

Rampion 2 Wind Farm

Category 4:

Compulsory Acquisition

Land Engagement Reports:

Worthing Borough Council

Date: August 2024

Revision A

Application Reference: 4.6.49

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

Ecodoc Reference: 005279577-01

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:	Worthing Borough Council	URN on LRT:	098
AGENT:	N/A	Relevant Rep Ref:	N/A
PROPERTY NAME:	Land on the West Side of Long Furlong, Clapham, Worthing (WSX298213)	Written Rep Ref:	N/A
LAND INTEREST:	<p>Category 1</p> <p>Works 13 Temporary Construction Access</p> <p>Works 14 Construction and Operational Access</p>	PLOT No:	12/5, 12/10, 12/11
STATUS			
<p>As a result of the Applicant's review of safe passage of traffic along construction and operational access routes along whole length of the cable route during 2023, the Applicant identified that passing places were required along the single vehicle width Michelgrove Lane.</p> <p>The Applicant has engaged with the Landowner since 2024 and has outlined the Proposed Development details to the Landowner and discussed the impact of the Project on the Landowner's landholding, demonstrating meaningful consultation and engagement.</p> <p>The Applicant issued Heads of Terms to the Landowner in April 2024. The Applicant has established that the Landowner's landholding is subject to an Agricultural Holdings Act tenancy that allows the landlord (the Council) to exercise a two-month notice for the purpose of other uses other than agriculture. The Landowner has confirmed in principle that both the Landowner and the tenant farmer have no objections to the Applicant's proposals and that the Landowner is willing to enter into a voluntary agreement.</p>			
NEGOTIATIONS FOR VOLUNTARY ACQUISITION OF RIGHTS			
<ul style="list-style-type: none"> Heads of Terms were issued in April 2024. 			
PROGRESS OF ENGAGEMENT FOLLOWING CAH1			
<ul style="list-style-type: none"> Several emails were exchanged on 14th June 2024 whereby the Landowner confirmed the basis of the tenant's occupation under an Agricultural Holdings Act tenancy. The Landowner confirmed that there is a clause whereby the landlord can serve a two-month notice on land to be used other for other uses other than agriculture. The Landowner confirmed to the Applicant in an email dated 25th July 2024 that the tenant farmer has no objections to the Applicant's proposals and that the Landowner is willing to enter into an Option Agreement and Lease for the construction period. 			
LANDOWNER ENGAGEMENT (2024)			
<ul style="list-style-type: none"> The Applicant has had detailed dialogue with the Landowner commencing from June 2024. 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). Please refer to the <i>Progress of Engagement following CAH1</i> above. 			
ALTERNATIVES / REFINEMENTS – REVIEWED AT THE LAND INTEREST'S REQUEST			
<ul style="list-style-type: none"> None. 			
IMPACT ON LAND INTEREST			
<ul style="list-style-type: none"> Minimal impact – as the Applicant is seeking to utilise existing passing places / lay-bys along Michelgrove Lane. 			
PROPOSED MITIGATION			
<ul style="list-style-type: none"> None. 			
OUTSTANDING ISSUES DELAYING CONCLUSION OF VOLUNTARY AGREEMENT			
<ul style="list-style-type: none"> The landowner has raised no concerns on the draft Heads of Terms and have said they are willing to sign, the Applicant is therefore awaiting signed copies of the Heads of Terms from the landowner. 			

CJ Negotiations/Contact Summary	Date of Contact	Method of Contact
LTR to Worthing Borough Council re Key Terms Pack	16/04/2024	Letter
EM to Worthing Borough Council re Rampion 2 Offshore Wind Farm - Land owned by Worthing Borough Council [Subject to Contract & Without Prejudice]	11/06/2024	Email
EM from Bob Cliff (BC) (Adur & Worthing Councils) re Rampion 2 Offshore Wind Farm - Land owner by Worthing Borough Council > Confirmed that BC is the contact in respect of this matter. > Confirmed that the areas of land are included in the demise of an agricultural tenancy.	14/06/2024	Email
EM to Bob Cliff (Adur & Worthing Councils) re Rampion 2 Offshore Wind Farm - Land owner by Worthing Borough Council > Requested the details of the agricultural tenancy, whether it is an AHA or FBT (and the tenant's details).	14/06/2024	Email
EM from Bob Cliff (Adur & Worthing Councils) re Rampion 2 Offshore Wind Farm - Land owner by Worthing Borough Council > Confirmed the tenancy is an Agricultural Holdings Act 1986 tenancy. > Requested confirmation on use of lay-bys - permanent of just for the construction period.	14/06/2024	Email
EM to Bob Cliff (Adur & Worthing Councils) re Rampion 2 Offshore Wind Farm - Land owner by Worthing Borough Council > Confirmed the proposed lay-bys are intended just for the construction period (and that they would be reinstated at the end of the construction period).	14/06/2024	Email
Agent's Fees Clarification Letter Sent Via Post	03/07/2024	Letter
EM from Bob Cliff (Adur & Worthing Councils) re Rampion 2 Offshore Wind Farm - Land owner by Worthing Borough Council > Confirmed consulted with the tenant farmer – no current issue with the proposals. > Confirmed necessary for Council to enter into the Option Agreement and subsequent Lease.	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.