

Rampion 2 Wind Farm
Category 4:
Compulsory Acquisition
Land Engagement Reports:
Colin Myatt-Wells & Tiffany
Joanne Myatt-Wells

Date: August 2024
Revision A

Application Reference: 4.6.37
Pursuant to: The Infrastructure Planning (Examination Procedure)
Rules 2010, Rule 8(1)(c)(i)
Ecodoc Reference: 005279556-01



Document revisions

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

LANDOWNER/ LAND INTEREST NAME:	Tiffany Joanne Myatt-Wells and Colin Myatt-Wells	URN on LRT:	079
AGENT:	Rowan Allan (HJ Burt)	Relevant Rep Ref:	RR-397
PROPERTY NAME:	Grovemount Barn, Brighton Road 4.13 acres within DCO Order Limits (potentially affected by scheme)	Written Rep Ref:	N/A
LAND INTEREST:	Category 1 Works 09 – Cable Installation Works	PLOT No:	29/23, 30/1, 30/2
<p>STATUS</p> <p>The Applicant has consulted with the landowner since March 2021 with an introductory site meeting held in August 2021. In November 2022 the Landowner responded to the consultation and expressed concerns about the proposed operational access. Following engagement with the landowner and a review of operational access requirements the access was subsequently removed from the scope, demonstrating meaningful consultation and engagement.</p> <p>The Landowner owns pasture land of up to 4.13 acres of which is affected by the cable route. The affected land forms part of a larger field (to the east), which will still be accessible for grazing during the works.</p> <p>Heads of Terms were issued on 16 March 2023 and the Applicant has corresponded with the Landowner and their Agent on a number of points including a response to their relevant representation regarding the position on compensation, as well as providing clarification on issues regarding grass reinstatement, project timescales and the impact on hedgerows.</p> <p>Following discussions regarding the operational access, fencing and the shed in situ within the proposed Order Limits, the Applicant and the land interest's agent agreed Heads of Terms in July 2024.</p> <p>Following approval of the Heads of Terms the Applicant is awaiting solicitor's details from the Landowner's agent so that the Option agreement can be progressed based upon the agreed set of Heads of Terms.</p>			
<p>NEGOTIATIONS FOR VOLUNTARY ACQUISITION OF RIGHTS</p> <ul style="list-style-type: none"> • Heads of Terms were issued in March 2023 and the Applicant understand that the Landowner would like to work collaboratively with the Applicant to agree terms. • Further queries were then raised by the landowner which were answered and chasers were sent on a response to the draft Heads of Terms • The Applicant sent chaser emails to the Landowner's Agent in February and March 2024. • The Applicant sent the Landowner a Letter in March 2024 regarding feedback on the Heads of Terms/ concerns over to which they received a response with queries on the Heads of Terms. • The Applicant responded to these queries via email in April 2024. • In May 2024 the Applicant emailed the Landowner and their Agent requesting a meeting to discuss the voluntary agreement and any outstanding points regarding the documentation. • On the 12 June 2024 a meeting was held with the Landowner's Agent to discuss concerns regarding the progression of Heads of Terms. • The Applicant sent over updated Heads of Terms on the 27 June 2024 which were agreed in July 2024. 			
<p>PROGRESS OF NEGOTIATIONS TO ACQUIRE LAND RIGHTS FOLLOWING CAH 1</p> <ul style="list-style-type: none"> • A letter was sent to the Landowner on 6 June 2024 to confirm the Applicant's position in relation to fees for professional advice. • A meeting was held with the Land Interest's agent on 12 June 2024 to discuss outstanding concerns preventing the progression of the Heads of Terms, these were summarised in an email from the Applicant to the agent on 21 June 2024. • On 27 June 2024, the revised Heads of Terms were issued to the Agent via email (and sent in the post to the Landowner on the 25 June 2024), as well as answers to the outstanding concerns. This included further clarification on the process for claiming compensation to acquire additional forage for the land taken out of production during construction. • Various email correspondence and telecoms on 5, 8 and 9 July 2024. • An online teams call was held with the agent on 8 July 2024 • The Applicant has discussed the Heads of Terms at length with the Landowner's agent and agreed terms on 9 July 2024. 			

LANDOWNER ENGAGEMENT (2021 to 2024)

- The Applicant has been in regular correspondence with the Land Interest and their agent since March 2021.
- A site meeting was initially held in **August 2021** followed by telecoms and emails regarding the status of the project and chasers for feedback on the Heads of Terms.
- The Applicant responded to the landowner's relevant representation (RR-397) on the following points:
 - Compensation and the routes to compensation
 - The Code of Construction Practice in respect of reinstatement
 - Future discussions on accommodation works.

Further detail on engagement can be found in the schedule below.

ALTERNATIVES – REVIEWED AT THE LANDOWNERS REQUEST

- During the November 2022 consultation the Landowner expressed concern over the proposed operational access affecting their Holding.
- Subsequently, the route was amended removing the operational access.

IMPACT ON LAND INTEREST

- The Landowner owns pasture land affected by the cable route. The land potentially affected by the scheme forms part of a larger field (to the east), which will still be accessible for grazing during the works.

IMPLICATIONS OF IMPACT

- Temporary loss of grazing

PROPOSED MITIGATION

- **Appropriate fencing to be agreed with the landowner and fencing design to take into consideration shed currently in situ onsite.**
- **Operational access removed in response to Landowner's request and a review of operational access requirements**
- Compensation to the landowner for acquire additional fodder due to temporary loss of pasture land during construction phase of the project.

OUTSTANDING ISSUES DELAYING CONCLUSION OF VOLUNTARY AGREEMENT

- **The Applicant has agreed commercial Heads of Terms with the Landowner.**
- The Applicant is currently awaiting solicitor details from the landowner, prior to their legal review of the draft Option documentation based upon the approved Heads of Terms.
- The Applicant is not aware of any outstanding concerns from the landowner.

CJ Negotiations/Contact Summary	Date of Contact	Method of Contact
RESPONSE RECEIVED FROM automated system from Mrs Myatt-Wells: Letter received but plan is incorrect	18/08/2020	Other
Correct plan then sent over	18/08/2020	Email
Telephone call with Myatt Wells	25/08/2020	Email
Introductory project letter from Carter Jonas – Land Referencing.	24/11/2020	Letter
Will Gullett (WG) sends signed survey licence to Tiffany Myatt-Wells (TMW) and requested payment form	10/03/2021	Email
Email correspondence with TMW regarding surveys	19/03/2021 - 21/05/2021	Email
Rowan Allan (RA) confirms via email that he is acting on behalf of TMW	26/05/2021	Email
Email correspondence with TMW about surveys	02/06/2021	Email
Email from TMW regarding works, WG asks for clarification	07/06/2021	Email
TMW requests information on wider route	09/06/2021	Email
Request for Information chaser letter sent	10/06/2021	Letter
WG sent survey details, queries from TMW	16/06/2021	Email
TMW requests plan, WG states he is waiting to receive it	17/06/2021	Email
WG informs TMW about survey delay	21/06/2021	Email
WG sent further survey licence	12/07/2021	Email
Statutory letter - section 42	14/07/2021	Letter
Site Meeting - TMW and WG - introductory meeting and briefing regarding project overview with project programme	26/08/2021	Site Meeting
Chaser from WG re licence	06/08/2021	Email
TMW confirms she will sent licence back	18/08/2021	Email
WG requested site meeting, meeting arranged	20/08/2021	Email
Survey licence returned	23/08/2021	Other
WG sent survey details to TMW	01/10/2021	Email
TMW requests more notice for surveys, WG confirms	01/10/2021	Email
WG sent further survey info	14/10/2021	Email
TMW sent further contact details	15/10/2021	Email
Email correspondence regarding survey licence, TMW confirms damage caused	13/05/2022	Email
WG sent further survey details, TMW accepts	08/06/2022	Email
Survey licence sent to landowner	08/08/2022	Email
Signed licence returned from landowner	15/08/2022	Email
TMW requested update on survey results, WG stated they are not available yet	15/08/2022	Email
Completed survey licence sent to landowner	08/09/2022	Email
Statutory letter - section 42	14/10/2022	Letter
Email received from TMW: CONSULTATION RESPONSE FROM COLIN MYATT WELLS (CMW) – Concerns raised associated with proposed access route	20/10/2022	Consultation Response

WG call with TMW regarding email and comments on construction access route. Suggested TMW and CMW attend consultation event	09/11/2022	Telecom
Message left by WG with TMW re Key Terms	16/03/2023	Telecom
KEY TERMS ISSUED	16/03/2023	Key Terms Issued
Email from TMW: Queries raised on programme of works, access routes, impact on ecology and fencing	16/03/2023	Email
Emails with WG to TMW re Key Terms questions to include programme of works, access routes, impact on ecology and fencing	20/03/2023	Email
Email chaser to TMW re further thoughts on Key Terms	12/04/2023	Email
Email chaser to TMW re any further thoughts on Key Terms	25/05/2023	Email
Email to landowner detailing that the DCO has been submitted	14/08/2023	Email
Landowners are waiting on solicitors	20/08/2023	Email
Statutory letter - section 56	25/09/2023	Letter
Email to RA, TMWs agent, asking for comments on key terms	31/10/2023	Email
Lucy Tebbutt (LT) chases RA again for comments on key terms	20/12/2023	Email
Further chaser to RA for key terms comments	13/02/2024	Email
Further chaser to RA for key terms comments	20/03/2024	Email
Chaser Letter Sent by LT on key terms	22/03/2024	Letter
Copy of chaser letter sent to RA	25/03/2024	Email
Email received from TMW – Awaiting feedback on terms from agent	26/03/2024	Email
Email sent to RA providing detail on reinstatement and programme and requesting feedback on HoTs	25/04/2024	Email
Email sent to Landowner confirming LT liaising with RA	25/04/2024	Email
Email sent to Landowner requesting a meeting to discuss outstanding issues on HoTs	30/05/2024	Email
Email received from Landowner requesting RA and LT provide dates	30/05/2024	Email
Agent's Fees Clarification Letter Sent	06/06/2024	Letter
Chaser from LT to RA re key terms	10/06/2024	Email
Further chaser from LT to RA with updated table	21/06/2024	Email
Revised Key Terms Package Sent via Post	25/06/2024	Letter
Email to RA with Revised Key Terms Attached with actions commentary pertinent to landowners	27/06/2024	Email
Email from RA confirming meeting the Landowners on the 8th July	05/07/2024	Email
Email from Landowner's Agent - Confirming they have met last minute with the Landowner	05/07/2024	Email

Online Teams meeting with RA to discuss Heads of Terms followed by various emails on 9 July 2024 to agree points within the Heads of Terms	08/07/2024	Online Teams Meeting Followed by Emails
Email correspondence from RA confirming Heads of Terms are agreed	09/07/2024	Email/ Telecom
Email from LT to RA with comments regarding the Heads of Terms	25/07/2024	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.