

Rampion 2 Wind Farm
Category 4:
Compulsory Acquisition
Land Engagement Reports:
Kingley Gate (Littlehampton)
Management Company Limited
Date: August 2024
Revision A

Application Reference: 4.6.43

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

Ecodoc Reference: 005279571-01

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:	Kingley Gate (Littlehampton) Management Company Limited	URN on LRT:	088
AGENT:	N/A	Relevant Rep Ref:	N/A
PROPERTY NAME:	Land at Courtwick Lane, Littlehampton (WSX437617)	Written Rep Ref:	N/A
LAND INTEREST:	Category 1 Works 15 Operational Access	PLOT No:	3/19, 3/20, 3/21, 3/22

STATUS

The Applicant requires operational access through the Property, being the residential development known as “Kingley Gate”, to gain access to the cable route crossing the railway line at the Arundel Junction (to the North West of the Property).

The Applicant has engaged with the former landowner (Barratt David Wilson Homes) and also with individual residential property owners benefiting from category 2 interests (rights of way) since 2022 and has outlined the Project to the Landowner and discussed the impact of the Project on the Property, demonstrating meaningful consultation and engagement.

The proposed operational access was consulted on through the second statutory consultation in October to November 2022 and a significant number of enquiries from category 2 interests were responded to in order to clarify the expected use of the road. In June 2023 Barratt David Wilson Homes informed the Applicant that a management company (i.e. the Landowner) had been set up to take ownership of and manage the road.

The Applicant issued Heads of Terms to the Landowner in December 2023. Since the Applicant opened dialogue with the Landowner, the Landowner has been in the process of completing a transfer from the housing developer, which completed in July 2024. The Applicant hopes to engage with the new landowner and reach a voluntary agreement.

NEGOTIATIONS FOR VOLUNTARY ACQUISITION OF RIGHTS

- **Heads of Terms** were issued in **December 2023**.
- The Landowner completed the transfer from the former landowner (Barratt David Wilson Homes) in **July 2024**.

PROGRESS OF ENGAGEMENT FOLLOWING CAH1

- The Applicant has been informed by the Landowner that the transfer completed in **July 2024** and that negotiations can now commence.

LANDOWNER ENGAGEMENT (2023 to 2024)

- The Applicant has had detailed dialogue with the Landowner commencing from **April 2023**, however, has engaged with residents with category 2 interests since the second statutory consultation in **October 2022**.
- Written correspondence issued both via emails and letters have been issued to the Landowner across this period as evidenced by the Landowner Engagement Tracker (below).
- The Landowner raised several concerns to the Applicant in an email dated **25th April 2023** principally concerned about the intended use and upkeep / maintenance of the roadways through the Kingley Gate residential housing estate.
- Barratt David Wilson Homes who was the developer of the housing development (and former owner of the Property) contacted the Applicant in **June 2023** and stated that “*We don’t have any objection to the above works but are keen to understand whether a pre and post-road condition survey will be undertaken and when you anticipate you will be undertaking works in this specific area so we can let our Management Company know and our Customer Care team in case there are any queries from residents*”.
- The Landowner requested in an email to the Applicant dated **11th June 2023** whether the Applicant would make a financial contribution towards the upkeep / maintenance of the roadways through the Kingley Gate residential housing estate.
- The Applicant responded to the Landowner informing them that the road was required as an operational access only with access for only a few small light vans or similar type vehicles per year and therefore pre- and post-condition surveys were unnecessary.
- The Applicant has had extensive engagement with the residents of Kingley Gate. There was a general misunderstanding that the use of the road was required for construction vehicles and once residents had been informed of the very occasional use for operational vehicles, their concerns were resolved (please see Consultation Report [**Ref: APP 027**]).
- The Landowner informed the Applicant in **April 2024** that the transfer had still not completed and there was no ability to make any decisions.

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

- None.

IMPACT ON LAND INTEREST

- Minimal impact – as the Applicant is seeking rights for operational access only.

PROPOSED MITIGATION

- None.

OUTSTANDING ISSUES DELAYING CONCLUSION OF VOLUNTARY AGREEMENT

- Now the delay (in the transfer of ownership has been completed), the Applicant anticipates being able to conclude a voluntary agreement.

CJ Negotiations/Contact Summary	Date of Contact	Method of Contact
EM from Kingley Gate Management Company representative (JS) re Question on Rampion 2 Posted Revisions > Confirmed JS director of Kingley Gate Management Company - management of the development.	19/04/2023	Email
Tel. Con. with JS (Kingley Gate Management Company)	24/04/2023	Telecom
EM to JS (Kingley Gate Management Company) re Question on Rampion 2 Posted Revisions > Confirmed that JS main point of contact for the Kingley Gate Management Company. > Confirmed that proposed operational access through Kingley Gate residential estate.	25/04/2023	Email
EM to JS (Kingley Gate Management Company) re Kingley Gate (Rampion 2) - ENQUIRY re "new area of affected land" for "operational access" > Confirmed CJ are receiving calls from residents of Kingley Gate. > Confirmed CJ issued confirmation schedules to ascertain the ownership of properties affected by the proposed operational access.	30/05/2023	Email
EM to Graham Remnant (First Port) re Kingley Gate (Rampion 2) - ENQUIRY re "new area of affected land" for "operational access" > Confirmed as managing agent for Kingley Gate - GR communicate with all the owners / residents association.	01/06/2023	Email
EM to Graham Remnant (First Port) re Kingley Gate (Rampion 2) - ENQUIRY re "new area of affected land" for "operational access" > Attached blank confirmation schedule.	09/06/2023	Email
EM from Emma Thayre (First Port) re Kingley Gate (Rampion 2) - ENQUIRY re "new area of affected land" for "operational access" > Requested a road maintenance contribution as unadopted highway.	11/06/2023	Email
EM to Graham Remnant (First Port) & JS (Kingley Gate Management Company) re Kingley Gate (Rampion 2) - ENQUIRY re "new area of affected land" for "operational access" > Requested confirmation of what the management company's interest is / do you occupy the Kingley Gate estate.	13/06/2023	Email
EM from JS (Kingley Gate Management Company) re Rampion 2 Estimated Construction Start / Finish (Kingley Gate) > Confirmed at the consultation event at Littlehampton Yacht Club, programme of works.	27/09/2023	Email
EM to JS (Kingley Gate Management Company) re Rampion 2 Estimated Construction Start / Finish (Kingley Gate) > Confirmed DCO application submitted. > Confirmed draft works programme.	29/09/2023	Email
EM from JS (Kingley Gate Management Company) re Rampion 2 Estimated Construction Start / Finish (Kingley Gate) > Confirmed email dated 29 09 23 was helpful.	29/09/2023	Email

LTR to Kingley Gate Management Company re Key Terms Pack	08/12/2023	Letter
EM to Graham Remnant (First Port) & JS (Kingley Gate Management Company) re Key Terms Pack > Attached Heads of Terms.	08/12/2023	Email
EM to Graham Remnant (First Port) & JS (Kingley Gate Management Company) re Key Terms Pack > Further to email dated 08 12 23 - requested response.	07/03/2024	Email
EM from Graham Remnant (First Port) re Key Terms Pack > Confirmed email has been referred to the Developer and is awaiting a response.	07/03/2024	Email
EM from JS (Kingley Gate Management Company) re Key Terms Pack > Confirmed will respond shortly.	07/03/2024	Email
EM from JS (Kingley Gate Management Company) re Key Terms Pack > Confirmed no formal directors for the Kingley Gate Management Company. > Confirmed that Graham Remnant main point of contact (through First Port).	17/04/2024	Email
EM to Graham Remnant (First Port) re Key Terms Pack > Further to email dated 17 04 23 - requested response.	30/05/2024	Email
EM from Graham Remnant (First Port) re Key Terms Pack > Confirmed the matter has been referred to the landowner Barratt David Wilson (BDW) Homes.	03/06/2024	Email
EM from Graham Remnant (First Port) re Key Terms Pack > Confirmed the land transfer is currently underway to the Kingley Gate (Littlehampton) Management Company Ltd.	04/06/2024	Email
Agent's Fees Clarification Letter Sent	06/06/2024	Letter
EM to Graham Remnant (First Port) re Key Terms Pack > Further to email dated 30 05 23 - requested response.	03/07/2024	Email
EM from Graham Remnant (First Port) re Key Terms Pack > Confirmed the land transfer has now completed and there are two new resident directors - advised to contact them directly.	04/07/2024	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.