

# Rampion 2 Wind Farm **Category 4:** **Compulsory Acquisition** **Land Engagement Reports:** **J A Longhurst Limited**

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

Application Reference: 4.6.38  
Pursuant to: The Infrastructure Planning (Examination Procedure)  
Rules 2010, Rule 8(1)(c)(i)  
Ecodoc Reference: 005279557-01

## 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>	J A Longhurst Limited	<b>URN on LRT:</b>	080
<b>AGENT:</b>	Andrew Thomas (Henry Adams)	<b>Relevant Rep Ref:</b>	RR-400
<b>PROPERTY NAME:</b>	Church Farm, Church Lane, Lyminster, Littlehampton (WSX379154)	<b>Written Rep Ref:</b>	N/A
<b>LAND INTEREST:</b>	<p>Category 1</p> <p>Works 09 Cable Installation Works</p> <p>Works 11 Temporary Soil Storage</p> <p>Works 13 Temporary Construction Access</p> <p>Works 14 Construction and Operational Access</p> <p>Works 15 Operational Access</p>	<b>PLOT No:</b>	4/4, 4/5, 4/6, 4/7, 4/8, 4/9, 4/12, 4/15, 4/17, 4/24, 5/1, 5/2, 5/5, 5/6

#### STATUS

The Property is agricultural land to the east of Lyminster and south of the A27. The Applicant has engaged with the Landowner since the start of 2021 and during that time the Applicant has considered a cable route alteration at the Landowner's request to mitigate the impact of the Project on the Landowner's development aspirations demonstrating meaningful consultation and engagement.

The Preliminary Environmental Impact Report (PEIR) cable route alignment ran parallel with the railway line before turning East (just to the South of the A27) before turning North (crossing the A27) and heading towards Warningcamp. This was the Landowner's preferred cable route. The introduction of the Alternative Cable Route ("ACR-02") in October 2022 further to the first statutory consultation was met with resistance from the Landowner as this travelled through part of the landholding that the Landowner had identified for long-term residential development.

The Landowner is not willing to accept the Applicant's reasoning and justification for the selection of the ACR-02 cable route and particularly the cable route alignment as it passes through the landholding and crosses the A284 (Lyminster Road). The Landowner considers that the proposals would sterilise any development potential the Property may have, although the Applicant has subsequently been informed that opportunities for development are being explored.

In addition to the Heads of Terms for the cable route, the Applicant has updated these Heads of Terms, increasing the easement consideration offer as well as including payments for the temporary construction access and combined construction and operational access routes across the Property.

#### NEGOTIATIONS FOR VOLUNTARY ACQUISITION OF RIGHTS

- **Heads of Terms** were issued in **April 2023**.
- The Landowner has not responded to the **Heads of Terms**.
- The Applicant was informed verbally by the Landowner's agent that the easement offer made was not considered to reflect development value of the land and therefore that the Landowner was not willing to sign the **Heads of Terms**.

#### PROGRESS OF ENGAGEMENT FOLLOWING CAH1

- The Applicant held an on-line video TEAMS call with the Landowner's agent on **13<sup>th</sup> June 2024** to seek to establish the Landowner's position in relation to the **Heads of Terms** / likelihood of reaching a voluntary agreement. The Applicant's agent raised a number of questions relating to restrictive covenants over the permanent easement. The Applicant communicated the requirements of the restriction, however stated that a detailed assessment could be carried out in relation to any masterplans the landowner has had drawn up.
- The Landowner's agent reiterated that the Landowner does not believe the easement consideration on offer reflects the development ("hope") value of the land and continued to state concerns about the extent of the restrictions being imposed in the Deed of Easement.
- The Applicant issued the Landowner with **Revised Heads of Terms**, including an increased easement offer, payments for temporary construction access and combined construction and operational access on **28<sup>th</sup> June 2024**.

## **LANDOWNER ENGAGEMENT (2021 to 2024)**

- The Applicant had detailed dialogue with the Landowner and the Landowner's agent 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 Applicant's initial correspondence during **2021, 2022 and 2023** related to drawing up and agreeing a survey access licence and arranging access for several ecological surveys.
- In an on-site meeting in **April 2022** the Landowner confirmed that the land on the western side of the A284 (Lyminster Road) was being held for long-term residential development, and that upon the completion of the Lyminster Bypass the land would be actively promoted for development.  
The Landowner requested that if the cable route was to pass through this area, the cable route be moved as close to the southern field boundary as possible to seek to mitigate the potential impact on any future development of the land.  
The Landowner's agent made it clear that the Applicant's easement offer was not sufficient compensation for the loss of the development value and requested that there should be a degree of negotiation over the easement consideration to reflect the development "hope" value. The Applicant noted that the land is not allocated for housing development in the local plan and is subject to a biodiversity net gain policy (See below).

## **IMPACT ON LAND INTEREST**

- The ACR-02 cable route severs the Property effectively in half maintaining an appropriate distance from the residential properties to the North and from the Caravan Park to the South.
- The Applicant notes that the Property is not subject to any promotion or option agreement with a developer to purchase the land for residential development. The land has not been designated for residential development within the Local Plan nor is it a site that has been allocated or called forward as part of a Strategic Housing Land Availability Assessment (SHLAA) by the Local Planning Authority. The Applicant notes the Landowner's land is designated as a Biodiversity Opportunity Area.

## **PROPOSED MITIGATION**

- The Applicant can mitigate the impacts on the use of the land through agreeing accommodation works in advance of construction commencing – such as crossing points.
- The Applicant has offered to consider any forthcoming masterplans to consider compatibility with the permanent cable easement

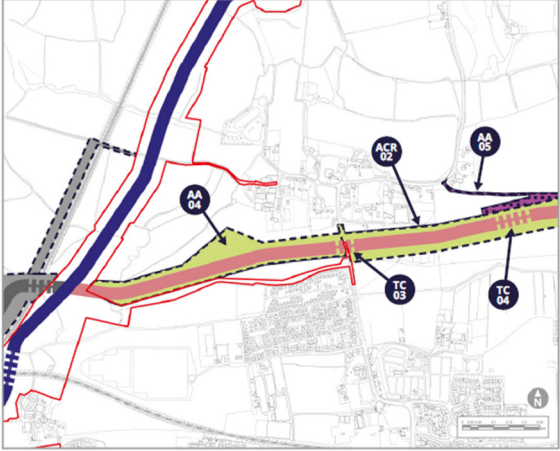

## **OUTSTANDING ISSUES DELAYING CONCLUSION OF VOLUNTARY AGREEMENT**

- The Landowner is not willing to sign up to a voluntary agreement with the cable route running through the middle of their landholding, without the easement offer incorporating "hope" value. The Landowner has made it clear that only a cable route as close to the southern boundary of the landholding as possible is acceptable. This is notwithstanding the lack of local plan housing allocation or planning consents or positive planning appraisals for the land.
- The Landowner's agent has requested more details from the Applicant in relation to restrictions over the easement – in particular with regard to gardens and bell mouth entrances. The Applicant has communicated the project cable easement restrictions and requested a masterplan to consider any bespoke solutions.

# 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
22 <sup>nd</sup> December 2022	<p>Landowner request to re-locate the proposed ACR-02 cable route to the southern boundary of the field.</p> <p>The Proposed ACR-02 cable route – Landowner’s land is from the original PEIR cable route (AA-04) to Lyminster Road (TC-03)</p> 	Rejected	<p>The proposed Alternative Cable route (ACR)-02 cable route effectively severs the field / land in half resulting in the severed land being difficult to farm during the construction period.</p> <p>In relation to the landholding east of the Lyminster road, moving the cable route South would result in a change to the DCO Order Limits and move into a Flood Zone. If the cable route were to be moved South, the HDD pit east of Lyminster road would need to be moved South to keep a straight alignment between the HDD pit at Lyminster Road and the HDD pit for the proposed bypass.</p> <p>In relation to the landholding west of the Lyminster road, moving the cable route South would also have a greater impact on the residents of the Caravan Park (during the construction works period).</p>
	<p>The Landowner’s proposed alternative ACR-02 cable route</p> 		

CJ Negotiations/Contact Summary	Date of Contact	Method of Contact
<b>EM to Andrew Thomas (Henry Adams) re Rampion 2 - WSX379451 - J A Longhurst Ltd</b> > Attached survey licence and accompanying plan for consideration.	19/02/2021	Email
<b>EM to Andrew Thomas (Henry Adams) re Rampion II - Survey Licence - J A Longhurst Limited</b> > Attached survey licence and accompanying plan for signing. > Requested licence to be signed and returned by 14 05 21.	10/05/2021	Email
<b>EM from Andrew Thomas (Henry Adams) re Rampion II - Survey Licence - J A Longhurst Limited</b> > Requested errors to be amended and licence re-submitted.	10/05/2021	Email
<b>EM to Tim Longhurst (TL) re Rampion II - Survey Licence - J A Longhurst Limited</b> > Attached amended survey licence and accompanying plan for signing.	10/05/2021	Email
<b>EM from Tim Longhurst re Rampion II - Survey Licence - J A Longhurst Limited</b> > Requested further amendments prior to signing.	10/05/2021	Email
<b>EM from Tim Longhurst re Rampion II - Survey Licence - J A Longhurst Limited</b> > Attached signed licence agreement - and completed Payment Information Request Form.	12/05/2021	Email
<b>EM to Tim Longhurst re Rampion II - J A Longhurst Ltd - Survey Access Request</b> > Requested non-intrusive survey access to undertake a Tree survey and Phase I Habitat survey.	21/05/2021	Email
<b>EM from Tim Longhurst re Rampion II - J A Longhurst Ltd - Survey Access Request</b> > Confirmed access.	24/05/2021	Email
<b>EM from Keith Langmead (J A Longhurst Tenant) re Rampion II - J A Longhurst Ltd - Survey Access Request</b> > Requested care be taken due to a large number of ground nesting birds.	24/05/2021	Email
<b>EM from Tim Longhurst re Rampion II - Survey Licence - J A Longhurst Limited</b> > Requested when completed licence will be received.	20/07/2021	Email
<b>EM to Tim Longhurst re Rampion II - Geophysical Survey Access - Wk c. 27 09 21</b> > Requested non-intrusive survey access for geophysical survey.	07/09/2021	Email
<b>EM from Keith Langmead (J A Longhurst Ltd Tenant) re Rampion II - Geophysical Survey Access - Wk c. 27 09 21</b> > Three arable fields are in CSS scheme as breeding area for lapwings and they, along with two other fields, will be ploughed or heavily cultivated before the end of October. > Requested that the surveys are conducted as early as possible before the fields are ploughed.	07/09/2021	Email
<b>EM to Tim Longhurst re Rampion II - Survey Access - Wk c. 20 09 21</b> > Requested non-intrusive survey access for a Tree survey.	14/09/2021	Email

<b>EM to Tim Longhurst re Rampion II - Geophysical Survey Access - Wk c. 27 09 21</b> > Further to Keith Langmead's email dated 07 09 21 - confirmed this information has been passed on to the ecologists.	27/09/2021	Email
<b>EM to Tim Longhurst re Rampion II - Geophysical Survey Access - Wk c. 11 10 21</b> > Requested non-intrusive survey access for a Soil survey and a Tree survey.	07/10/2021	Email
<b>EM from Tim Longhurst re Rampion II - Geophysical Survey Access - Wk c. 11 10 21</b> > Confirmed access.	08/10/2021	Email
<b>EM to Tim Longhurst re Rampion II - Survey Access Request - Wk c. 17 01 22</b> > Requested non-intrusive survey access for a GVLA bat survey.	12/01/2022	Email
<b>EM from Tim Longhurst re Rampion II - Survey Access Request - Wk c. 17 01 22</b> > Confirmed access.	13/01/2022	Email
<b>EM to Tim Longhurst re Rampion II - Survey Access Request - Wk c. 07 02 22</b> > Requested non-intrusive survey access for an ALC survey.	26/01/2022	Email
<b>EM to Tim Longhurst re Rampion II - Survey Access Request - Wk c. 28 02 22</b> > Requested non-intrusive survey access for an ALC survey.	16/02/2022	Email
<b>EM to Tim Longhurst re Rampion 2 - Warningcamp - New Route Option</b> > Requested on-site meeting on 29 03 22 to walk new cable route.	22/03/2022	Email
<b>EM from Andrew Thomas (Henry Adams) re Rampion 2 - Warningcamp - New Route Option</b> > Requested a sketch of the revised route.	22/03/2022	Email
<b>EM to Andrew Thomas (Henry Adams) re Rampion 2 - Warningcamp - New Route Option</b> > Provided sketches of the revised route.	22/03/2022	Email
<b>EM from Andrew Thomas (Henry Adams) re Rampion 2 - Warningcamp - New Route Option</b> > Confirmed TL is very concerned about the new route. > Confirmed TL is away until week c. 04 04 22 - requested to arrange a meeting upon TL's return.	23/03/2022	Email
<b>EM to Andrew Thomas (Henry Adams) re Rampion 2 - Warningcamp - New Route Option</b> > Proposed an on-site meeting on 05 04 22.	23/03/2022	Email
<b>EM from Andrew Thomas (Henry Adams) re Rampion 2 - Warningcamp - New Route Option</b> > Confirmed TL & AT are happy to meet on 05 04 22.	24/03/2022	Email
<b>EM to Tim Longhurst re Rampion II - Survey Access Request - Wk c. 04 04 22</b> > Requested non-intrusive survey access for an Phase 1 & Riaprian Mammal survey on 05 04 22 and 06 04 22..	31/03/2022	Email
<b>EM from Tim Longhurst re Rampion 2 - Warningcamp - New Route Option</b> > Confirmed TL has tested positive for COVID - requested to re-arrange or attend (from a distance).	04/04/2022	Email
<b>EM to Andrew Thomas (Henry Adams) re Rampion 2 - Warningcamp - New Route Option</b> > Further to TL's email dated 04 04 22 - requested whether it would be best for just NA & AT to attend.	04/04/2022	Email

<b>EM from Andrew Thomas (Henry Adams) re Rampion 2 - Warningcamp - New Route Option</b> > <i>Confirmed walk the route.</i>	04/04/2022	Email
<b>EM to Andrew Thomas (Henry Adams) re Rampion 2 - Warningcamp - New Route Option</b> > <i>Confirmed willing to proceed with meeting 05 04 22.</i>	04/04/2022	Email
<b>ON-SITE MEETING Tim Longhurst, Andrew Thomas (Henry Adams) and Nigel Abbott (CJ) at Church Farm, Lyminster</b>	05/04/2022	Site Visit
<b>EM from Andrew Thomas (Henry Adams) re Rampion Route</b> > <i>Requested plans showing the proposed route.</i>	11/04/2022	Email
<b>EM to Andrew Thomas (Henry Adams) re Rampion Route</b> > <i>Attached draft plan as requested.</i>	19/04/2022	Email
<b>EM from Tim Longhurst re Rampion 2 - Rampion Route</b> > <i>Reiterated - not object to the original route running parallel with the railway line - preferred option.</i> > <i>The proposed alternative route is unacceptable.</i> > <i>Additional correspondence on alignment.</i>	22/04/2022	Email
<b>EM to Tim Longhurst re Rampion II - Survey Access Request - Wk c. 25 04 22</b> > <i>Requested non-intrusive access for an Phase 1 survey.</i>	25/04/2022	Email
<b>EM to Tim Longhurst re Rampion II - Survey Access Licence Agreement</b> > <i>Attached survey licence agreement and Payment Information Request Form.</i>	01/06/2022	Email
<b>EM to Tim Longhurst re Rampion II - Survey Access Request - Wk c. 29 08 22</b> > <i>Requested non-intrusive survey access for a GVLA bat survey.</i>	23/08/2022	Email
<b>EM from Tim Longhurst re Rampion II - Survey Access Request - Wk c. 29 08 22</b> > <i>Confirmed access.</i>	24/08/2022	Email
<b>EM to Tim Longhurst re Rampion II - Survey Access Request - Wk c. 05 09 22</b> > <i>Requested non-intrusive survey access for a GVLA bat survey.</i>	02/09/2022	Email
<b>EM from Andrew Thomas (Henry Adams) re Rampion II - Survey Access Request - Wk c. 05 09 22</b> > <i>Requested a new licence.</i>	02/09/2022	Email
<b>EM to Andrew Thomas (Henry Adams) re Rampion II - Survey Access Request - Wk c. 05 09 22</b> > <i>Attached licence as requested.</i>	05/09/2022	Email
<b>EM from Tim Longhurst re Rampion II - Survey Access Request - Wk c. 05 09 22</b> > <i>Attached signed licence - excludes the Warningcamp E cable route.</i>	06/09/2022	Email
<b>EM to Tim Longhurst re Rampion II - Survey Access Request - Wk c. 05 09 22</b> > <i>Confirmed receipt of signed licence.</i>	07/09/2022	Email
<b>EM from Tim Longhurst re Rampion II - Survey Access Request - Wk c. 05 09 22</b> > <i>Verified details.</i>	07/09/2022	Email
<b>EM to Tim Longhurst re Rampion II - Survey Access - 31st October to 3rd February</b> > <i>Requested non-intrusive access for geophys survey.</i>	26/10/2022	Email



<p><b>EM from Tim Longhurst re Rampion II - Survey Access - 31st October to 3rd February</b></p> <p>&gt; Requested clarification that the access only applies to the current licence area - not new Warningcamp option.</p>	26/10/2022	Email
<p><b>EM to Tim Longhurst re Rampion II - Survey Access - 31st October to 3rd February</b></p> <p>&gt; Confirmed seeking clarification of the geophys survey location.</p>	28/10/2022	Email
<p><b>EM to Tim Longhurst re Rampion II - Geophys Survey Access Request</b></p> <p>&gt; Provided sketch plan showing the geophys survey locations.</p>	03/11/2022	Email
<p><b>EM from Tim Longhurst re Rampion II - Geophys Survey Access Request</b></p> <p>&gt; Confirmed access - to areas within the DCO Order Limits - confirmed no access to new Warningcamp option area.</p>	07/11/2022	Email
<p><b>EM to Tim Longhurst re Rampion II - Survey Access Request</b></p> <p>&gt; Attached completed survey licence agreement.</p> <p>&gt; Requested current licence area removed from the new licence with construction access and Warningcamp E route are added.</p> <p>&gt; Requested that the survey licence is signed and set out the position on statutory powers under Section 172 of the Housing &amp; Planning Act 2016.</p>	11/11/2022	Email
<p><b>EM to Tim Longhurst re Rampion II - Survey Access Request</b></p> <p>&gt; Requested non-intrusive survey access for GVL A bat survey.</p>	16/11/2022	Email
<p><b>EM from Andrew Thomas (Henry Adams) re Rampion 2 - Old Place Farm</b></p> <p>&gt; Attached invoice associated with licence fee.</p>	17/11/2022	Email
<p><b>EM to Tim Longhurst re Rampion II - Survey Access Request</b></p> <p>&gt; Chaser to email 11 11 22.</p> <p>&gt; Requested that the survey licence is signed and set out the position on statutory powers under Section 172 of the Housing &amp; Planning Act 2016.</p>	18/11/2022	Email
<p><b>EM from Tim Longhurst re Rampion II - Survey Access Request</b></p> <p>&gt; Confirmed clarification of the survey licence fee.</p>	24/11/2023	Email
<p><b>EM to Tim Longhurst re Rampion II - Survey Access Request</b></p> <p>&gt; Attached revised survey licence agreement.</p>	28/11/2022	Email
<p><b>EM from Tim Longhurst re Rampion II - Survey Access Request</b></p> <p>&gt; Attached signed survey licence agreement &amp; account details.</p>	29/11/2022	Email
<p><b>EM to Tim Longhurst re Rampion II - Survey Access Request - Wk c. 05 12 22</b></p> <p>&gt; Confirmed receipt of signed survey licence agreement.</p> <p>&gt; Requested non-intrusive access for GVL A bat survey.</p>	29/11/2022	Email
<p><b>EM from Tim Longhurst re Rampion II - Survey Access Request - Wk c. 05 12 22</b></p> <p>&gt; Confirmed access.</p>	30/11/2022	Email
<p><b>EM to Tim Longhurst re Rampion II - Site Visit - Wed 7 Dec 22</b></p> <p>&gt; Requested access for RWE's engineers.</p>	02/12/2022	Email
<p><b>EM from Tim Longhurst re Rampion II - Site Visit - Wed 7 Dec</b></p> <p>&gt; Confirmed access.</p>	05/12/2022	Email

<b>EM to Tim Longhurst re Rampion II - Survey Access Request - Wk c. 16 01 23</b> > Requested non-intrusive access for GVLA bat survey.	10/01/2023	Email
<b>EM from Tim Longhurst re Rampion II - Survey Access Request - Wk c. 16 01 23</b> > Confirmed access.	10/01/2023	Email
<b>EM from Tim Longhurst re Rampion II - Survey Access Request - Wk c. 16 01 23</b> > Requested update on licence payment.	23/01/2023	Email
<b>EM from Tim Longhurst re Rampion II - Survey Access Request - Wk c. 16 01 23</b> > Confirmed receipt of licence payment.	27/01/2023	Email
<b>EM to Tim Longhurst re Rampion II - Key Terms Pack</b> > Attached Key Terms Pack.	13/04/2023	Email
<b>EM to Tim Longhurst re Rampion II - Breeding Birds Survey Access Request</b> > Requested non-intrusive access for breeding birds survey.	05/05/2023	Email
<b>EM from Tim Longhurst re Rampion II - Breeding Birds Survey Access Request</b> > Confirmed access.	08/05/2023	Email
<b>EM from Tim Longhurst re Rampion II - Survey Access Request - Wk c. 05 12 22</b> > Requested completed survey licence be returned.	24/05/2023	Email
<b>EM to Tim Longhurst re Rampion II - J A Longhurst Ltd - Occupier</b> > Requested TL to confirm the basis of Keith Langmead's occupation.	27/06/2023	Email
<b>EM from Tim Longhurst re Rampion II - J A Longhurst Ltd - Occupier</b> > Confirmed Keith Langmead occupation under a Contract Farming Agreement. > Requested completed survey licence.	27/06/2023	Email
<b>EM to Tim Longhurst re Rampion II - Survey Access Request</b> > Requested non-intrusive access for a noise survey.	10/10/2023	Email
<b>EM to Tim Longhurst re Rampion II - Survey Access Request - Noise Survey</b> > Requested non-intrusive access for a noise survey.	24/10/2023	Email
<b>EM from Tim Longhurst re Rampion II - Survey Access Request - Noise Survey</b> > Confirmed access.	25/10/2023	Email
<b>EM from Tim Longhurst re Rampion 2 - Access Licence</b> > Confirmed that the survey licence has expired. > Requested completed survey licence be returned.	08/12/2023	Email
<b>LTR Chaser Letter Sent</b>	22/03/2024	Letter
<b>TEAMS Call with Andrew Thomas (Henry Adams), Vicky Portwain (RWE) and Nigel Abbott (CJ)</b>	13/06/2024	Telecom
<b>LTR to Tim Longhurst re Revised Key Terms</b> > Attached Revised Heads of Terms.	28/06/2024	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.