

**Rampion 2 Wind Farm**  
**Category 4:**  
**Compulsory Acquisition**  
**Land Engagement Reports:**  
**National Highways**  
**Date: August 2024**  
**Revision B**

Application Reference: 4.6.4  
Pursuant to: The Infrastructure Planning (Examination Procedure)  
Rules 2010, Rule 8(1)(c)(i)  
Ecodoc Reference: 005265876-02

A photograph of an offshore wind farm with several white wind turbines on yellow foundations in the ocean. A small boat is visible near the base of one of the turbines. The background shows a coastline with hills under a clear blue sky.

## Document revisions

Revision	Date	Status/reason for issue	Author	Checked by	Approved by
A	09/07/2024	Deadline 5	Carter Jonas	RED	RED
B	01/08/2024	Deadline 6	Carter Jonas	RED	RED

<b>LANDOWNER NAME:</b>	National Highways	<b>URN on LRT:</b>	038
<b>AGENT:</b>	N/A	<b>Relevant Rep Ref:</b>	RR-263
<b>PROPERTY NAME:</b>	A section of the A272 which is mostly adopted highway.	<b>Written Rep Ref:</b>	REP1-058, AS-007, PEPD-057, REP2-042, REP3-078, REP4-139
<b>LAND INTEREST:</b>	Part 1 (Category 1) 9. Cable installation works (Works No.9) 13. Temporary construction access (Works No.13) 14. Construction and operational access (Works No.14)	<b>PLOT No:</b>	7/3, 7/5, 7/6, 7/7, 7/8, 7/9, 7/12, 7/13, 7/14, 7/15, 7/16, 7/17, 7/18, 7/19

## STATUS

The Applicant has consulted with National Highways via the statutory process and held various calls with National Highways to discuss the Project.

Most recently at CAH1, the Applicant's land agent spoke with Sarah Marshall and Kevin Bown of National Highways and asked for their feedback on their email of 25 April 2024. Following this, the Applicant re-circulated the email with the Heads of Terms and further clarification on 13 May 2024, 18 May 2024 and 6 June 2024. The Applicant has chased for the correct contact at the lands team numerous times, including the following dates: 1 July 2024, 07 July 2024.

On 08 July 2024, the Applicant received a response from Sarah Marshall, who suggested a date for a meeting before she goes on holiday. A meeting has been scheduled with National Highways for 10 July 2024. The Applicant has requested that a member of their Estates team join the call.

Although the progress on the land negotiations has been slow, this has not been for lack of email chasing by the Applicant. The Applicant has however had various meetings regarding the engineering designs of the area around the A27, and the outcome of some of these discussions will provide direction for discussions in respect of the land rights required. The Applicant is currently negotiating appropriate protective provisions with National Highways and a Statement of Intent. The use of Horizontal Directional Drilling (HDD) to install cable ducting and cables underneath the strategic road network ("SRN") will be at a sufficient depth to avoid any impact on the carriageway or road verge.

The Status of the collaboration between the Engineering team and National Highways is summarised below:

- The Applicant has addressed the technical concerns raised by National Highways and has provided a Geotechnical Statement of Intent which is now agreed.
- The Applicant is undertaking a Road Safety Audit (RSA) which will be provided to National Highways at Deadline 5.
- The Protected Provisions being sought by National Highways are not appropriate for the level of interaction with the SRN created by the construction of Rampion 2.
- The Applicant's approach to the cable corridor crossing of the A27 at Hammerpot is to have zero impact on the SRN. The proposed use of HDD is subject to ground investigation and final detailed design, though National Highways' Geotechnical advisor has confirmed that they have no further concerns subject to final design, however, this has not been reflected in the approach to the Protected Provisions discussions.
- Following CAH1 the Applicant is also completing a RSA at National Highways' request in respect of the temporary construction access arrangements at Hammerpot.

## NEGOTIATIONS FOR VOLUNTARY ACQUISITION OF RIGHTS

- Heads of Terms were issued on 25 April 2024, and re-issued on 6 June 2024 with further information.
- A revised offer in respect of the Heads of Terms was sent on 28 June 2024, and re-circulated on 07 July 2024.
- The Applicant is still waiting for confirmation of a contact within the Estates team at National Highways.
- An online Teams meeting is arranged for 10 July 2024.
- The Applicant has requested a member of National Highways' Estates team to join the call on 10 July 2024 and is awaiting a response.
- **Although the progress on the land negotiations has been slow, this has not been for lack of email chasing by the Applicant. The Applicant has had various meetings with National Highways regarding the engineering designs relating to the area around the A27, and the outcome of these discussions will provide direction for reaching agreement on the land rights requirements.**
- National Highways does not consider the use of Compulsory acquisition or agreeing a voluntary land agreement as being the correct approach for land rights for the Applicant. NRSWA (The New Roads and Street Works Act 1991). The applicant does not consider this is the correct mechanism for securing sufficient rights over land for a Nationally Significant Infrastructure Scheme.

## PROGRESS OF NEGOTIATIONS TO ACQUIRE LAND RIGHTS FOLLOWING CAH1

- The Applicant and its agents spoke with Sarah Marshall and Kevin Bown of National Highways in person at the Hearing on 17 May 2024.
- On 18 May 2024 a summary of interests within the BOR that relate to National Highways was sent to National Highways via email.
- An email was sent to the Land Interest's Estates team mailbox on 6 June 2024 with updated Heads of Terms attached. Sarah Marshall and Kevin Bown were copied in.
- A follow up email was sent on 19 June 2024.
- On 28 June 2024, revised Heads of Terms with an enhanced financial offer to progress discussions and secure agreement was sent to National Highways.
- On 01 July 2024, a follow up email was sent to National Highways.
- The Applicant sent a letter to National Highways on 3 July 2024 to confirm the Applicant's position in respect of fees for professional advice.
- On 8 July 2024, the Applicant re-sent the revised Heads of Terms, BOR plot details and other accompanying documentation, following chaser emails sent on 6 June 2024 and 19 June 2024.
- The Applicant received a response on 08 July 2024, to which the Applicant has responded, and a meeting has been arranged for 10 July 2024.

## LANDOWNER ENGAGEMENT

- Prior to the engagement since the Heads of Terms were issued on 25 April 2024, the Applicant has had a number of meetings with National Highways.
- Around September 2020 there was contact between the Applicant's engineers and National Highways with a teams meeting held in October 2020.
- A consultation response was received from National Highways on 7 September 2021 as a response to the first Statutory Consultation.
- On 24 October 2022 National Highways submitted a consultation response to the secondary Statutory Consultation.
- From November 2022 onwards, the Applicant has been in contact with Kevin Bown of National Highways, with the Applicant having been in regular correspondence with National Highways since November 2023.
- On 9 November 2023 the Applicant had a telephone conversation with Kevin Bown, following various chaser emails that had been sent (with no response) to help move discussions forward.
- On 10 November 2023 an online Teams meeting was held with National Highways, including Kevin Bown to discuss next steps.
- Following this meeting, the Applicant circulated a plan (on 20 November 2023) summarising the area of the A27 affected by the proposed works, indicating which areas were adopted highway, which areas are owned freehold by National Highways and how the Works areas impact with these.
- Following various email correspondence, a further online teams meeting was held on 20 December 2023 to progress discussions.
- The Applicant has chased National Highways numerous times for a contact within their Estates team to help move the land agreement element of the discussions forward. Chaser emails have been sent on the following dates: 15 January 2024, 29 January 2024, 19 February 2024, 25 April 2024.
- On 25 April 2024, the Heads of Terms were issued to National Highways (Kevin Bown). Mr Bown responded on 25 April 2024 outlining that they are searching internally for the right person to take forward the land matters.
- Further details of the Applicant's engagement with National Highways is summarised within the two tables above.
- The Applicant has had meetings with the National Highways team in respect of the construction design and associated parameters considered when installing the cable route under their infrastructure. Although these have not been with the Lands team, these are a key part of progressing discussions with National Highways and will inform how the land agreements are structured. The Applicant has continued to engage with National Highways to progress the RSA and agree the Geotechnical Statement of Intent to address their concerns. National Highways is seeking to apply standard wording for their Protective Provisions however, as no works are proposed to the SRN the Applicant cannot agree to the level of protection requested. As such and as addressed elsewhere the approach agreed by the ExA for National Highways in relation to the Hynet DCO is being sought by the Applicant.

## IMPACT ON LAND INTEREST

- National Highways is the strategic highways authority in relation to the A27. The Applicant's proposals intersect with part of the A27, and the installation methodology in this location is proposed to be via a trenchless crossing.
- National Highways owns the freehold of some of the Property, most of which is adopted highway.
- **As well as Works No.9, there is a temporary construction access (Works No.13) proposed over a section of the Property, and a proposed construction and operational access (Works No.14) along an existing track known as Decoy Lane.**

**A summary of the plots and the impacts of the proposed Works on these areas is summarised below:**

- **The following Plots are affected by Works No.9 – Cable Installation works (including construction and operational access), as per the Onshore Works Plans [PEPD-003], specifically Sheet 7, for which a package of Cable Rights and a Cable Restrictive Covenant are sought.**
  - **Plot 7/5** (WSX319438) comprises land in the freehold ownership of National Highways, which is also adopted Highway, with rights sought over *'approximately 7824 square metres of land being adopted highway and verge (Arundel Road, A27) and overhead electricity lines, lying northeast of Steyne Wood and north of New Place Farm, in the parish of Angmering CP.'*
  - **Plot 7/6 and 7/12** are both Unregistered plots of Land comprising adopted highway where National Highways has presumed ownership of subsoil (Part width of highway). **Plot 7/6** comprises *'approximately 23 square metres of land being adopted highway (Arundel Road, A27), lying northeast of Steyne Wood and north of New Place Farm, in the parish of Angmering CP. Plot 7/12* comprises *'approximately 2117 square metres of land being adopted highway (Arundel Road, A27), overhead electricity and telecommunication lines, footway, accessway, verge and trees, lying north east of Steyne Wood and north of New Place Farm, in the parish of Angmering CP.'*
  - **Plot 7/13** (WSX320322) comprises land in the freehold ownership of National Highways, which is also adopted Highway, with rights sought over *'approximately 446 square metres of land being adopted highway (Arundel Road, A27), grassed area, wooded area and verge, lying northeast of Steyne Wood and north of New Place Farm, in the parish of Angmering CP.'*
- **The following Plots are affected by Works No.13 – Temporary construction Access, as per the Onshore Works Plans [PEPD-003], for which a package of temporary rights is sought.**
  - **Plot 7/7** (Title WSX319438) is in the freehold ownership of National Highways, which is also adopted highway and comprises *'approximately 131 square metres of land being adopted highway and verge (Arundel Road, A27), lying northeast of Steyne Wood and north of New Place Farm, in the parish of Angmering CP.'*
  - **Plot 7/15** (Title WSX320322) is in the freehold ownership of National Highways, and is also adopted highway and comprises *'approximately 2356 square metres of land being adopted highway (Arundel Road, A27), footway, grassed area, wooded area, access path and verge, lying northeast of Steyne Wood and northeast of New Place Farm, in the parish of Angmering CP.'*
  - **Plot 7/16** is Unregistered land which is adopted highway, comprising *'approximately 293 square metres of land being adopted highway (Arundel Road, A27), verge, access track, wooded area, grassed area, drain, lying west of Swillage Lane and northeast of New Place Farm, in the parish of Angmering CP.'*
  - **Plot 7/17** is freehold land in the ownership of National Highways, which is also adopted highway (WSX323969) and comprises *'approximately 919 square metres of land being adopted highway and verge (Arundel Road, A27), access track, wooded area, grassed area drain, lying west of Swillage Lane and north east of New Place Farm, in the parish of Angmering CP.'*
  - **Plot 7/18** is owned freehold by National Highways under Title WSX323969 and comprises *'approximately 21 square metres of land, being wooded area and drain lying west of Swillage Lane and northeast of New Place Farm'. It is not adopted highway.*
  - **Plot 7/9 and Plot 7/19** both form part of adopted highway and are required for Temporary possession and use. **Plot 7/9** (WSX329094) comprises *'approximately 351 square metres of land being adopted accessway off Arundel Road, grassed area and verge, lying northeast of Steyne Wood and north of New Place Farm, in the parish of Angmering CP'. Plot 7/19* (Title WSX323969) comprises *'approximately 224 square metres of land being adopted highway verge and scrubland lying west of Swillage Lane and northeast of New Place Farm, in the parish of Angmering CP.'*
  - **Plot 7/8 and 7/14** are both Unregistered plots of adopted highway for which it is assumed that National Highways has presumed ownership of subsoil (Part width of highway). These are required for Temporary possession and Use and comprise *'approximately 518 square metres of land being adopted highway and verge (Arundel Road, A27) and footway lying north east of Steyne Wood and north of New Place Farm, in the parish of Angmering CP' (Plot 7/8)* and *'approximately 96 square metres of land being adopted highway (Arundel Road, A27), lying north east of Steyne Wood and north of New Place Farm, in the parish of Angmering CP' (Plot 7/14).*
- **The following Plots are affected by Works No.14 – Construction and Operational Access Rights, as per the Onshore Works Plans [PEPD-003]. for which a combined package of construction and operational access rights is sought, .**

- **Plot 7/3** comprises 'approximately 118 square metres of land being hard standing, part adopted highway and verge (Arundel Road, A27), lying north of Steyne Wood and northwest of New Place Farm, in the parish of Angmering CP.'

**IMPLICATIONS OF IMPACT** –The temporary construction access arrangements will be agreed with National Highways and any traffic control measures will be known when the final contractor has been appointed. No permanent works are proposed to the SRN and the temporary construction access will be removed and the road verge reinstated after the construction phase has been completed.

#### Proposed Cable Route (Works No.9)

- The use of the Horizontal Directional Drill (HDD) to install cable ducting and cables underneath the SRN will be at a sufficient depth to avoid any impact on the carriageway or road verge.
- Given the construction methodology in this location is proposed to be a trenchless crossing, there will be no above ground impacts.
- Protective Provisions and a Statement of Intent have are being negotiated to ensure protection of the infrastructure above the proposed cable route.

#### Proposed Construction and Operational Access (Works No.13 & Works No.14)

- The following Plots (Plot 7/22, 7/21, 7/20, 7/19 and 7/18) comprise land adjacent to the Highway and are proposed to be used for a temporary construction access. The construction access is proposed to be installed as part of the works to enable construction of the project, and access is proposed directly from the Arundel Road to access to the cable corridor.
- An additional, smaller area is a proposed construction access, comprising Plots 7/9, 7/10, 7/8 and 7/7.
- Plots 7/2 and 7/3 comprise a section of Decoy Lane, including the bellmouth leading directly to the south of the Arundel Road. These are included within the DCO Order Limits as a proposed construction and operational access route, for use both during the construction period and for operational access when construction has completed.

#### **PROPOSED MITIGATION –**

Any proposed mitigation will include engineering considerations as detailed below:

#### Proposed Cable Route (Works No.9)

- Mitigation – The use of Trenchless crossing is proposed at Hammerpot to avoid any disruption to the SRN (i.e. the A27). The drill depth will be around 10 metres below the carriageway and the approach has been designed to remove the risk of any damage to the carriageway. This is subject to detailed design and ultimately agreement with National Highways' Geotechnical Advisor.
- A Geotechnical Statement of Intent technical note has been issued to National Highways on 22 April 2024 with minor comments received on 13 May 2024. This feedback has been incorporated into an updated version of the technical note which to National Highways on 23 May 2024. National Highways Geotechnical Advisor has reviewed the existing borehole data available and the approach to ground investigation and confirmed that they have no further concerns subject to reviewing the final design of works.
- The Applicant responded to National Highways' comments on the Protective Provisions under discussion on 17 June 2024, together with a full explanation of the relevant protective provisions retained in the draft, in the context of the impact of the Proposed Scheme on the SRN.

#### Proposed Construction and Operational Access (Works No.13 & Works No.14)

- Road Safety Audit team CVs were submitted to National Highways and approved on the 11 June 2024. The Road Safety Audit is now in progress and the Applicant remains confident that they can be completed, and agreement reached of the proposed design of construction access arrangements at A27 Hammerpot, prior to the end of the Examination.
- The Applicant is also working with National Highways to reach agreement on the acceptability of temporary construction access designs on the A27 at Hammerpot (A-21 / A-22) with approval of the Road Safety Audit team and brief received from National Highways on the 11 June 2024. The Applicant has continued discussions on this topic and remains confident that agreement can be reached on the acceptability of access designs prior to the end of the Examination.
- A Geotechnical Statement of Intent technical note was issued to National Highways on 22 April 2024 with minor comments received on 13 May 2024. This feedback has been incorporated into an updated version of the technical note which was sent to National Highways on 23 May 2024.

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

- The Applicant is still waiting for a response on the Heads of Terms from the Property team at National Highways. Whilst a meeting has been arranged for 10 July 2024, the Applicant is still waiting for confirmation on whether a member of the Estates team will be joining the meeting.
- The Applicant has had various online teams call with their engineers and the National Highways team, the outcomes of which are likely to provide direction for the land agreements.

CJ Negotiations/Contact Summary	Date of Contact	Method of Contact
First contact between Richard Fearnall and Matthew Wells/ Daniel Foreman	24/09/2020	Email
Emails between RF and DF	25/09/2020	Email
<p>Email from Darren Hones at Wood to Daniel Foreman:            I have been asked to coordinate contact with Highways England regarding the proposed crossing of the A27 Arundel Bypass by the Rampion 2 Project. I appreciate that you mentioned that your diary is packed, but would you be available either the 8th or 9th October, sometime in the afternoon? It would be good to kick off introductory discussions especially regarding :</p> <ul style="list-style-type: none"> <li>Potential / preferred route options</li> <li>Respective project construction timetables</li> <li>An idea of the design of the bypass in the proposed crossing location ie will the new road be at grade, elevated or in a cutting?</li> <li>Just after an idea at this stage to understand whether we need to go deeper with the cables at this location</li> <li>Any Highways England specific crossing requirements</li> </ul>	29/09/2020	Email
<p>Email from Daniel to Darren:            Hi Darren,            I am actually away on annual leave for the whole of next week so unfortunately can't make the times proposed, how does the 16th October work for you?            In advance of this to give you an indicative idea of the proposed options for the project that we presented at a further public consultation in summer 2019 I suggest looking at the Interim Scheme assessment Report (  <a href="https://highwaysengland.citizenspace.com/++preview++/he/a27-arundel-bypass-further-consultation/supporting_documents/A27%20Arundel%20Bypass%200%20Scheme%20Assessment%20Report%202019%20%20Final.pdf">https://highwaysengland.citizenspace.com/++preview++/he/a27-arundel-bypass-further-consultation/supporting_documents/A27%20Arundel%20Bypass%200%20Scheme%20Assessment%20Report%202019%20%20Final.pdf</a>) which will give a description of the options.            Any questions please just let me know            Kind Regards            Dan Foreman</p>	01/10/2020	Email
<p>Chaser from Dan Foreman:            Hi Darren,            Just following up on the below and checking if you have had a chance as yet to consider some alternative dates to discuss the interface between eh A27 Arundel Bypass and the Rampion 2 projects?            Kind Regards            Dan Foreman</p>	14/10/2020	Email
<p>Email from Darren Jones            Daniel,            How does 3 – 4:30 on Tuesday 20th work for you? If that works I'll send a Teams invite.            Regards,</p>	15/10/2020	Email
TEAMS CALL	20/10/2020	Teams Meeting
Land referencing reminder letter	10/06/2021	Letter
<p>Email from Land enquiries at            HE:LandEnquiries@highwaysengland.co.uk&gt; RAM/92            Dear Jack,            Thank you for your letter of 10th June.            After searching through our records, I have been unable to find any previous correspondence received from yourself for the request for</p>	17/06/2021	Email



<p>information. Please could you reply to this email to include your original request, attaching any plans to help find the location. Kind regards, Property Enquiry Team Highways England   Ash House   Falcon Road, Sowton Ind. Estate   Exeter   EX2 7LB Web: <a href="http://www.highways.gov.uk">http://www.highways.gov.uk</a> One to pick up with <a href="mailto:Matthew.Wells@highwaysengland.gov.uk">Matthew.Wells@highwaysengland.gov.uk</a> Em</p>		
Statutory Letter Section 42	14/07/2021	Letter
CONSULTATION RESPONSE - Received from Kevin Bown	07/09/2021	Consultation Response
Statutory Letter Section 42	14/10/2022	Letter
<p>CONSULTATION RESPONSE:From: Khasru Ali &lt;<a href="mailto:Khasru.Ali@dft.gov.uk">Khasru.Ali@dft.gov.uk</a>&gt; I refer to your attached letter dated 14 October 2022 to the Secretary of State for Transport. I have been asked to reply.</p> <p>In order that I might re-direct this to the correct section for response it would be helpful if you could provide title documents, including plans, for the land believed to be in the ownership/ interest of the Secretary of State for Transport.</p>	24/10/2022	Consultation Response
<p>LT sends works plans to Ali Kasru Confirms deadline is extended for consultation responses.</p>	25/11/2022	Email
<p>LT emails Ali: Please see attached titles within our referencing data for the Rampion project, which have a SoSFT interest:</p> <ul style="list-style-type: none"> <li>•WSX299518</li> <li>•WSX348729</li> <li>•WSX332132</li> <li>•WSX175357</li> </ul> <p>Please note these interests do not relate to a direct ownership interest, but rather rights on the land.</p>	28/11/2022	Email
<p>SD EMAILS &lt;<a href="mailto:planningse@nationalhighways.co.uk">planningse@nationalhighways.co.uk</a>&gt; FAO Kevin Brown Dear Kevin As you may be aware Carter Jonas are acting as agents for the above project, which is currently out for s42 (re)consultation. I just wanted to pick your brains as to who is now interfacing with my client from an engineering perspective and also consider with you rights required and any protective provision with the respect to the A27 crossing points for the offshore cable at Crossbush? Regards</p>	28/11/2022	Email
<p>KEVIN BOWN EMAILS SD: Hi Steve I'm still leading on the Rampion 2 interface, partly as it's a DCO/ planning matter and partly because the latest consultation appears to indicate that the A27 crossing will now be outside of the Arundel Bypass project redline. I agree we will need to move to the next level of detail in the near future re DCO Protective Provisions and at that point I will engage with my:</p> <ul style="list-style-type: none"> <li>•Area 4 Asset</li> <li>•SES</li> <li>•Legal</li> </ul> <p>colleagues to get their respective inputs.</p>	29/11/2022	Email

In the meantime, attached is the response I've sent today re the latest Rampion 2 consultation.

From the consultation and attending the Teams workshop on 25 November, I have confirmed that we have no current concerns about the principle of the development but will need to have sufficient evidence by way of likes of TA/CMP/ Protective Provisions etc to cover the requirements of C2/13, NPPF and DMRB.

We therefore agreed to keep liaising as the projects works up that level of detail.

I hope this assists, and look forward to hearing from you once you are ready to move to the next level of detail.

Regards

Kevin Bown BSc(Hons) MPhil CMS MRTPI Spatial (Town) Planning Manager

Spatial Planning Team, South East Region Operations Directorate

Email from National Highways to LT: "Land Enquiries"

<LandEnquiries@nationalhighways.co.uk>;

Dear Lucy,

Your enquiry has been redirected to the Property Enquiries Team at National Highways.

Please can you explain your enquiry further, advising what assistance you require.

We will then be able to investigate.

Kind regards,

Lucy

Property Enquiry Team

30/11/2022

Email

LT sends land plans to Ali Kasru and Lucy

30/11/2022

Email

Email response from the land enquiries team:

Hi Lucy,

Apologies as I still do not fully understand your enquiry, and what assistance you require, if you clarify for me please.

Kind regards,

Lucy

02/12/2022

Email

LT responds to Land Enquiries at SOS

Hi Lucy,

The documents I attached in the previous email indicate where the Rampion 2 proposals interact with rights which are outlined as belonging to the SoS for Transport.

We need to understand who the correct land/ rights officer is on the National Highways side, so we can pass on the documents to them. This is to understand what Protective Provisions may or may not be needed alongside the Rampion 2 proposals.

If it is easier, we can discuss over a call on X Alternatively, I can set up a Teams call.

Many thanks,

Lucy

06/12/2022

Email

<p>Email from Lucy: Hi Lucy, Apologies I am still unsure of your enquiry. I did send on to a Case Manager for viewing, who responded advising that they too are unsure of what is being asked. Please can you clarify on your enquiry with what your project is, what assistance is required.</p> <p>Kind regards,</p> <p>Lucy</p>	09/12/2022	Email
<p>LT EMAILS KEVIN BOWN: Hi Kevin, By way of introduction, I work at Carter Jonas with Steve Drennan on the Rampion 2 project. We recently sent out the consultation material and I understand you have been liaising with Steve on this matter (see attached). Please see below correspondence we have also received from National Highways regarding the documentation/ rights that fall within titles potentially affected by the route. In addition, are you directly in touch with someone from the transport team at WSP regarding the Rampion project? Happy to discuss over the phone if easier. Kind regards, Lucy</p>	09/12/2022	Email
<p>Statutory Letter Section 56</p>	25/09/2023	Letter
<p>EMAIL TO KEVIN BOWN From LT as an introduction and requesting a date for Teams call</p>	07/11/2023	Email
<p>LT calls Kevin Bown</p>	09/11/2023	Telecom
<p>KEVIN BOWN RESPONDS to LT: Confirming himself as the main point of contact for Rampion 2, alongside input from the Legal Team (Sarah Marshall). To date we have been liaising with various Rampion 2 representatives (all cc'd) •Jim Mower as a general contact for the Transport etc Working Group •Nick Coombes re DCO/ SoCG matters – 1st draft received 16/10/23 •Naomi Bull re Protective Provisions – 1st response to our Proposed PP provided on 3/8/23 received 18/10/23</p> <p>The culmination of this engagement at this point in time is our Relevant Representations and Principal Areas of Disagreement Statement submitted to PINS on 3 November 2023 (copy attached).</p> <p>You will see that while, overall, we have, in principle, no objection to Rampion 2, there are various concerns and requirements set out that we consider need addressing a head of any DCO decision and probably ahead of the formal Examination sessions.</p> <p>Our most pressing concern and requirement is around the details for your works affecting the A27.</p> <p>To date, while we have not seen any details, all references have been to trenchless works, so I am particularly concerned to see your reference to open trench work.</p>	09/11/2023	Email
<p>Therefore, as a matter of urgency, could you kindly work together to</p>	09/11/2023	Email

submit the required information to us to review.

My sense is that since you now have our RRs/PADS you (Nick and Naomi) will also be able to update your draft SoCG and Protective Provisions to submit to us for review and agreement.

Once received, we would be please to meet with Rampion 2 representatives to discuss the detail and start the process of reaching agreement on the works and submission of additional documents/ evidence to the Examination (technical/ legal/other).

I hope this assists and look forward to receiving the required information at your earliest convenience.

In the meantime, if any party has any immediate queries regarding my response, please contact me.

Please also note that any correspondence should, also be copied to our team inbox [planningse@nationalhighways.co.uk](mailto:planningse@nationalhighways.co.uk) to ensure it is registered and added to our files and task lists.

Regards

Nick Coombs emails Kevin:  
Dear Kevin,

Thank you for sharing these documents, it is very helpful for us to have early sight of them before PINS publish.

It remains our intention to cross the A27 using HDD or similar, and this is secured in the draft DCO. We do intend to trench some local authority roads, which I think is the source of the misunderstanding.

I would very much like to start a series of calls to work through the various legal and engineering matters outstanding. When are you (and your team) available:

- Thursday 16th
- Friday 17th
- Monday 20th
- Tuesday 21st

Hopefully we should be able to find an hour when we can all meet to start the workstreams.

Thanks,

Nick

10/11/2023

Email

Email from Kevin Bown:  
Dear Nick

Of those dates, we can do 10.00-12.30 slot on Monday 20/11.

Will you be forwarding details beforehand so that we can start to review your proposals and hence make the meeting more productive?

Regards

Kevin Bown BSc(Hons) MPhil CMS MRTPI Spatial Planner

10/11/2023

Email

TEAM MEETING WITH NH - Nick Coombes organised

20/11/2023

Teams Meeting

LT circulates plan around A27 to team including engineers

20/11/2023

Email

# Carter Jonas

<p>Nick Coombes emails Kevin Bown with a POA - AND ATTACHED PLAN Dear Kevin,</p> <p>Thank you for your time this morning. Could you share the attached plan with your Property team, and send their details to Lucy so that she can start land rights discussions.</p> <p>Thanks, Nick</p>	20/11/2023	Email
<p>TEAMS MEETING WITH NH - Nick Coombes attended</p>	20/12/2023	Teams Meeting
<p>LT emails Kevin Bown chasing for property contact: Dear Kevin, Please could you pass on the details for your Property team. We can then pick up the land rights discussions with a member of the team. Kind regards,</p>	15/01/2024	Email
<p>Kevin Bown responds to LT's chaser email: Hi Lucy I am in the process of getting the right process/ people for you and will come back as soon as I have the information needed. Regards</p>	15/01/2024	Email
<p>LT emails Kevin Bown chasing for property contact: Dear Kevin, Just a quick message to check if you have managed to find the correct contact? Many thanks, Lucy</p>	29/10/2024	Email
<p>LT emailed Kevin Bown - chasing for property contact Dear Kevin, Good to meet you briefly at the Rampion 2 Hearings two weeks ago. Just a gentle reminder for a contact within your Property team. I understand that a land agreement may not be needed (if all rights and protections can be dealt with under protective provisions), as the land around the A272 is all adopted, but we wanted to run this past your Property team. I have attached a plan as a reminder. Kind regards</p>	19/02/2024	Email
<p>Kevin Bown emails LT: Hi Lucy It was good to meet you all too. I will chase my Lands/Property Colleagues, as I thought it had been agreed they would be contacting you direct. By the way, it's just the A27 for us, we'll leave the county to deal with the A272. Regards</p>	22/02/2024	Email
<p>KB emails stating NH are looking to recover costs</p>	03/04/2024	Email
<p>LT emailed Kevin Bown - KEY TERMS ISSUED Further to our recent discussions, I re-attach a plan that details the National Highways ownership impacted by the Rampion 2 project. 2 The majority of the National Highways ownership is within the adopted highway boundary (as detailed by the attached). However, there is one sliver of land (Plot 7/18) which we understand to be outside of the adopted highway area. We have therefore attached a Heads of Terms for an agreement over this area of land.</p>	25/04/2024	Email

Please let us know the best contact from your Property team to progress and/ or amend this agreement as necessary.

Email from Kevin Bown to LT:

Thank you for your email and attachments, they are most helpful in setting out the land plots in which you are interested and the purposes/ details of the rights you are seeking.

This will assist in now identifying an appropriate person within NH to input into our engagement with you.

I have set aside time next week to seek out the right person re Land Matters and then to convene internal meetings regarding all NH concerns and requirements. From these we will be able to further engage with you all seeking to take all the outstanding matters forwards.

I would find it helpful if Rampion 2 (you/ Nick/Ollie) could set out in a table what you believe are all the outstanding matters. We can review and agree the document. That way we will have a single document to keep under review, albeit that the actions may lead to amendments to/ agreement on many of the hundreds of Rampion 2 currently submitted original and amended DCO documents.

The table would also assist in providing/ updating the SoCG.

26/04/2024

Email

Summary of interests sent to National Highways

13/05/2024

Email

Sent further summary of interests

18/05/2024

Email

Sent HoT and further docs to NH

06/06/2024

Email

Chaser to NH regarding HoT

19/06/2024

Email

Revised Key Terms Letter Sent

28/06/2024

Letter

Further chaser sent by LT

01/07/2024

Email

Agent's Fees Clarification Letter Sent Via Post

03/07/2024

Letter

CJ sends a further chaser email to Sarah Marshall and main inbox for National Highways

08/07/2024

Email

LT receives a response from National Highways (Sarah Marshall) who suggests some meeting dates.

08/07/2024

Email

LT responds to Sarah Marshall detailing she cannot make those suggested dates, however, Oliver Kirkham (RED) can make a meeting on Wednesday. LT requests whether a contact from the Estates team will be joining

08/07/2024

Email

An online Teams meeting is scheduled for 10/07/2024

10/07/2024

Teams Meeting

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.