Ancient Woodland (which lies to the north in this case). This would constrain the extent to which the cable route could be moved towards the northern perimeter. Taking the above matters and weighing them together through our assessment process, we remain of the conclusion that the balance does not fall in favour of a longer routeing to the north, with greater land take, including proximity to other environmental features."*
- Landowner request in **March 2023** to use a lay-by off the A27 for construction access instead of access from Poling Street or further from the West (Lyminster Road, A284). The Landowner confirmed in its letter of **6th April 2023** that the access was not considered appropriate from a highway safety perspective.
- **Access via layby from the A27** - the proposal subject to a change request in **March 2023** and rejected as it was not feasible as in contravention of National Highways policy when an alternative access exists.
- **Operational access to east of The Vinery Industrial Estate** - In meeting on **15th March 2023** question over alignment of the operational access. A review of the project accesses has resulted in this operational access being unlikely to be required for the project.
- The Landowner (Keith Langmead) confirmed in an email dated **18th April 2023** that no further survey access would be permitted.
- The Landowner (Keith Langmead) upon receipt of the Key Terms Pack issued on **27th July 2023** in an email dated **29th July 2023** confirmed that there was an issue over quantum of consideration.
- The Applicant sought confirmation from the Landowner's agent in an email dated **25th March 2024** of an update on the Landowner's position.

SUMMARY OF ALTERNATIVES CONSIDERED

A number of design changes requested by the Landowner to avoid impacts on the chicken farm were subject to assessment by the Applicant's project team as set out below:

- 2021/ early 2022
 - A route re-alignment at Crossbush 'the Warningcamp B' route was subject to a change request by the Landowner in **October 2021**
 - A route re-alignment at Crossbush 'the Warningcamp C' cable routes was subject to a change request by the Landowner in **November 2021**
- Discussions regarding the above route alternations and also route alterations being considered further north prompted consideration of revised longer sections of cable route (Longer Alternative Cable Route 'LACR's') put forward for consultation in the second statutory consultation in Oct-November 2022
- Alongside the LACR's was an associated shorter Alternative Cable Route (ACR)
 - ACR-02 cable route, the section of ACR through the Landowner's land which was in principle preferred compared with the routes towards Warningcamp which would impact on the organic chicken farm.
- Ultimately the above alternative 'Warningcamp' changes were superseded by the (landowner preferred) new Longer Alternative Cable route 'LACR1' and associated ACR01a and ACR02.
- The Landowner (John Langmead) confirmed in an email dated **10th January 2023** that the Landowner is supportive of the Longer Alternative Cable Route (LACR-01a) cable route (over the Warningcamp B & C routes noted above), however requested LACR-01a follow a route to the north to align with field boundaries rather than crossing the field diagonally. This was discussed at an onsite meeting in **March 2023** but – rejected for the following reasons:
 - Crossing a line of trees and an access driveway, and runs in close proximity to woodland, ponds an archaeology site
 - Amendments result in a longer cable route

In **March 2023** the landowner requested that the cable route be moved north or south of the proposed cable route subject to the to align with field boundaries and mitigate the potential severance impact on the day-to-day farming activities. This request was assessed and the northern amendment considered on site with the landowner and Applicant's representatives. The reasons for rejection were communicated to the landowner in the letter of **6th April 2023** as attached and noted above.

In **March 2023** the Landowner requested to use a lay-by off the A27 for construction access instead of access from Poling Street or further from the West (Lyminster Road, A284). The Applicant communicated in its letter that this was unlikely to be acceptable for highway safety reasons.

Please see full details of the cable route and construction access changes considered by the Applicant appended below.

IMPACT ON LAND INTEREST

- The cable route passes through the middle of the landowner's arable fields effectively splitting them in half.
- The Landowner claims the cable route may impact upon the landowner's perceived long-term development aspirations.

PROPOSED MITIGATION

- The Applicant's proposed accommodation works (i.e. crossing points) will mitigate the impact of the severed land, allowing farming operations to continue.

OUTSTANDING ISSUES DELAYING CONCLUSION OF VOLUNTARY AGREEMENT

- The Landowner's unwillingness to engage in discussions on the Heads of Terms is restricting progression on reaching a voluntary agreement.

CJ Negotiations/Contact Summary	Date of Contact	Method of Contact
EM from Keith Langmead (KL) re Rampion > Confirmed that Warningcamp B & Warningcamp C follow the same line as a high-pressure national grid gas main, and a mains sewer from Arundel to Littlehampton.	13/01/2021	Email
Nigel Abbott (NA) to EM to Keith Langmead re Rampion > Confirmed project engineers will have undertaken an initial utility survey and will factor this in the early design principles.	14/01/2021	Email
NA EM to Keith Langmead re Rampion > Site Engagement Visits and survey Licences.	23/02/2021	Email
NA EM to Keith Langmead re Rampion > Proposed to arrange meeting on 22 03 21.	15/03/2021	Email
NA EM from Keith Langmead re Rampion > Confirmed KL has not signed any licence as concern over existing infrastructure	15/03/2021	Email
NA EM to Keith Langmead re Rampion > Comments of KL's email of 15 03 21 noted surveys still required on Warningcamp Options - requested KL reconsider position	31/03/2021	Email
EM from Keith Langmead re Rampion > Confirmed most of the surveys completed for Arundel Bypass - requested if Rampion could use their survey data.	31/03/2021	Email
NA EM to Keith Langmead re Rampion > Confirmed that Highways England cannot share the data so surveys required	01/04/2021	Email
EM from Keith Langmead re Surveys on Calcetto Farm > Requested when next in the area to meet up to finalise the survey licence.	06/04/2021	Email
NA EM to Keith Langmead re Surveys on Calcetto Farm > Confirmed licence agreement is being revised potential meeting date.	20/04/2021	Email
EM from Keith Langmead re Surveys on Calcetto Farm > Requested whether NA could meet KL on 26 04 21.	21/04/2021	Email
EM to Keith Langmead re Surveys on Calcetto Farm > Confirmed availability to meet on 26 04 21.	23/04/2021	Email
MEETING Keith Langmead, John Langmead (JL), Andrew Thomas (AT) (Henry Adams) and Nigel Abbott (CJ) at Manor Farm, Poling	26/04/2021	Site Visit
EM to Keith Langmead re Rampion II - Survey Licence - Mr & Mrs Langmead > Requested KL to sign and return attached survey license	10/05/2021	Email
EM from Keith Langmead re Rampion II - Survey Licence - Mr & Mrs Langmead	17/05/2021	Email
EM to Keith Langmead re Rampion II - Survey Licence - Mr & Mrs Langmead	18/05/2021	Email

EM from Keith Langmead re Rampion II - Survey Licence - Mr & Mrs Langmead > <i>Confirmed issued to CJ</i>	18/05/2021	Email
EM to Keith Langmead re Rampion II - Survey Access Request - Wk c. 14 06 21 > <i>Requested non-intrusive survey access to undertake tree survey.</i>	09/06/2021	Email
EM from Keith Langmead re Rampion II - Survey Access Request - Wk c. 14 06 21 > <i>Confirmed access.</i>	09/06/2021	Email
MEETING - Landowner Surgery - Keith Langmead, John Langmead, Andrew Thomas (Henry Adams), Jenn Bryden (RWE), James D'Alessandro (RWE) and Nigel Abbott (CJ)	22/07/2021	Site Visit
EM to Keith Langmead re Rampion II - Survey Access Request - Wk c. 27 09 21 > <i>Requested non-intrusive survey access to undertake a geophysical survey.</i>	07/09/2021	Email
EM from Keith Langmead re Rampion II - Survey Access Request - Wk c. 27 09 21 > <i>Confirmed access.</i>	07/09/2021	Email
EM to Keith Langmead re Rampion II - Langmead - Payment Information Request Form > <i>Attached Payment Information Request Form and Notes of Meeting from Landowner Surgery.</i>	13/09/2021	Email
EM from Keith Langmead re Rampion II - Langmead - Payment Information Request Form > <i>Attached Completed Payment Information Request Form.</i>	13/09/2021	Email
EM from Keith Langmead re Rampion II - Langmead - Payment Information Request Form > <i>Confirmed KL has not heard anything from Jenn Bryden (RWE)</i>	13/09/2021	Email
EM to Keith Langmead re Rampion II - Survey Access Request - Wk c. 20 09 21 > <i>Requested non-intrusive survey access to undertake tress surveys.</i>	14/09/2021	Email
EM from Keith Langmead re Rampion II - Survey Access Request - Wk c. 20 09 21 > <i>Confirmed that as KL has not received a response from Jenn Bryden (RWE) so stop on surveys</i>	14/09/2021	Email
EM from Andrew Thomas (Henry Adams) re Consultation Response - Keith and John Langmead > <i>Confirmed that a response will be lodged before the consultation deadline and that will submit objection to the Rampion 2 scheme with details provided</i>	15/09/2021	Email
EM to Keith Langmead, John Langmead & Andrew Thomas (Henry Adams) re Consultation Response - Keith and John Langmead > <i>Confirmed key concerns / challenges being considered by RWE:</i>	16/09/2021	Email
EM to Andrew Thomas (Henry Adams) re Consultation Response - Keith and John Langmead > <i>Clarification required on construction, route alignment survey works programme</i>	11/10/2021	Email
EM to Keith Langmead re Rampion II - Land at Calcetto Farm > <i>Confirmed design change review process ongoing,</i>	20/12/2021	Email

<i>whether organic chicken farm could be re-located and business relationship with organic farm</i>		
EM from Keith Langmead re Rampion II - Land at Calcetto Farm > <i>Confirmed production details and possible farm impact as a consequence of project</i>	24/12/2021	Email
EM to Keith Langmead re Rampion II - Survey Access Request - Wk c. 17 01 22 > <i>Requested non-intrusive survey access to undertake GVL A bat survey of the PEIR area.</i>	12/01/2022	Email
EM to Keith Langmead re Rampion II - Survey Access Request - Wk c. 07 02 22 > <i>Requested non-intrusive survey access to undertake an ALC survey of the PEIR area.</i>	26/01/2022	Email
EM to Keith Langmead re Rampion II - Survey Access Request - Wk c. 14 02 22 > <i>Requested non-intrusive survey access to undertake hedgerow survey.</i>	08/02/2022	Email
EM to Keith Langmead re Rampion II - Survey Access Request - Wk c. 21 02 22 & 28 02 22 > <i>Requested non-intrusive survey access to undertake GVL A bat and rescheduled ALC survey.</i>	16/02/2022	Email
EM to Keith Langmead re Rampion 2 - Warningcamp - New Route Option > <i>Requested on-site meeting to walk "new" Warningcamp cable route.</i>	22/03/2022	Email
EM to Andrew Thomas (Henry Adams) re Rampion 2 - Warningcamp - New Route Option > <i>Requested to reschedule on-site meeting</i>	25/03/2022	Email
EM from Andrew Thomas (Henry Adams) re Keith Langmead > <i>Requested to reschedule on-site meeting.</i>	30/03/2022	Email
EM to Andrew Thomas (Henry Adams) re Keith Langmead > <i>Proposed alternative times and dates.</i>	30/03/2022	Email
EM to Keith Langmead re Rampion 2 - Progress Update Meeting > <i>Proposed meeting to provide update on Rampion 2 proposals directly affecting Langmead land on 21 04 22.</i>	11/04/2022	Email
EM from Keith Langmead re Rampion 2 > <i>Requested plan of the new proposed cable route south and east of Lyminster and confirmation of meeting date</i>	11/04/2022	Email
EM to Keith Langmead re Rampion 2 > <i>Attached plan showing Warningcamp E cable route option and confirmed meeting on 21 04 22.</i>	19/04/2022	Email
EM to Keith Langmead re Rampion 2 - Progress Update Meeting > <i>Confirmed that meeting location</i>	20/04/2022	Email
EM from John Langmead re Rampion 2 > <i>Confirmed availability to meet on 21 04 22.</i>	20/04/2022	Email
MEETING Keith Langmead, John Langmead, Andrew Thomas (Henry Adams) and Nigel Abbott (CJ) at Manor Farm, Poling	21/04/2022	Site Visit
EM to Keith Langmead re Rampion II - Walkover Survey Request - 12 05 22 > <i>Requesting access for Rampion engineers to undertake a site walkover (along Warningcamp C).</i>	09/05/2022	Email

EM from John Langmead re Meeting Tomorrow > Requesting confirmation of time team on-site on 12 05 22.	11/05/2022	Email
EM to John Langmead re Meeting Tomorrow > Provided contact details of engineers.	12/05/2022	Email
LTR to Keith Langmead re Survey Licence Agreement Renewal > Attached survey licence agreement and requested licence to be signed and returned	31/05/2022	Letter
EM to Keith Langmead re Rampion II - Survey Access Licence Agreement > Attached survey licence agreement and Payment Information Request Form.	01/06/2022	Email
EM from Keith Langmead re Rampion II - Survey Access Licence Agreement > Requested licence to be amended to include new route and payment basis	01/06/2022	Email
EM to Keith Langmead re Rampion II - Survey Access Licence Agreement > Confirmed will seek to arrange for the survey licence plan to be amended and clarification on basis of payment	06/06/2022	Email
LTR to John Langmead for LACR-01a Rfl	05/07/2022	Letter
LTR to Keith Langmead for LACR-01a Rfl	05/07/2022	Letter
EM to John Langmead re Rampion II - New Alternative Route > Attached letter, Request for Information Pack (RFI) and plan posted with sketch of new cable route. Requested an on-site meeting on 12 07 22 to discuss the route further.	06/07/2022	Email
EM from Keith Langmead re Rampion II - New Alternative Route > Confirmed meeting on 12 07 22.	06/07/2022	Email
EM to Keith Langmead re Rampion II - New Alternative Route > Confirmed meeting on 12 07 22.	07/07/2022	Email
EM from Keith Langmead re Rampion II - New Alternative Route > Confirmed meeting on 12 07 22	11/07/2022	Email
EM from Andrew Thomas (Henry Adams) re Rampion II - New Alternative Route > Confirmed meeting on 12 07 22	11/07/2022	Email
MEETING Keith Langmead, John Langmead, Andrew Thomas (Henry Adams) and Nigel Abbott (CJ) at Manor Farm, Poling	12/07/2022	Site Visit
EM to John Langmead re Rampion II - Survey Access Request > Requested whether JL would be willing to enter into a new survey access licence for Warningcamp E and outlined statutory powers under Section 172 of the Housing & Planning Act 2016.	11/11/2022	Email
EM to Keith Langmead re Rampion II - Survey Access Licence Agreement > Chaser email and requested whether KL Requested whether JL would be willing to enter into a new survey access licence for Warningcamp E and outlined statutory powers under Section 172 of the Housing & Planning Act 2016.	16/11/2022	Email

EM to John Langmead re Rampion II - Survey Access Licence Agreement > Chaser email requested survey access licence be signed and returned	18/11/2022	Email
EM from John Langmead re Rampion II - Survey Access Licence Agreement > Confirmed willing to allow surveys to be undertaken on JL's land and requested a list of surveys and contact details of relevant contractors.	21/11/2022	Email
EM to Keith Langmead re Rampion II - Survey Access Licence Agreement > Chaser email and requested survey licence be signed and returned	24/11/2022	Email
EM from Andrew Thomas (Henry Adams) re Rampion II - Survey Access Licence Agreement > Confirmed KL will enter into a survey access licence agreement - will respond to NA.	28/11/2022	Email
EM to Keith Langmead re Rampion II - Survey Access Request - Wk c. 05 12 22 > Requested non-intrusive survey access for GVLA bat, and Phase 1 Habitat & Hedgerow Assessment survey	29/11/2022	Email
EM from Keith Langmead re Rampion II - Survey Access Request - Wk c. 05 12 22 > Confirmed access and chased payment	30/11/2022	Email
EM from Andrew Thomas (Henry Adams) re Keith and John Langmead - Survey Licences > Confirmed AT will confirm revised tenancy and ownership details	30/11/2022	Email
EM to Keith Langmead & John Langmead re Rampion II - Survey Access Licence Agreement > Issued revised survey licence agreements and request signature	06/12/2022	Email
EM to Andrew Thomas (Henry Adams) re Keith and John Langmead - Survey Licences > Noted changes of ownership.	12/12/2022	Email
EM to Keith Langmead & John Langmead re Rampion II - Organic Chicken Farm - Meeting 09 01 23 > Requested meeting on 09 01 23 to discuss the organic chicken farm in more detail.	06/01/2023	Email
EM from John Langmead re Rampion II - Organic Chicken Farm - Meeting 09 01 23 > Confirmed availability to meet on 09 01 23.	06/01/2023	Email
MEETING Keith Langmead, John Langmead, Andrew Thomas (Henry Adams) and Nigel Abbott (CJ) at Manor Farm, Poling	09/01/2023	Site Visit
EM from John Langmead re Rampion II - Organic Chicken Farm - Meeting 09 01 23 > Outlined concerns over northern route and confirmed that JL would support the southern Lyminster cable route.	10/01/2023	Email
EM to Keith Langmead & John Langmead re Keith and John Langmead - Survey Licences > Requested survey access licences to be signed and returned at earliest convenience.	22/02/2023	Email
EM to Keith Langmead & John Langmead re Rampion II - Survey Access Request - Wk c. 06 03 23 > Requested non-intrusive survey access to undertake a noise monitoring survey.	24/02/2023	Email

<p>EM from Keith Langmead re Rampion II - Survey Access Request - Wk c. 06 03 23</p> <p>> <i>Confirmed no access until KL & JL have meaningful discussions on the potential cable routes.</i></p>	25/02/2023	Email
<p>EM from Keith Langmead re Keith and John Langmead - Survey Licences</p> <p>> <i>Confirmed proposed cable routes in licence unacceptable and no access until KL & JL consultation on the proposed cable route.</i></p>	25/02/2023	Email
<p>EM to Keith Langmead & John Langmead re Rampion II - Survey Access Request - Wk c. 06 03 23</p> <p>> <i>Proposed a meeting on 15 03 23.</i></p>	02/03/2023	Email
<p>EM from John Langmead re Rampion II - Survey Access Request - Wk c. 06 03 23</p> <p>> <i>Confirmed availability to meet on 15 03 23.</i></p>	03/03/2023	Email
<p>EM from Andrew Thomas (Henry Adams) re Rampion II - Survey Access Request - Wk c. 06 03 23</p> <p>> <i>Confirmed availability to meet on 15 03 23.</i></p>	08/03/2023	Email
<p>MEETING Keith Langmead, John Langmead, Andrew Thomas (Henry Adams), Rob Gully (RWE), Mark Henry (RWE) & Nigel Abbott (CJ) at Manor Farm, Poling</p>	15/03/2023	Site Visit
<p>EM to Keith Langmead & John Langmead re Rampion II - Survey Access Request - Wk c. 06 03 23</p> <p>> <i>Requested non-intrusive survey access to undertake geophysical surveys.</i></p>	17/03/2023	Email
<p>EM from Keith Langmead re Rampion II - Survey Access Request - Wk c. 06 03 23</p> <p>> <i>Confirmed discussions with Rob Gully (RWE) were useful but objection and opposition to the current route remain</i></p>	17/03/2023	Email
<p>LTR from Applicant to Keith Langmead re Proposed Cable Route in respect of Rampion 2 Project</p> <p>> <i>Further to meeting on 15 03 23 issues discussed being cable routeing across land, access via layby from A27 and operational access to the east of The Vinery Industrial Estate</i></p>	06/04/2023	Letter
<p>EM from Andrew Thomas (Henry Adams) re John Langmead</p> <p>> <i>Confirmed ecologists were undertaking survey without consent or in advance of survey so asked to leave.</i></p>	06/04/2023	Email
<p>EM to Andrew Thomas (Henry Adams) re Rampion 2 - Socio-Economic Surveys - PROW - Langmeads</p> <p>> <i>Requested non-intrusive survey access along PROW.</i></p>	14/04/2023	Email
<p>EM from Andrew Thomas (Henry Adams) re Rampion 2 - Socio-Economic Surveys - PROW - Langmeads</p> <p>> <i>Confirmed access.</i></p>	14/04/2023	Email
<p>EM to Keith Langmead re Rampion II - Survey Access Request - Wk c. 24 04 23 and 01 05 23</p> <p>> <i>Requested non-intrusive survey access to undertake noise monitoring survey.</i></p>	17/04/2023	Email
<p>EM from Keith Langmead re Rampion II - Survey Access Request - Wk c. 24 04 23 and 01 05 23</p> <p>> <i>Denied survey access until the cable route has been confirmed.</i></p>	18/04/2023	Email

EM to Keith Langmead & John Langmead re Survey Access > Confirmed that KL & JL are not willing to allow any further survey access so set out position on use of statutory powers under Section 172 of the Housing & Planning Act 2016.	02/05/2023	Email
EM to Keith Langmead & John Langmead re Survey Access > Requested survey access licence be signed and returned.	12/05/2023	Email
EM from John Langmead re Survey Access > Confirmed noise surveys have been undertaken, geophysical surveys cannot be undertaken until after set date and that survey licence will be signed.	16/05/2023	Email
EM from John Langmead re Licence for Work at Manor Farm > Attached signed survey licence agreements.	18/05/2023	Email
EM to John Langmead re Rampion II - Survey Access Request - Wk c. 05 06 23 > Requested non-intrusive survey access for water vole, otter and badger survey and confirmed receipt of signed survey licence agreement	30/05/2023	Email
EM from John Langmead re Rampion II - Survey Access Request - Wk c. 05 06 23 > Confirmed access.	30/05/2023	Email
EM to John Langmead re Licence for Work at Manor Farm > Requested whether the licence could be extended	24/07/2023	Email
EM to John Langmead re Key Terms Packs > Attached Key Terms Pack posted.	27/07/2023	Letter
EM to Keith Langmead re Key Terms Packs > Attached Key Terms Pack posted.	27/07/2023	Letter
EM from Keith Langmead re Rampion > Confirmed receipt of Rampion offer (Heads of Terms) and issue over quantum of consideration	29/07/2023	Email
EM to John Langmead re DCO Submission	14/08/2023	Email
EM to Keith Langmead re DCO Submission	14/08/2023	Email
EM to Keith Langmead re Rampion II - Geophys - Survey Access Request - Wk c. 04 09 23 > Requested non-intrusive survey access for a geophysical survey.	15/08/2023	Email
EM from Keith Langmead re Rampion II - Geophys - Survey Access Request - Wk c. 04 09 23 > Confirmed access.	15/08/2023	Email
EM from Andrew Thomas (Henry Adams) re Rampion survey licence > Confirmed JL is willing to extend survey licence	29/08/2023	Email
EM to John Langmead re Application accepted for Examination by Planning Inspectorate	08/09/2023	Email
EM to Keith Langmead re Application accepted for Examination by Planning Inspectorate	08/09/2023	Email
EM to Keith Langmead re Rampion 2 - Survey Access Request - Wk c. 16 10 23 > Requested non-intrusive survey access to undertake noise monitoring survey.	10/10/2023	Email
EM from Keith Langmead re Rampion 2 - Survey Access Request - Wk c. 16 10 23 > Requested all communications to be directed through Andrew Thomas (Henry Adams).	10/10/2023	Email

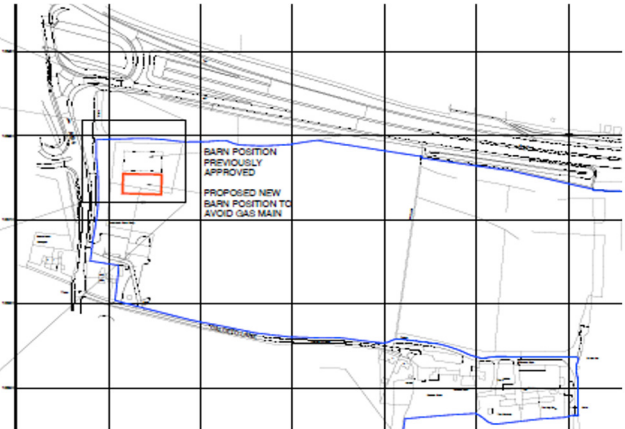

EM to Andrew Thomas (Henry Adams) re Rampion 2 - Survey Access Request - Wk c. 16 10 23 > Requested non-intrusive survey access to undertake noise monitoring survey.	24/10/2023	Email
EM to Andrew Thomas (Henry Adams) re Rampion 2 - Survey Access Request - Wk c. 16 10 23 > Requested non-intrusive survey access to undertake noise monitoring survey.	06/11/2023	Email
LTR Chaser Letter Sent	22/03/2024	Letter
EM to Andrew Thomas (Henry Adams) re Rampion 2 - Keith & John Langmead - Heads of Terms > Requested update on KL & JL's position on Heads of Terms.	25/03/2024	Email
Tel. Con. with Andrew Thomas (Henry Adams) re Rampion 2 - Keith & John Langmead - Heads of Terms > Confirmed concern over the cable route - severance issues and that AT will seek to meet with both KL & JL to understand their position.	24/05/2024	Telecom
EM to Keith Langmead re Rampion 2 - Access Request to Decoy Lane > Requested access to Decoy Lane for Rampion's engineers to visit to assess the access on 02 07 24 and requested update on Heads of Terms position.	26/06/2024	Email
EM from Keith Langmead re Rampion 2 - Access Request to Decoy Lane > Confirmed access.	26/06/2024	Email
LTR Revised Key Terms Letter Sent	28/06/2024	Letter
LTR Agent's Fees Clarification Letter Sent	03/07/2024	Letter
MEETING Andrew Thomas (Henry Adams), Harry Hyde (RWE) and Nigel Abbott (CJ) at Henry Adams Office, Chichester	15/07/2024	Site Visit

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.

Carter Jonas

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

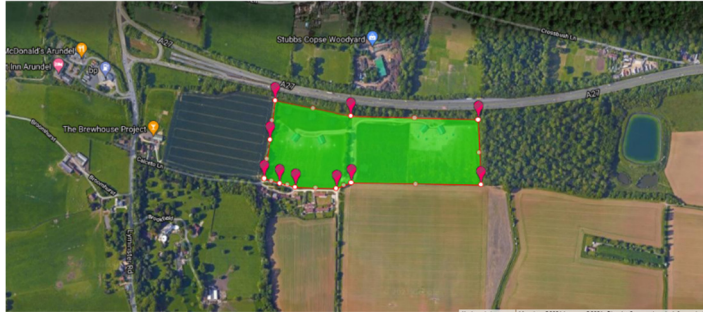
Full List of design changes considered with summary of reasons

Dates of Design Change Request	Design Change Request / Proposal	Accepted or Rejected	Key Reasons
7 th October 2021	<p data-bbox="407 363 1133 450">Landowner request to amend the Warningcamp B cable route – in order to accommodate a new commercial building (shown edged in red below) that is planned less than 50m from the PEIR boundary.</p>  	Accepted	<p data-bbox="1294 363 2060 450">The Landowner has permission – under Permitted Development Rights – to erect a new building immediately to the North of “The Brewhouse” thereby squeezing the space available of the HDD underneath Lyminster Road (A284).</p> <p data-bbox="1294 481 2060 568">The engineers assessed extending the HDD so that the entry / exit pit would come out beyond the proposed building footprint / location, which will result in the PEIR boundary being altered slightly to accommodate this change.</p>

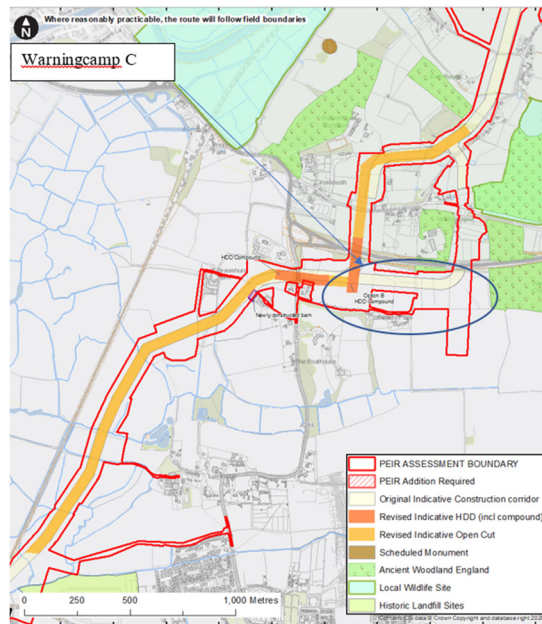
Carter Jonas

8th November
2021

Landowner request to avoid Organic Chicken Farm (and Warningcamp C route).



Warningcamp C cable route option would run through the middle of the organic chicken farm (as shown by the blue circle below).



Accepted

The Warningcamp C option extends into the Landowner's organic chicken enterprise that comprises approx. 25 acres (as shown highlighted in green on the image on the left).

For landowner to mitigate their loss, through relocating the organic chicken farm business, this would require a minimum of a 2-year lead in period to convert non-organic land into organic land. Anything less will result in this business folding and may trigger a compensation event.

The original PEIR route would have open cut through the chicken farm area before HDD under the A27. The engineers assessed HDD under the chicken farm land and the A27. However, the HDD platforms would still require land take from the chicken farm land, and would require access across in any event. In addition, there is the presence of a high-pressure gas main and a water main all in close proximity posing their own issues. This would still have a significant impact on the chicken farm land and therefore not avoiding the chicken farm land would be physically impossible so this request has been accepted, and the Warningcamp C route will be removed from the scheme.

Carter Jonas

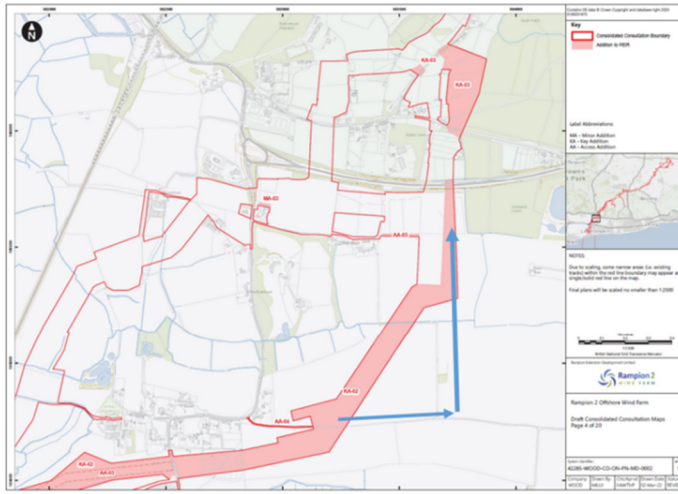
18th July 2022

Landowner request to alter the proposed ACR-02 / Warningcamp E cable route.

Accepted

The Landowner has stated that the proposed cable route running through the middle of the fields will have an adverse impact on the development potential of this area of land, as well as causing severance issues for their day-to-day farming of the land.

Image 1: Warningcamp E – alteration



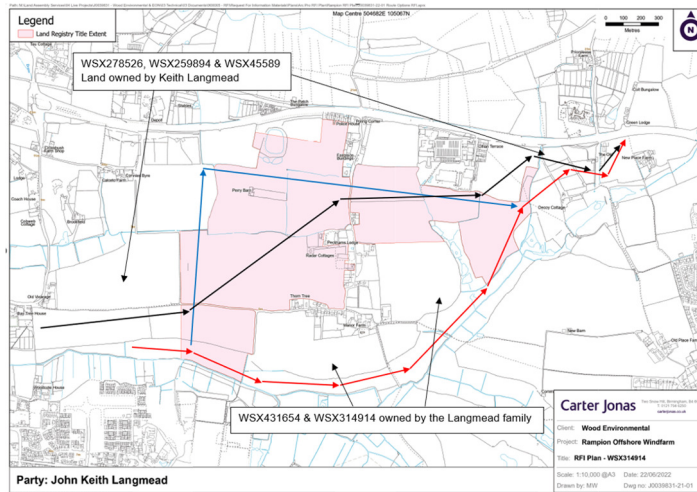
In order for the Landowner to mitigate the impact of this route, the Landowner has requested that the proposed cable route follows as close to the Black Ditch as possible heading East before turning (as close to a right angle as possible) North and heading up to the crossing point under the organic chicken farm land / A27 (as shown indicated by the blue lines / arrows in the image on the left).

The route amendment was superseded by the Oct- Nov 22 new Longer Alternative Cable Route and associated Alternative Cable Route proposals put forward in the Second Statutory consultation

Carter Jonas

18th July 2022

Landowner request to alter LACR-01a cable route – with two alternatives – “blue” and “red” routes (as shown below). The “black” route represents the proposed cable route.



Rejected

The Landowner has strongly rejected the “black” route as this severs their farmland effectively in half, which would cause difficulties in how they farm the land during the construction period on a day-to-day basis.

The Landowner has proposed two alternative routes, “red” (Landowner’s preferred route) and “blue” routes, that seek to mitigate the impact on their farming business.

The “Black Route” goes through arable fields, and dissects an arable field in half (creating two triangular fields) before crossing Poling Street running adjacent to a public right of way through another arable field before heading north east around Decoy Woods. The land then becomes grassland / pony paddocks before a final arable field (adjoining the A27).

The “Red Route” would run in grass fields (permanent pasture) alongside the Black Ditch – all the way until going through an arable field adjoining Decoy Woods – through the grass pony paddocks – one more arable field (adjoining the A27). This route only goes through two arable fields (as opposed to 7 arable fields) and would have a lesser impact on the day-to-day farming practices.

The “Blue Route” goes one more arable field than the “Red Route” but the route follows the field margins and again would have less of an impact on the day-to-day farming practices than the “Black Route”.

The Project Team assessed the “Red” and “Blue” routes and reached the following conclusion:

The Landowner’s preferred “Red” route runs through a flood zone area (defined by the Environment Agency) and would therefore not be acceptable from an environmental perspective. The flood risk would also present a problem for construction work.

The landowner’s “Blue” route is viable engineering-wise but crosses a line of trees and an access driveway north of the Cheese Workshop (and also runs close to woodland, ponds and an archaeology site). It is therefore less optimal than the “Red” route.

Carter Jonas

			<p>The Project Team have concluded that the Rampion 2 proposed base case route “Orange” route shown on the map on the left should be recommended for consultation. It is preferred to the landowner’s specifically requested alternatives as avoids cutting across large section of flood zone and avoids cutting across the line of trees and an access driveway north of the Cheese Workshop, and is further from the woodland, ponds and an archaeological site. The “Orange” route is believed to have been developed to take account of the Landowner’s concerns about field severance.</p>
<p>20th March 2023</p>	<p>Landowner request to use a lay-by off the A27 for construction access instead of access from Poling Street or further from the West (Lyminster Road, A284).</p>	<p>Rejected</p>	<p>The use of the lay-by will lessen the construction traffic impact / usage on Lyminster Road (A284) and will not require access off Poling Street and will lessen the distance for construction traffic to travel (from Lyminster Road along the length of the haul road / construction corridor).</p> <p>This access request was considered, and the engineers accepted this additional access could provide flexibility in terms of traffic (one-way systems etc) and could be used for early ground investigation for the trenchless crossings at these locations.</p> <p>The request was rejected due to traffic having to slow and turn off the dual carriageway, and due to the local highway authority guidance stating that access shall not be located within lay-bys. In addition, the accessway sits outside of the DCO Order Limits.</p>

Keith Langmead



BN18 9PT

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[Note new registered office]

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6thth April 2023

Dear Mr Langmead,

Proposed Cable Route in respect of the Rampion 2 Project

I write with reference to the visit by my colleagues Rob Gully (Rampion 2 Senior Consents Manager), Mark Henry (Rampion 2 Engineer) and Nigel Abbott (Carter Jonas Land Agent) to Manor Farm on 15th March 2023. I am aware that the meeting on 15th March touched upon a number of matters, and I would like to take this opportunity to provide you with further information in response.

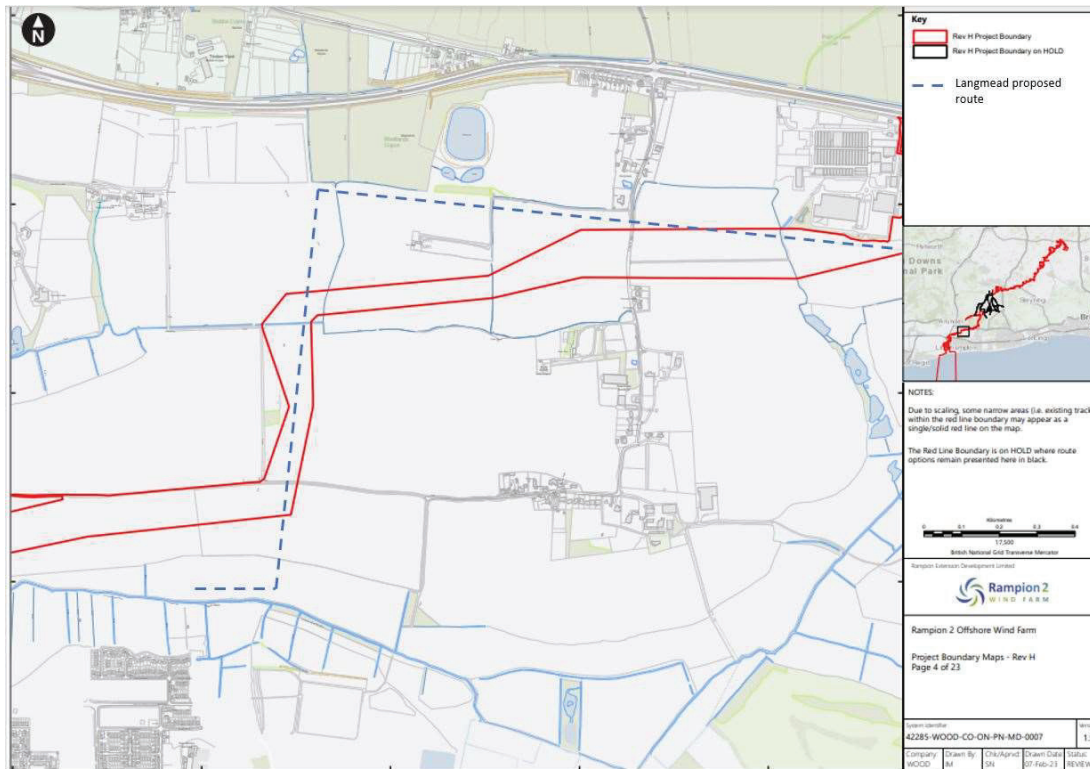
Firstly however, can I please introduce myself: my name is Vicky Portwain and I am the Land Transaction Manager for Rampion 2. I will be providing further dedicated support to the project as we seek to agree Heads of Terms and will be the principle point of contact within RWE relating to land, where matters cannot be dealt with solely by our Land Agents Carter Jonas. I will be working closely with James D'Alessandro who you met previously, and for whom Rob stood in for on 15th. I hope the above is clear, however you have my contact details in this letter should you wish to contact me. For consistency, please do continue to use Carter Jonas as the initial/principal point of contact for all queries.

1. Cable Routeing across your land

At the meeting of 15th March, you explained your concern about the proposed routeing of our cable as it enters the western side of your land.

The route that we are proposing for the cable in this area is shown on the plan below, on which we undertook a statutory consultation with you between 18th October and 29th November 2022:

...



On 15th March you requested a response from Rampion as to why a different route could not be taken: extending the northward section of the cable route, to take the cable closer to the woodland edge south of the A27.

We considered this more northerly route indicated approximately by the blue dashed line above further to our site meeting on 12th July 2022 and subsequent correspondence and plan from Andrew Thomas. Furthermore, in your consultation response in November 22 you expressed concerns about the cable route proposed in that consultation for reasons including field division and traffic impacts on Poling village.

At the meeting on 15th March, my colleagues explained that as a project promoter, we take all relevant matters into account in a balanced decision making-process when determining final electricity cable routeings, including land use, environmental, physical, practical matters, and stakeholder feedback. We also advised that although we consider all requests in respect of land interests to take alternative routes, this is not something that can be undertaken on an unlimited basis, since the cable route is decided within a general context of delivering an economic and efficient electricity network and to ensure that Rampion 2 has a commercially viable basis on which to deliver renewable electricity.

For environmental reasons we made a fundamental project commitment at the outset to provide at least 25m clearance from our cable construction corridor to Ancient Woodland (which lies to the north in this case). This would constrain the extent to which the cable route could be moved towards the northern perimeter.

Taking the above matters and weighing them together through our assessment process, we remain of the conclusion that the balance does not fall in favour of a

longer routeing to the north, with greater land take, including proximity to other environmental features. In doing so we took into account of our construction working practices which are employed successfully on numerous projects alongside an appropriate compensation scheme that also considers severance effects.

I appreciate that this not the outcome you will want to hear, however Rampion 2 is required to justify all its main alternatives in the future publicly accessible Development Consent Order (DCO) process. This will provide an opportunity for any "Interested Party", including land interests, to review and respond to the Examining Authority, who will consider our application and make a recommendation to the relevant Secretary of State.

2. Access via layby from the A27

You have also expressed an interest in our modifying a layby on the A27 as raised on a site visit with Nigel Abbot in Jan 2023, in order to provide an alternative construction access through to your land. Note that as a trunk road, the A27 is operated by National Highways rather than the local Highway Authority. We confirm that we have previously reviewed the feasibility of this proposal but discounted it on the basis that National Highways policy is that no new entrances should be constructed from laybys.

3. Operational access to the east of The Vinery Industrial Estate

In the meeting on 15th March you also queried the alignment for the operational access that we have indicated running southeast across your agricultural field to the east of the Vinery industrial estate (our ref: AA17). At the meeting you requested that this run along the western field boundary. A review of the project accesses has resulted in this operational access now being unlikely to be identified as required for the project.

I trust that the above responses are helpful and will ask Carter Jonas to check in with you once you have had a few days to digest our response.

Yours sincerely,

Vicky Portwain
Land Transaction Manager Rampion 2, RWE

Cc Andrew Thomas