

Rampion 2 Wind Farm
Category 4:
Compulsory Acquisition
Land Engagement Reports:
Dickson

Date: August 2024
Revision B

Application Reference: 4.6.6
Pursuant to: The Infrastructure Planning (Examination Procedure)
Rules 2010, Rule 8(1)(c)(i)
Ecodoc Reference: 005265878-02



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

LANDOWNER NAME:	Thomas Ralph Dickson	URN on LRT:	078
AGENT:	Simon Mole (Montagu Evans)	Relevant Rep Ref:	RR-396
PROPERTY NAME:	College Wood Farm, Spithandle Lane, Steyning, West Sussex BN44 3DY (WSX210282) <i>(Approx. 11 acres potentially affected currently within DCO Order Limits)</i>	Written Rep Ref:	REP1-168 AoC-020 PEPD-107 PEPD-108 REP3-136 REP3-137 REP3-138 REP4-130 REP4-131
LAND INTEREST:	Category 1 Works 09 – Cable Installation Works Works 15 – Operational Access	PLOT No:	24/17, 25/2, 25/3, 25/4, 25/5

STATUS

The Applicant has engaged with the Landowner since 2021 and in that time has assessed a number of alternative proposed cable routes (put forward by the Landowner / Landowner's agents), as part of the negotiations, and the Applicant has also proposed mitigation measures and offered an above market value commercial offer demonstrating meaningful consultation and engagement.

The Alternatives considered include the latest new Landowner/ Applicant proposed cable route proposed in June 2024. The Applicant considers that this is a less preferable cable route than the route identified by the Applicant in terms of environmental impacts, but the Applicant has demonstrated a willingness to consider progressing the proposal should the Landowner confirm a wish to proceed with this option. The Applicant has set out a suggested staged way forward and is still awaiting confirmation from the Landowner to confirm his wish to proceed.

NEGOTIATIONS FOR VOLUNTARY ACQUISITION OF RIGHTS

- **Heads of Terms** were issued in **January 2024** and the Landowner's agent confirmed that the Landowner would like to work collaboratively to agree an acceptable cable route across the landholding with the Applicant, and to agree terms for a voluntary acquisition.
- The Applicant received comments on the Heads of Terms from the Landowner's agent on **18th April 2024** including:
 - Key Terms – tweaking wording to “...and temporary working areas plus any temporary access routes and permanent access rights as required”.
 - Option Land – changing the land edged “Red” to the land edged “Green” but accepting that the Landowner may also wish to grant the Applicant rights to carry out drainage mitigation outside of this area.
 - Option Land – tweaking wording to “All necessary access and other necessary rights for the construction, operation, and maintenance of the Cable Route”.
 - Option Extension Payment – increasing the payment offered to the Landowner.
 - Easement Amount – amended to include an area-based payment instead of the proposed linear meterage proposed payment.
 - Grantor's Agent's Costs – requesting to remove cap on fees.
 - Grantor's Solicitor's Costs – requesting to remove cap on fees.
 - Rights – several points in this section for further discussion.
 - Protections – adding the wording to the final sentence “...in accordance with the National Compensation Code”.
 - Restrictions – several points in this section for further discussion.

In addition, the Landowner's agent requested whether the cable route could be located as close as possible to the northern boundary of the landholding but acknowledged that this would need to be a minimum of 15m from the ancient woodland to adhere with Natural England guidance.

The Landowner's agent also requested the Applicant to consider a short-throw HDD / thrust boring technique to cross under College Wood Drive so as not to break the surface. The Landowner's agent stated that the Landowner requires unimpeded access over College Wood Drive during construction and operation of the project.

- On **27th June 2024** the Applicant sent to the Landowner's agent an updated key terms pack with:
 - 1) **Revised Heads of Terms** with an increased overall cable payment offer

- 2) A document outlining some key principles surrounding pursuing “Plan 1” as the preferred option but reverting to “Plan 2” should the EIA assessment show unacceptable impacts or if consent is not approved further to reasonable endeavours by the Applicant to secure consent for an agreed cable route
- 3) Plans 1 and 2 to accompany the key terms.

PROGRESS OF NEGOTIATIONS TO ACQUIRE LAND RIGHTS FOLLOWING CAH1

- The Applicant has been in discussions with the Landowner and the Landowner’s agent following Compulsory Acquisition Hearing 1 (“CAH1”).
- The Applicant held an on-line video TEAMS call with the Landowner’ agent on **24th May 2024** whereby the Landowner’s agent sought to clarify the standoff distances from the ancient woodland / woodland. The Landowner’s agent also stated that if the Applicant is willing to reach an agreement on the “Alternative Route 3 without trees” that the Applicant would not exercise its CA rights. The Applicant commented that any agreement reached outside of the DCO Order Limits would require a Town and Country Planning Act (“TCPA”) consent and that the Applicant would use reasonable endeavours to obtain said consent.
- On **28th May 2024** an email was sent from the Applicant to the Landowner’s agent querying which months of the year cattle are kept at College Wood Farm and requesting up to date information relating to farm management. A subsequent telephone call on **31st May 2024** with the Landowner’s agent confirmed that cattle are usually purchased in Spring and sold in Autumn, however the cattle were being purchased / brought onto the land later this year due to the wet weather.
- On **30th May 2024** an email was sent from the Applicant to the Landowner’s agent, requesting a call to discuss the Landowner’s latest position on the Applicant’s proposed ‘open cut’ trenching method for College Wood Farm driveway. The email contained information that has been put together to inform the Action Points arising from CAH1 regarding trenchless crossing timeframes likely to be required at this location. The email set out the Applicant’s commitment relating to retained access for the Landowner along College Wood Farm driveway, assuming open cut trenching methods are used across the driveway for comparison and asked if the Landowner’s agent could confirm the Landowner’s latest position with regard to the request for the HDD of College Wood Farm driveway in light on the information presented, as this affects the Applicant’s response to the Landowner’s proposed “Alternative 3 without trees” proposed cable route put forward. The Applicant confirmed that it will provide uninterrupted access along College Wood Farm driveway throughout the duration of the construction period. When the cables are installed through College Wood Farm driveway, an alternative access route via a short diversion will be provided (through the Construction Corridor) of suitable material (i.e. bog matting) to ensure uninterrupted access is maintained for farm vehicles, HGVs, and for emergency vehicles. The relevant principles around Private Means of Access (“PMA”) as detailed in Section 5.7.10 in the **Outline Code of Construction Practice [REP3-025]** apply to this.
- On **31st May 2024** an on-line video TEAMS call with the Landowner’s agent took place to discuss matters raised in the email of **30th May 2024** (as set out above), tree removal at College Wood Farm, cable route amendments at College Wood Farm and current cattle operations.
- On **6th June 2024** an email from the Applicant to the Landowner’s agent setting out the conclusions of the Applicant’s assessment of the Landowner’s proposed “Alternative 3 without trees” in light of the Landowner having very recently felled part of the tree belt in the north and east field and in this case for the Applicant to put forward it’s “best compromise”. The email confirmed that the project team had recently reviewed the proposed “Alternative 3” route put forward in the Written Representations in light of the reported felled trees and noted that the Applicant cannot take account of the felling in the context of the Environmental Assessment, as the assessment needs to be based on the point of time used within the application. The conclusions from the project team remain against taking forward the proposal for the following reasons:
 - 1) Trenchless crossing amenity impact on the property to the north which has not been assessed.
 - 2) Increased surface water flooding risk.
 - 3) Additional unknown services.
 - 4) Overlap with the ancient woodland buffer.
 - 5) Additional tree-line crossing (as cannot be avoided from the assessment).

The email went on to state that at the same meeting a northern cable alignment was considered by the Applicant’s Project team which would not impact on the ancient woodland buffer. A plan of the proposal, drawn by the Applicant, was included in the email. The email stated that this cable route alignment has not been subject to full Environmental Impact Assessment, however an initial assessment has been carried out. Again, the conclusions were that on balance the DCO proposed route is preferable due to increased level of environmental reasons including surface water flooding risk, greater biodiversity loss impacts from the trenchless crossing and unknown services.

Notwithstanding the above, the Applicant noted that it is keen to find a pragmatic solution and is prepared to discuss if there would be potential for agreement by the Landowner to an adjusted cable alignment with no trenchless crossings on the land. The approach to securing consent would need to be aligned with the appropriate information and the Applicant outlined that this could not be done with the information in the Environmental Statement as the Applicant has no survey data for the northern part of the land as no access was permitted by the landowner to survey outside of the DCO red line when surveys were carried out.

The email stated that the Applicant would require flexibility to determine the appropriate course of action to facilitate such a change in light of the lack of environmental information and assessment. The Applicant would be prepared to

commit to using reasonable endeavours to secure consent for the proposed new cable alignment with no trenchless crossings if this would result in an agreed way forward. The Applicant also noted that **NPS EN-1** states that where an alternative is first put forward by a third party after an application has been made, the Secretary of State may place the onus on the person proposing the alternative to provide the evidence for its suitability as such and the Secretary of State should not necessarily expect the Applicant to have assessed it - **paragraph 4.3.29 EN-1**.

- On **10th June 2024** – an email was sent from the Applicant to the Landowner’s agent confirming availability to visit the site to discuss the cable route proposals.
- On **13th June 2024** – the site visit took place with the Applicant, Applicant’s agent, Landowner and Landowner’s agent. At the Landowner’s request the Landowner’s proposed “Alternative 3 without trees” cable route was walked, and the proposed extent of land required was noted pursuant to the email of **28th May 2024**. The Applicant noted there are still no cattle on the land.
- On **13th June 2024** an email was sent from the Applicant to the Landowner’s agent attaching a PDF of the new cable route plan (emailed on **6th June 2024** and discussed on the site visit on **13th June 2024**). The Applicant noted that the Landowner had not agreed to the plan and acknowledged that the Landowner’s agent would be forwarding a further proposed amended route that the Landowner and agent had talked through at the site visit. The email confirmed that the Applicant requires an agreed route before the Applicant can instruct any further survey work to inform an environmental report.
- On **14th June 2024** an email was sent from the Landowner’s agent to the Applicant setting out the Landowner’s requested cable route, proposed development parameters and the conditions the Landowner would require to be satisfied in order for the landowner to enter into a voluntary agreement. These include:
 - A construction width of 40m throughout (maximum).
 - An easement width of maximum of 20m throughout.
 - The woodland standoff remains but look to utilise, where possible,
 - The Landowner is willing to remove the oak tree viewed in the site visit to assist with the constraints in this location.
 - The Landowner’s willingness to accept open cut trenching of College Wood driveway but will want some controls around timing of the works and reinstatement so these can happen ASAP (say no more than 2 weeks).
- On **17th June 2024** an email was sent from the Applicant to the Landowner’s agent seeking to clarify the contents of the email of **14th June 2024** in order for the Applicant’s project team to assess. The Applicant indicated that the requested timeframe for the driveway crossing works is likely to be workable.
- On **19th June 2024** an email was sent from the Applicant to the Landowner’s agent further to the Landowner’s new marked-up plan sent through on **14th June 2024**. The email set out the Applicant’s engineering and environmental comments on the Landowner’s proposed revised DCO Order Limits at College Wood Farm and requirements and conditions. The email stated that the Applicant would need the confidence of an agreed cable route to survey before instructing surveyors. In order to progress matters, the email requested confirmation that the Landowner is accepting of the key project requirements as follows:
 - 1) DCO corridor of 60-70m (within which the 40m working construction corridor will be located)
 - 2) Approximate easement width of 20m but wider if the project requires (e.g. to go around obstacles) subject to appropriate increase in payment.

It was outlined that these parameters are required as a minimum to ensure the project delivery is not at substantive risk. The email set out the Applicant’s engineering comments in response to the proposed amended cable route and the associated annotations/ conditions requested by the landowner (the Landowner’s annotations / conditions shown in italics).

A construction width of 40m throughout

- The reduction of the DCO Order Limits to a width of 40m presents a significant project risk as it removes the required flexibility required for Ground Investigation surveys and detailed cable design or pre-construction / construction phase potential constraints such as archaeology, UXO etc that could present a risk to the delivery of the project. The temporary construction corridor will be 40m for trenched cable installation as per the DCO Application. However, the location of the 40m construction corridor is not determined at this point and will be within the 60-70m DCO Order Limits boundaries to retain flexibility to account for detailed design. This is required, for example, to construct an appropriate crossing of the 33kV buried services in agreement with the utility operator. Within the corridor boundary, the construction design will take landowner requirements and requests into account as far as possible. Please see Rampion 2’s “Applicant’s responses to Action Points arising from Compulsory Acquisition Hearing 1- Table 2-2 - 1 for a detailed account of the rationale behind this: [Applicant’s response to Action Points arising from ISH2 & CAH1 \(planninginspectorate.gov.uk\)](#)

An easement width of 20m throughout

- It is anticipated that a 20m easement will be required for the cables. However as per the Heads of Terms there are caveats with regard to, for example, the avoidance of obstacles which the Applicant requires to be in the documentation.

The woodland standoff (buffer) remains but look to utilise, where possible, this space

- The area of the woodland standoff is outside the proposed order limits in the marked-up plan. The Project is required to observe commitments C-216 in relation to this. The Applicant has previously explored whether woodland buffers could be used for ‘non-intrusive construction activities’ (e.g. laying of ducts or soil storage), but it is understood that these works are not permitted in this area.

- The Applicant is willing to compromise on the farm drive crossing in terms of open cut but will want some controls around timing of the works and reinstatement so these can happen asap (say no more than 2 weeks).
- In principle the Applicant can commit to a 2-week crossing of the farm drive (start of construction to functional access reinstatement). During the 2-week crossing, access for the Landowner would be retained either via road plating or via a diversion route as previously communicated. It must be noted that there are stages of the construction of the utility crossing that involve third parties (for example for inspection & supervision by the utility operator), and that the target 2-week crossing of the access track does not account for potential delays due to third parties. However, such delays are considered unlikely.
- The Landowner had requested the western gate to be kept open and available however the Applicant has confirmed to the Landowner that it would not be possible to reduce the DCO Order Limits to this extent at this stage, and the western gate needs to remain inside the DCO so as not to impact on the delivery of the Project.

The Applicant also confirmed that the proposed cable route forwarded is from an environmental perspective less preferable than the DCO Cable route for surface water, biodiversity and landscape and visual reasons.

- On **21st June 2024** an email from the Applicant to the Landowner's agent setting out the Applicant's next steps. The email outlined the requirements and timeframes that would be associated with any change to the proposals the Applicant and the Landowner are seeking to progress, in order to outline the challenges that both parties face in terms of implementing a change via a DCO change request.
 1. In order to progress forward the updated plan for assessment and any associated relevant constraints (and caveats) need to be set out in an agreed document such as an appendix to the key terms.
 2. Further to the above the Applicant would need to confirm these details to our environmental consultants and engineering team and then survey and assess the proposal from a technical and environmental perspective.
 3. Only further to stage 2 can the Applicant consider whether it is a change that is both acceptable to the Applicant and capable of being consented from an environmental/policy perspective and at that point the Applicant would need to take advice on the appropriateness of the change taking into account the information submitted to the Examination by the Landowner.
 4. If the above assessment is positive, the Applicant would seek to secure a formal agreement with the Landowner prior to promoting the change.
 5. The Applicant would then need to submit a change notification request to the Planning Inspectorate and obtain the EXA's view on what consultation is required. Further to the Applicant seeking advice from their legal advisors on this last week, the Applicant understands that consultation is likely to be required with the Local Planning Authority, Natural England, and the property to the north as a minimum.
 6. In anticipation of the Planning Inspectorate requiring consultation, the Applicant could start to undertake consultation between steps 4-5 as indicated in the latest Examination Guidance.
 7. Further to step 6, a change request would be submitted.

Given the 28-day consultation period, the Applicant pointed out that it anticipated that it would be difficult to get to Stage 4 and consult on the change prior to the end of the Examination. As this is a change proposed relatively late in the process and which has not been assessed, the NPS places the onus on the landowner to demonstrate its suitability.

Notwithstanding the above, the Applicant stated that it is prepared to make appropriate legal commitments to work with the Landowner and use reasonable endeavours to facilitate the agreed change following making of the DCO using a mechanism which would allow for the proper consideration of the change. The Applicant reiterated the statements made in the previous email of **6th June 2024** that *"Rampion would require flexibility to determine the appropriate course of action to facilitate such a change in light of the lack of Environmental information and assessment. Notwithstanding this, Rampion 2 would be prepared to commit to reasonable endeavours to secure consent for the above cable alignment with no trenchless crossings if this would result in an agreed way forward."*

The email set out an offer to prepare a list of "key principles" for proposing the cable route amendment to be attached to the Heads of Terms.

- The Applicant sent an email on **27th June 2024**, to the Landowner's agent, which attached the key principles document with the Heads of Terms and plans.
- The Applicant has tried, and continues to try, to secure agreement of a route which is appropriate in the context of the Environmental Impact Assessment Regulations.
- The Landowner's agent sent an email on **3rd July 2024** requesting the plan to be revised (as the colours do not match), confirmation of what the "Formal Land Agreement" is, and confirmation of what the "change through a formal consent process" will be.
- **11th July 24** – the Applicant sent the requested plan and set out a response to the queries raised noting that The 'formal land agreement' would be an agreement to (amongst other things) acquire the necessary rights voluntarily so as to ensure that the agreed proposals can actually be carried out i.e. the option for the deed of grant. The email stated *"We would need this agreement in place before submitting a consent application to ensure we are not wasting costs seeking consent for something we do not have the land rights to carry out, however agreed and signed key terms (ahead of the completion of the formal agreement) would give us sufficient confidence to pay for surveys / environmental reports etc to inform the consent application."* The Applicant confirmed that *"an appropriate consenting process would likely be a TCPA planning application"*.

IMPACT ON LAND INTEREST

- The proposed cable route may sterilise approx. 12.5 hectares (31 acres) of the Landowner's land to the north of the cable route circa 20% of College Wood Farm.
- Construction activity over the length of the cable corridor over the Landowner's land is approximately 1,150m and will be constructed by Open Cut Trenching methods. Site preparation works may need to be scheduled in the preceding year, depending on seasonal restriction for these activities, but would not be considered part of the main construction activities nor present significant disruption to landowners (examples include netting of hedges). The following construction activities and indicative durations are required on the Landowner's land:
 - Clearing / preliminary works – estimated 1 week;
 - Haul road construction – estimated 2 weeks;
 - Trenching / duct installation, backfill and re-instatement – estimated 6 weeks;
 - Cable pull-in and joining works at joint bays, the siting of which is subject to final cable specifications – estimated 2 weeks;
 - Haul road removal and final reinstatement – estimated 4 weeks.
- The timing and sequencing of the above activities is subject to detailed construction scheduling that will be completed during detailed design once a principal contractor has been appointed. There will be periods of very low activity on the Landowner's land between the main activities due to specialised crews (and equipment) sequencing their work at sites across the cable route. The haul road through the Landowner's land will be used to access the cable construction corridor to the East. It is *anticipated* that all activities on the Landowner's land (including those to the East which use the haul road) will be completed within approximately 18 months of commencement.
- The Landowner claims the construction corridor will force him out of business due to the Landowner's perception of the unsafe nature of crossing points (which are being proposed as a mitigation measure by the Applicant) to both the Landowner and the Landowner's livestock.

IMPLICATIONS OF IMPACT

- Potential Temporary loss of grazing / crop loss, potential route to claim for disturbance / crop loss. Effective severance may be unavoidable due to the Landowner's refusal to utilise crossing points if a new cable route alignment is not progressed further to the engagement described above.


PROPOSED MITIGATION


- Mitigation to be included where possible with crossing points / accesses / fencing.
- Route to a compensation claim in respect of the occupier of the land – likely for crop loss and disturbance.
- If a new cable route alignment is not progressed further to the engagement described above, the Applicant will continue to discuss mitigation options with the Landowner taking into consideration the likely potential land use at the time of construction (noting that this summer there has been no livestock on the land to date and the grass has been cut for hay). If a new cable route alignment is progressed, some mitigation by way of crossing points may still be required for land maintenance purposes but these may be more restricted in terms of numbers.

OUTSTANDING ISSUES DELAYING CONCLUSION OF VOLUNTARY AGREEMENT

- The Landowner's agent has requested some minor revisions to the Heads of Terms plan which are currently being implemented.
- Discussions with regard to progression of an agreed route and Heads of Terms are ongoing. A response from the Landowner is awaited by the Applicant.

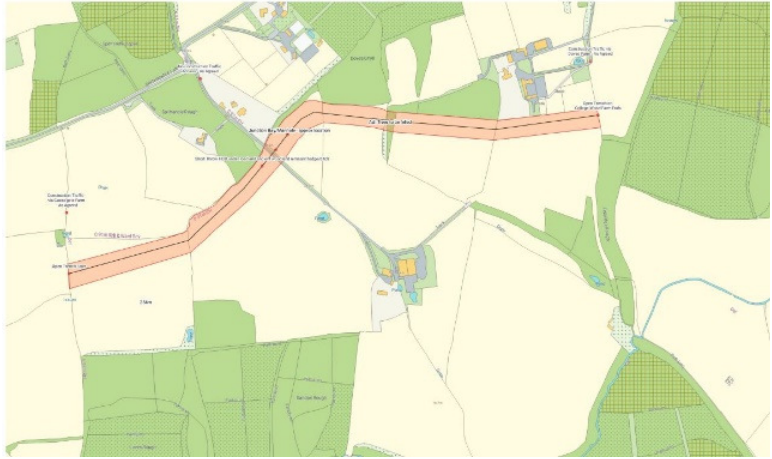
ALTERNATIVES – REVIEWED AT THE LANDOWNER’S REQUEST
Full List of Design changes considered with summary of reasons

Dates of Design Change Request	Design Change Request / Proposal	Accepted or Rejected	Key Reasons
20 th June 2021	Proposal for located cable corridor on other landowners’ land (no plan available)		
<p>13th October 2021 (also records previous requests from 20th June 2021)</p> <p>11th August 2021) Proposed by one of Mr Dickson’s previous land agents Martin Page</p>	<p>Request to avoid the entire landholding and HDD beneath the whole landholding, and the request also proposed an alternative suggestion of trenchless crossing an 800m section of the Landholding (records x2 requested changes)</p> <p>In addition, there was a request not to use College Wood Farm driveway for construction access but to use the adjoining landowner’s Guessgate farm access instead.</p> <p><u>HDD of entire landholding</u></p>  <p>This “Alternative 1 request” was shown in Mr Dickson’s doc ref REP1-168</p>	<p>Movement of Cable and Construction methodology Rejected</p> <p>Construction access removal Accepted</p>	<p>Engineering/ Cost</p> <p>The Landowner’s requested solution was rejected as it impacts the technical viability of the project and secondarily adds high capital costs with no due justification.</p> <p>The length of the HDD in line with the Landowner’s request is 850m and is too long. Based on the design options the resulting cable derating is expected to exceed the market available cable CSAs for the intended installation method. Noting that larger cable CSAs are of reduced length due to limits on the cable drum size (eg 2500mm² CSA @ 275kV the maximum cable length is ~600m).</p> <p>Furthermore, the significant pull tension required (noting 3 cables linked in trefoil as opposed to a single core cable at landfall) presents significant risk to execution of the works and integrity of the cables.</p>

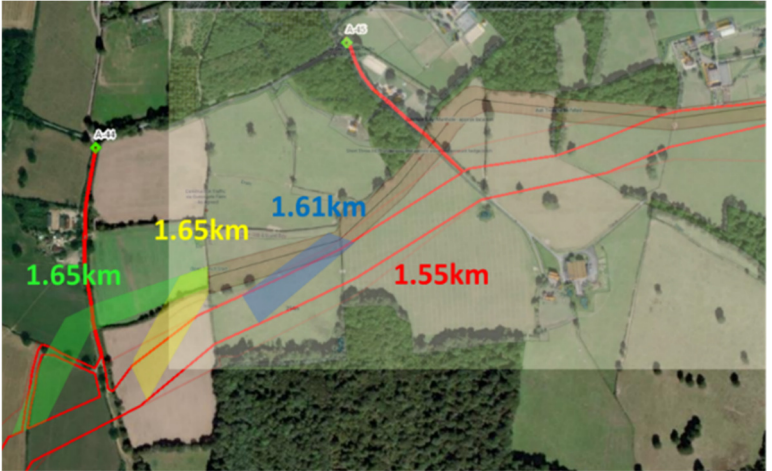
	 <p>ARBORWORLD ENVIRONMENTAL PLANNING CONSULTANCY</p> <p>Notes: This plan has been prepared by Arborworld setting original plans by Rampton Extension Development Ltd, original drawing No: The preservation order and hedge line plan 01 sheet 21, cluster number: 42285-APPE-EX-CN-FG-CO-365_V21</p> <p>Project: Development Consent Order - Rampton 2 at College Wood Farm, Spytham Lane, Wiston, West Sussex, BN44 3DY</p> <p>Drawing title: Alternative route 1</p> <p>Drawing number: SDC/1003.1 Version: Alternative 1001</p> <p>Key: Boundaries of proposed Rampton Extension Development Consent Order: Horizontal Directional Drilling (HDD) route: 15m Woodland edge buffer zone: </p> <p>Key information: The current route proposed by Rampton Extension Development Ltd is 1.135km long and is entirely open cut trenching. Alternative Route 1 proposed by the client follows the same route proposed by Rampton, but entirely with Horizontal Directional Drilling (HDD) trenchless technology. This would avoid environmentally sensitive and practically important features, and would allow space for HDD work zones at either end, requiring no changes to the entry and exit points of the route through College Wood Farm.</p> <p>Date: 19/02/2023 Drawn by: JWS Scale: 1:2500 Checked by: AJG Client: Mr Thomas Dickson www.arborworld.co.uk</p>		
<p>(movement north proposed initially for consideration/assessment by</p>	<p>Movement of the construction corridor to the North to follow the existing field boundaries with HDD across the driveway.</p>	<p>Rejected</p>	<p>Change is rejected on the basis that the alternative requested has additional environmental impacts, much higher costs, and is inconsistent with general design principles on use of HDD.</p>

Carter Jonas

Rampion 2 further to site meetings/ discussion on (1) above – as considered 19th Nov 21) but rejected initially by Mr Dickson). However subsequently proposed by Mr Dickson in Dec 22/ 18th Jan 23 (by emails from Guy Streeter)



(pink route is also shown below following field boundary shown in background plan – Applicant marked on distances)



In summary, while this re-route and HDD is technically feasible, the length of the cable route would be increased which therefore has a cost impact. To the North there is increased surface water flood risk during construction which could result in cost increases and schedule delays and an HDD is possible but not consistent with route methodology and will have a cost impact.

Overall preference for original route based on additional impacts to hedgerow / tree lines and increased construction activity with requested HDD. New route also at higher surface water flood risk.

Rationale for no HDD: set out in letter from Vaughan Weighill to Guy Streeter dated 19th Aug 2022 included in our response to Mr Dickson’s written representation REP2-028 Appendix J.

Mr Dickson’s request for cable installation by HDD has been considered by the Applicant’s engineering and environmental teams. The Applicant’s conclusion remains that HDD would not be justified in this instance for the reasons including:

a) HDD is a technique used by exception, where there are specific constraints or considerations which would normally make trenched installation unfeasible; such as railways, rivers, major roads and in some cases protected environmental features.

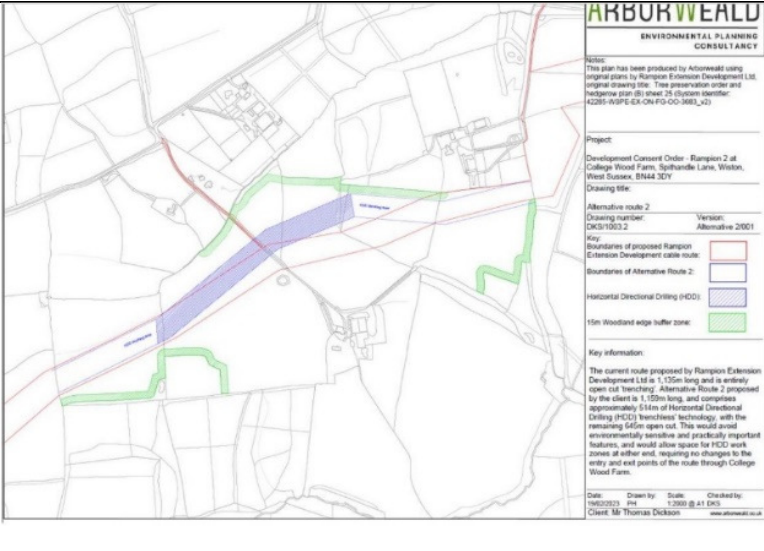
c) The survey information provided by Mr Dickson’s ecological consultant has been carefully reviewed by our ecological team, however it is difficult to make a meaningful comparison as the areas of survey differed (e.g. landholding vs. cable corridor). Therefore, it is unknown which conclusions detailed in the supplied excerpts refer to the alignment of the potential cable corridor. However, from the description of grassland provided (i.e. the species listed as dominant), it is apparent that the area has been agriculturally improved.

The difference in the conclusions drawn between the surveys is one of the degree of agricultural improvement that has occurred. It is noted that the grassland described in the excerpt of the survey report provided does not constitute a habitat of principal importance and the area is not shown on the Priority Habitat Inventory as the non-priority habitat “good quality semi-improved

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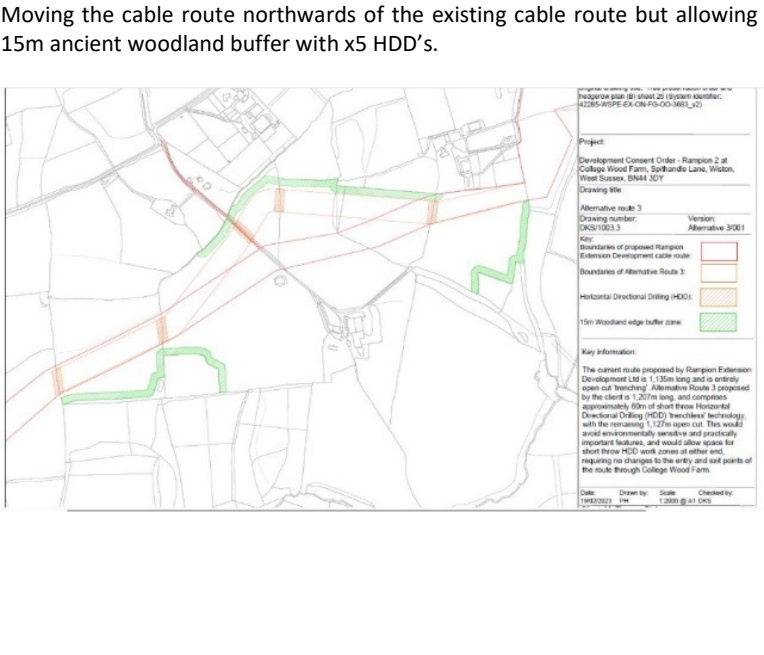
		<p>grassland". Therefore, regardless of whether this area is considered to be semi-improved or improved grassland, its importance from a legislative or planning policy perspective is not such that it would justify the use of trenchless installation. It should be noted that other habitats of similar composition across the route are also proposed for open cut installation of cable ducts.</p> <p><i>d) The hedgerows within the landholding (at least on the alignment of the cable corridor) have been identified as supporting native species. However, the sections surveyed were not judged to be "important" with respect to the Hedgerows Regulations 1997. All native hedgerows are habitats of principal importance, and therefore specific mitigation has been devised to minimise temporary losses. This method will reduce losses to each hedgerow crossed by the cables to a maximum of 14m (in up to 5 notches).</i></p> <p>It is not possible to avoid all hedgerows for a linear project mostly passing through a farmed landscape. However, the approach to be taken is in keeping with the best practice currently available for linear projects.</p> <p>For these reasons, the Applicant has concluded that open trenching rather than HDD (or other trenchless crossing methods) is a justifiable method for installing the cables at College Wood Farm.</p>
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“Alternative 2” proposal submitted with written representation doc ref REP1-168



Rejected for reasons set out in REP2-028

“Alternative 3” proposal submitted with relevant representation doc ref REP1-168



Rejected for reasons set out in REP2-028

A request made to move the cable route to the north, immediately along the field boundary was received and considered in July 2022 and in January 2023 prior to and again further to the second statutory consultation.

The Applicant concluded that the original design is to be retained with embedded mitigations to reduce impacts on the Landowner’s use of the Property. The requested route change was rejected for the reasons set out in the **letter from the Applicant dated 14th April 2023** as set out below.. “In deciding our cable route, we consider various environmental and engineering factors. It explained that methods for dealing with wet ground are well-established in cable installation and that the width of our current, proposed planning application “red line” DCO boundary provides us with some flexibility to avoid wet areas of ground. However, were we to move the construction corridor further north of the current proposed “red line” DCO boundary (towards the field boundaries) then we would encounter other issues:

- *We would encounter additional hedgerows and would cross additional treelines.*

		<ul style="list-style-type: none"> • <i>We would also need to protect the root protection zones of trees, meaning that the works would need to be kept a minimum of 10m-15m away from the (non ancient) woodland areas on the property boundary.</i> • <i>Where the property boundaries comprise of ancient woodland a buffer of 25m is required to be met and it is noted that much of the woodland to the north is designated ancient woodland and would be subject to associated protective planning policies. These areas are marked on the enclosed plan</i> • <i>The project is required to use a cable routeing that is economic and efficient. Therefore, the additional cable length required by the routeing of the cable northward along the field boundary would need to be justified on environmental or engineering grounds (which we do not believe it to be). The original route considered as described above is different to the route shown at 1.13.</i> <p>The above original route request is shown on the Landowner Preferred Route Plan 8-3- 23 which can be found at Appendix H to REP1-017. A further cable route suggestion similar to that shown in this Written representation at 1.13 drawing number DKSS100 3 was sent with the Land Interest’s letter dated 18th April 2023. This cable route proposal was located 15m from stands of woodland, some of which are listed as ancient semi-natural woodland on the ancient woodland inventory. Given this does not allow for the Applicant’s commitment to apply the 25m ancient woodland buffer cited in the letter of 14th April the option was not taken forward. The Potential inclusion of HDDs approximately 100m from properties is also noted. This proposal was noted as requiring further consideration for additional noise monitoring and potential environmental effects.</p>
<p>17th May 2024</p>	<p>Moving the cable route northwards of the existing cable route incorporating the ancient woodland buffer with x1 HDD. This is a similar request put to the Applicant on 18th Jan 23 (by email from Guy Streeter)</p>	<p>The proposal would result in a cable construction corridor route which may impact on ancient woodland buffer, and additional tree and hedge crossings and unwarranted HDD.</p> <p>The Applicant had previously considered a northern alignment with HDD and concluded: <i>“The project is required to use a cable routeing that is economic and efficient. Therefore, the additional cable length required by the routeing of the cable northward along the field</i></p>

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boundary would need to be justified on environmental or engineering grounds (which we do not believe it to be).” Under the regulatory regime for the construction and operation of offshore transmission assets Ofgem’s role is to ensure the development of an economic and efficient national network in order to ensure that end consumers do not pay excessive bills. This requirement passes through to the Applicant (see further details in OFGEM’s OFTO guidance for Cost Estimates 2022)

A HDD compound and exit pit at College Wood farm would result in a greater land take / greater grazing loss for Mr Dickson as this trenchless crossing would likely require land outside the 40m construction corridor

On the basis of open cut trenching the following is expected (from Rampion 2 relevant representation response):

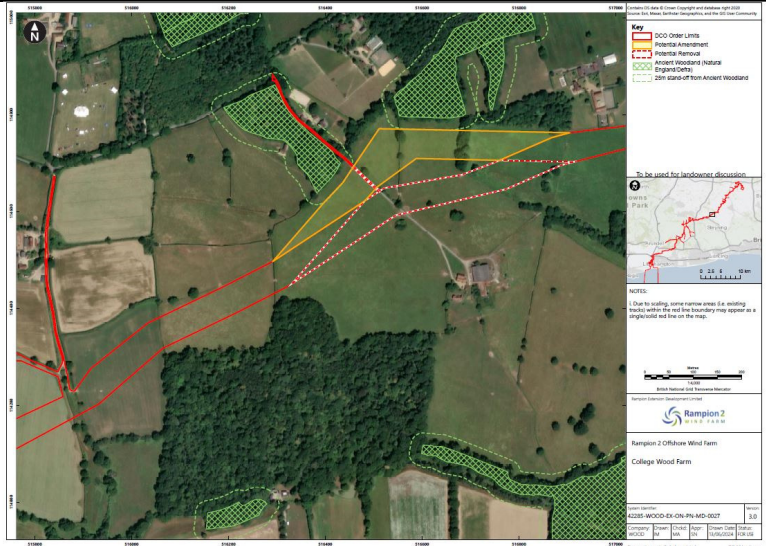
“The Applicant will provide uninterrupted access along the private access track throughout the duration of the construction period. When the cables are installed through the private access track, an alternative access route will be provided (through the Construction Corridor) of suitable material (i.e. bog matting) to ensure uninterrupted access is maintained for farm vehicles, HGVs, and for emergency vehicles. If there is a gateway within the Construction Corridor, an alternative gateway will be installed to enable access to be provided to the large parcels of pasture to the West of the Land Interest’s land holding.”

On the basis of the above, it is difficult to see the advantage of a trenchless crossing to Mr Dickson.

Further comments from the Applicant’s ecologist noted that reinstatement of a hedgerow is straightforward and can be achieved in a the short to medium term (5 to 10 years) whereas a mature category A oak will take decades to replace.

Mr Dickson has requested alignment of the cable route through a gap in the trees that Mr Dickson had felled trees to create in May 2024.

Applicant's Proposed Northern Cable route alignment with no HDD (subject to Environmental Assessment) 6/6/24 email to Simon Mole from the Applicant



Initially rejected by Mr Dickson but accepted on 27/6/24 subject to a number of conditions.

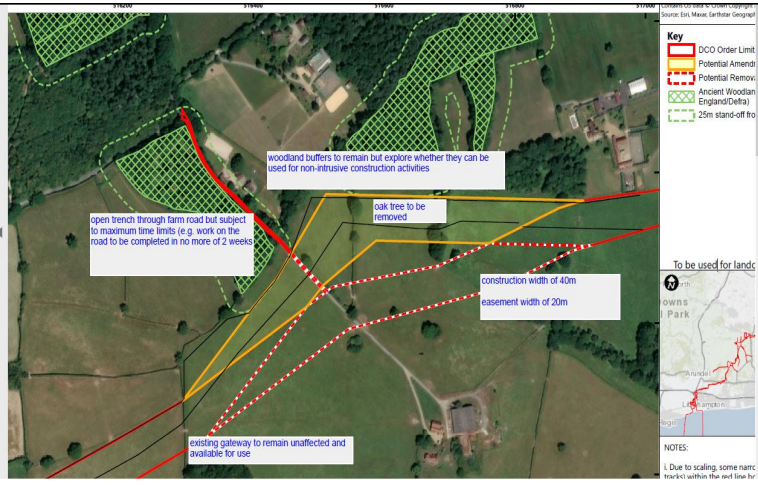
The Applicant proposed this route with an email explaining that although the original DCO route was considered to be the best route, using the Applicant's consistently applied criteria for cable route decisions, the Applicant is taking a pragmatic approach in suggesting this northern cable route alignment with no HDD in an attempt to secure an agreed way forward.

Mr Dickson caveated his agreement subject to the following conditions:

1. Where there are no identified constraints, the cable corridor option area is a maximum of 60m in width and where there are identified constraints, a maximum of 70m in width.
2. The 2-week crossing of the farm drive as mentioned below
3. Site Surveys, where required are undertaken and completed no later than 28/6/24
4. Change request submitted to the Examining Authority no later than 05/07/24 in full accordance with the Guidance Note – Nationally Significant Infrastructure Projects – Advice Note 16: requests to change applications after they have been accepted for examination.
5. To be clear the Change Request should seek to remove/amend Plots 25/1, 25/2 (and amend Plot 25/3) from the DCO application and replaced with the alternative route at the point the ExA accept the Change Request
6. A copy of the Change Request submission is provided to Mr Dickson as soon as possible.
7. Professional fees incurred in agreeing the alternative route are recoverable from the Applicant.

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Mr Dickson's proposed Cable route alignment in black with no HDD – 14-6-24



Commented on by the Applicant on 19/06/24

The Applicant emailed Simon Mole on 19/6/24 and explained that the proposed reduction of DCO Order limits to 40m would not be workable for the Applicant due to the removal of flexibility. The utilisation of the ancient woodland buffer and the avoidance of the western gate was also not possible.

Further to this response Simon Mole emailed the Applicant and stated that Mr Dickson would agree to the plan proposed by the Applicant on 14/6/24 subject to a range of conditions.

CJ Negotiations/Contact Summary	Date of Contact	Method of Contact
<p>LTR from Mr Dickson re Rampion 2 Offshore Wind Farm Cables</p> <ul style="list-style-type: none"> > Confirmed he has been approached by Carter Jonas > Set out his health-related issues > Comments that he has dedicated his life to providing organic style cheap food for the nation > Confirms that two young men were killed at College Wood Farm in a freak accident involving 33KV overhead cables crossing the farm > Confirms the farm does not want any further cables. > Confirms he has spoken to Mr Fearnall and made it clear that the threat imposed has virtually destroyed his plans for the future. > States that he is seeking to sell all of his properties and that College Wood Farm would make a perfect vineyard. > Expressed concern of the enormous blight Rampion will knowingly be putting on the sale of his properties, requesting that the cable route is moved outside of his boundaries. 	20/11/2020	Letter
<p>EM re tel. con with Mr Dickson</p>	21/10/2020	Email
<p>FN re tel. con with Mr Dickson</p>	24/11/2020	Telecom
<p>LTR from Mr Dickson re Rampion 2 Offshore Wind Farm Cables</p> <ul style="list-style-type: none"> > Confirms he has spoken to Richard Fearnall of Carter Jonas at length on several occasions explaining reasons for strong objection to any of his properties being involved in the development. > States that Richard Fearnall has relayed all this information to Rampion. 	10/12/2020	
<p>LTR to Mr Dickson</p> <ul style="list-style-type: none"> > Reference to Mr Dickson's letters of 20th November and 10th December. > Confirmed that Richard Fearnall of Carter Jonas has been keeping Rampion informed of their discussions. > Rampion have identified a suitable cable route, consultation with landowners (such as Mr Dickson) will commence in the New Year. 	23/12/2020	Letter
<p>EM from Martin Page (BLB) re Proposed Route and Sub site</p>	26/01/2021	Email
<p>EM to Martin Page (BLB) re Proposed Route and Sub site - Mr Dickson</p>	27/01/2021	Email
<p>EM from Martin Page (BLB) re Proposed Route and Sub site - Mr Dickson</p>	28/01/2021	Email
<p>EM to Martin Page (BLB) re Proposed Route and Sub site - Mr Dickson</p>	28/01/2021	Email
<p>EM from Martin Page (BLB) re Proposed Route and Sub site - Mr Dickson</p>	29/01/2021	Email

<p>EM from Martin Page (BLB) re Mr T R Dickson, College Wood Farm, Spithandle Lane, Ashurst and Kent Street, Cowfold</p> <ul style="list-style-type: none"> > Confirmation that Martin Page is representing Mr Dickson > Confirmation following Rampion 2 on-line briefing yesterday evening and followed by Ashurst Parish Council virtual meeting, Mr Dickson will not allow the Rampion 2 cable route to cross his property at Spithandle Lane or Kent Street > Requested Rampion to look at an alternative more direct route that crosses more arable land but avoids Mr Dickson's land at College Wood Farm 	11/02/2021	Email
<p>EM to Martin Page (BLB) re Mr T R Dickson, College Wood Farm, Spithandle Lane, Ashurst and Kent Street, Cowfold</p>	12/02/2021	Email
<p>EM from Martin Page (BLB) re Mr T R Dickson, College Wood Farm, Spithandle Lane, Ashurst and Kent Street, Cowfold</p>	13/02/2021	Email
<p>EM from Martin Page (BLB) re Mr T R Dickson, College Wood Farm, Spithandle Lane, Ashurst and Kent Street, Cowfold</p>	04/03/2021	Email
<p>EM to Martin Page (BLB) re Mr T R Dickson, College Wood Farm, Spithandle Lane, Ashurst and Kent Street, Cowfold</p>	05/03/2021	Email
<p>EM from Martin Page (BLB) re surveys access:</p> <ul style="list-style-type: none"> > Acknowledge contents of email > Confirmation that Mr Dickson is not allowing Rampion access to his property 	01/04/2021	Email
<p>EM from Martin Page (BLB) re Rampion 2 - Mr T Dickson and Green Properties</p>	16/04/2021	Email
<p>EM from Martin Page (BLB) re Rampion 2 - Mr T Dickson and Green Properties</p> <ul style="list-style-type: none"> > Confirmation that due to ongoing development plans on both of Mr Dickson's site that there is no requirement for Rampion to carry out a survey as the cable route cannot cross Mr Dickson's land 	27/04/2021	Email
<p>EM from Martin Page (BLB) re Rampion II, Mr T Dickson and Green Properties (Kent and Sussex)</p>	11/05/2021	Email
<p>EM to Martin Page (BLB) - from James D'Alessandro (RWE)</p> <ul style="list-style-type: none"> > Confirm understanding that Mr Dickson will not allow Rampion voluntary access to his property to conduct non-intrusive ecological survey > Stated that Rampion still need to gain access to Mr Dickson's land along the proposed cable route to undertake ecological surveys > Confirmed that whilst Mr Dickson is not willing to enter into a voluntary agreement then statutory powers will be used by Rampion and requests that Mr Dickson confirms he will not obstruct these surveys being undertaken under the statutory powers > Welcome a meeting with Mr Dickson in order to understand Mr Dickson's development plans and explore opportunities for the two schemes to move forward together 	19/05/2021	Email

<p>EM from Martin Page (BLB) - to James D'Alessandro (RWE)</p> <ul style="list-style-type: none"> > Acknowledged receipt of the email dated 19/05/2021 > Confirmed [Martin] will be meeting with Mr Dickson on 24/05/2021 to discuss further 	20/05/2021	Email
<p>EM to Martin Page (BLB) - from James D'Alessandro (RWE)</p> <ul style="list-style-type: none"> > Happy to have a call with Mr Dickson later this week – proposed a call on 27/05/2021 	25/05/2021	Email
<p>EM from Martin Page (BLB) - to James D'Alessandro (RWE)</p> <ul style="list-style-type: none"> > Confirmed spoken with Mr Dickson today > Mr Dickson is happy to meet with Rampion 	25/05/2021	Email
<p>EM to Martin Page (BLB) - from James D'Alessandro (RWE)</p> <ul style="list-style-type: none"> > Confirmed unable to meet this week and will be on annual leave next week – requested call in the next couple of days 	26/05/2021	Email
<p>EM from Martin Page (BLB) re Rampion 2 - Mr T R Dickson and Green Properties</p> <ul style="list-style-type: none"> > Requested that Rampion do not carry out surveys under the Notice dated 15th May 2021 served on Mr Dickson – and wait until a site meeting can be arranged – where a voluntary access agreement can be discussed – in the week commencing 21st June 2021. 	27/05/2021	Email
<p>EM from Martin Page (BLB) re Rampion 2 - Mr T Dickson and Green Properties</p> <ul style="list-style-type: none"> > Confirmed Mr Dickson had just asked four Wood plc surveying employees to leave his land at College Wood Farm > Mr Dickson was concerned they didn't take any biosecurity precautions on his livestock farm > Rampion promised not to access – concerned that this instruction has not been observed – Mr Dickson is disgusted about how the project is progressing in this heavy-handed way > Confirmed Mr Dickson is reviewing his position in relation to agreeing to meeting with Rampion and will be seeking formal legal advice over his perceived invasion upon his property > Requested no further access is granted until a meeting has been held with Mr Dickson 	02/06/2021	Email
<p>EM from Martin Page (BLB) re Rampion 2 - Mr T Dickson and Green Properties</p> <ul style="list-style-type: none"> > Confirmation that Mr Dickson is available on 22/06/2021 at College Wood Farm > Confirmation looking forward to discussing the possibility of agreeing a voluntary temporary survey access agreement > Requested Rampion to confirm no further survey requests will be made until an agreement has been reached 	04/06/2021	Email
<p>EM to Martin Page (BLB) re Rampion 2 - Mr T Dickson and Green Properties</p> <ul style="list-style-type: none"> > Apologised that surveyors entered Mr Dickson's land after confirming they would not > Confirmed availability to meet on 22/06/2021 > Confirmed willing to discuss a voluntary access agreement with Mr Dickson and would like to discuss the survey access licence already put forward to Mr Dickson 	07/06/2021	Email

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> Reiterated the importance to Rampion's DCO application that surveys begin straightaway – requested to have a call – to enable surveys to begin sooner (than proposed meeting date of 22/06/2201)		
EM from Martin Page (BLB) re Rampion 2 - Mr T Dickson and Green Properties > Confirmed he will convey Rampion's apologies to Mr Dickson > Confirmed 2:00pm time to meet on 22/06/2021 > Confirmed he will try and speak again to Mr Dickson re survey access	08/06/2021	Email
EM from Martin Page (BLB) re Rampion 2 - Mr T Dickson and Green Properties	10/06/2021	Email
EM from Martin Page (BLB) re Rampion 2 - Mr T Dickson and Green Properties	11/06/2021	Email
EM to Martin Page (BLB) re Rampion 2 - Mr T Dickson and Green Properties	11/06/2021	Email
EM from Martin Page (BLB) re Rampion 2 - Mr T Dickson and Green Properties	11/06/2021	Email
Site Meeting with Thomas Dickson, Martin Page (BLB), Jenn Bryden & James D'Alessandro (RWE) at College Wood Farm	22/06/2021	Other
EM from Martin Page (BLB) re Mr Dickson - to James D'Alessandro (RWE) > Confirmed area of land sold by Mr Dickson earlier this year > Enquiring about a CJ notice attached to a post at the top of his drive relating to information about the first 20m of the drive > Mr Dickson is concerned that if travellers or undesirables see the sign it might encourage them to investigate his property	24/06/2021	Email
EM from Martin Page (BLB) - to James D'Alessandro (RWE) > Confirmed spoken to Mr Dickson today > Confirmed close to getting a revised licence back to Rampion > Requested confirmation that the Section 172 Notice will be retracted upon signing the licence agreement	30/06/2021	Email
EM to Martin Page (BLB) - from Jenn Bryden (RWE) > Confirmation that the Section 172 Notice will be withdrawn upon receipt of the signed licence	30/06/2021	Email
MR DICKSON REQUESTED NOT TO HAVE POST SENT TO HIS ADDRESS - it was statutory so could not be followed	09/07/2021	Other
EM from Martin Page (BLB) - to James D'Alessandro (RWE)	13/07/2021	Email
Site Meeting with Mr Dickson, Martin Page (BLB), Eleri Wilce, Naren Mistry & James D'Alessandro (RWE)	11/08/2021	Other

Site Meeting with Mr Dickson, Martin Page (BLB), Jenn Bryden & James D'Alessandro (RWE)	15/10/2021	Other
EM from Matt Gilks (Thrings) - Rampion 2 - Notice of acting - Our client: Mr T R Dickson > Notification that Thrings LLP act for Mr T Dickson of College Wood Farm, Spithandle Lane, Wiston, Steyning, West Sussex BN44 3DY > Be aware that Mr Dickson is wholly opposed to the making of the order on both sites, and wishes RWE to be aware of his firm objections to the proposals > General terms - a non-exhaustive list of objections potentially include: - Planning issues - Traffic and transportation impacts - Landscape and visual effects - Soils and agriculture including sustainable use of land and the ecosystem services - Onshore construction effects, noise and vibration, terrestrial biodiversity, biological environment, ecology, socio-economic factors, habitat regulations, Equality Act 2011 (adjustments for protected characteristics including age), offshore biodiversity, biological environment and ecology including HRA, effects on shoveler, teal and wigeon features of the Arun Valley SAP, hydrological impacts - Compulsory acquisition - Procedural issues - Failure to conduct a consultation process in conformity with the principles of natural justice, failure to comply with the Equality Act 2010 in so far as these issues impact upon Mr Dickson. > Seeking to arrange a site meeting with Mr Dickson in late January > Be aware that Mr Dickson does not use email or electronic means of communication (does not use or have access to a computer)	22/12/2021	Email
EM from Guy Streeter (Savills) re Rampion 2 - Meeting Agenda Friday 8th April 2022	06/04/2022	Email
EM to Guy Streeter (Savills) re Rampion 2 - Meeting Agenda Friday 8th April 2022	07/04/2022	Email
Site Meeting with Mr Dickson, Guy Streeter (Savills), Christian Edbrooke (Savills), Matt Gilks (Thrings), Perry Hockin (Environment Planning Consultant), Vaughan Weighill & James D'Alessandro (RWE) - and NA via telephone	08/04/2022	Other
EM to Martin Page (BLB) re Rampion 2 - Professional Fees - Dual Payment > Letter attached dated 20 04 22 > Informed MP that unfortunately CJ made a duplicate payment of MP's professional fees for time advising Mr Dickson reimbursable by RWE > Requested arrangement of re-payment of the fees to CJ	20/04/2022	Letter
EM from Martin Page (BLB) (to James D'Alessandro (RWE)) re Rampion 2 - Professional Fees - Dual Payment > Seeking to justify dual payment as a payment to cover additional work carried out on behalf of Mr Dickson	20/04/2022	Email

EM from Guy Streeter (Savills) re College Wood Farm	29/04/2022	Email
EM from Guy Streeter (Savills) re College Wood Farm - Proposed Meeting 25th May > GS had good meeting with Mr Dickson - proposing meeting in the afternoon of 25 05 22	05/05/2022	Email
EM from Guy Streeter (Savills) re Rampion 2 - Meeting Minutes Friday 8th April 2022 > Copy of Minutes of Meeting attached > How to cover items not covered in site meeting on 08 04 22 > Mr Dickson requested GS to put on record that despite false promises made at site meetings prior to 08 04 22, and also in emails from RWE since the project commenced, Mr Dickson feels that RWE had consistently deprived and refused Mr Dickson the opportunity to have a meaningful discussion around the project and the impact to his property and his considered proposals for an alternative route and the use of HDD methodology which would prevent significant ecological and environmental harm arising from the scheme > Requested all communication comes through GS as Mr Dickson's lead advisor coordinating his professional team	11/05/2022	Email
EM from Guy Streeter (Savills) re College Wood Farm - CONFIRMED > Outline Agenda > College Wood Farm 1) Alternative route at College Wood Farm - hybrid methodology 2) Ecology discussion 3) Heads of Terms 4) Timings > Kent Street 1) RWE - Confirmation of Preferred Substation 2) Update from RWE on proposals, noting Queen's Jubilee Plantation proposals for the land	19/05/2022	Email
EM from James D'Alessandro (RWE) re Rampion 2 - Meeting Minutes Friday 8th April 2022	23/05/2022	Email
EM from Guy Streeter (Savills) re Rampion 2 - Meeting Minutes Friday 8th April 2022	23/05/2022	Email
EM to Guy Streeter (Savills) re Rampion 2 - Meeting Minutes Friday 8th April 2022	24/05/2022	Email
EM from Guy Streeter (Savills) re Rampion 2 - Meeting Minutes Friday 8th April 2022	24/05/2022	Email
TEL CON. with Guy Streeter (Savills) re Mr Dickson > College Wood Farm - informed GS that a letter was being finalised ready for issue next week > College Wood Farm - discussed RWE's position of not undertaking HDD through the farm > College Wood Farm - GS has asked NA to meet with him and Mr Dickson on 15 06 22 to review the proposed route and an alternative route > College Wood Farm - GS is keen for RWE to be seen considering / consulting upon Mr Dickson's requests > Kent Street - GS informed NA that the planning of the Jubilee Platinum Woodland is due to start in October 22 - NA requested further details on this. GS noted RWE's willingness to work with Mr Dickson over this > Kent Street - GS informed NA that Mr Dickson is prepared to "fight" RWE and would be willing to take this matter all the way to a Judicial Review	10/06/2022	Telecom

<p>Site Meeting with Mr Dickson, Guy Streeter (Savills), and Freya Rawlings (Savills) at College Wood Farm</p>	<p>15/06/2022</p>	<p>Other</p>
<p>EM from Guy Streeter (Savills) re College Wood Farm</p>	<p>01/07/2022</p>	<p>Email</p>
<p>LTR from Guy Streeter (Savills) re Mr T Dickson, College Wood Farm, Spithandle Lane, Steyning</p> <ul style="list-style-type: none"> > Reference to email of 01 07 22 and site meeting on 15 06 22 > Background - discussed two fields located either side of the entrance road into College Wood Farm - Mr Dickson's overriding objective is to protect these two fields from open cut / open trenching cable laying methodology > Background - alternative route plan enclosed - shows HDD methodology for these two fields > Ecology - Mr Dickson has commissioned two extensive ecology surveys undertaken by Arborweald Environmental Planning Consultancy > Ecological Summary <ul style="list-style-type: none"> - Site Description - Semi Improved Grassland - Water Bodies - Woodland - Native Species Rich Hedgerows - Ditches - Protected Species - Farm Business > Alternative Route > Conclusion <ul style="list-style-type: none"> - Seeking to agree a cable route and installation methodology - willing to incorporate this into negotiations for Heads of Terms for a permanent easement. Welcome a further meeting with an engineer at College Wood Farm to work towards achieving this in an amicable way 	<p>19/07/2022</p>	<p>Letter</p>
<p>EM to Guy Streeter (Savills) re College Wood Farm - Rampion 2 Cable</p> <ul style="list-style-type: none"> > Acknowledging receipt of the two letters dated 19 07 22 > Requesting confirmation of whether the solar array at College Wood Farm is still progressing 	<p>26/07/2022</p>	<p>Email</p>
<p>EM to Guy Streeter (Savills) re Rampion II - Mr Dickson - Update</p> <ul style="list-style-type: none"> > Letter attached dated 19 08 22 (from RWE) > College Wood Farm - 08 04 22 meeting to explain RWE position on cable installation approach > Meeting curtailed at Mr Dickson's request, once Mr Dickson became aware that RWE were not proposed to accede to his request, and GS did not feel it appropriate for a further meeting scheduled for 25 05 22 to take place > CJ did arrange a meeting with Savills and Mr Dickson on 15 06 22 > Mr Dickson provided extracts of an ecology survey report undertaken at College Wood Farm received on 19 07 22 - considered > Mr Dickson request for the use of HDD across College Wood Farm - considered - but not justified in this case: <ul style="list-style-type: none"> - HDD is a technique used by exception - Policy and legislation reflects that electricity networks are developed in an "economic and efficient" manner - in this case would not justify the additional cost of a trenchless installation 	<p>22/08/2022</p>	<p>Letter</p>

<p>- Survey information provided by Mr Dickson's ecological consultant carefully reviewed, however difficult to make a meaningful comparison as the areas of survey differed (e.g. landholding vs cable corridor) - clear the area has been agriculturally improved</p> <p>- Hedgerows within the landholding have been identified as supporting native species but not "important" with respect to the Hedgerows Regulations 1997. Notching each hedgerow crossed will reduce losses to each hedgerow (14m in up to 5 notches)</p> <p>> In light of these reasons, the Project Team has concluded that open trenching rather than HDD is a justifiable method for installing the cables at College Wood Farm</p> <p>> Kent Street - reference to letter dated 26 05 22</p> <p>> Mr Dickson's previous advisors explained in November 2021 that Mr Dickson had plans for tree planting and rewilding at Kent Street, in conjunction with the Queen's Green Canopy (QGC).</p> <p>> RWE requested details of these tree planting and rewilding plans, to consider ways to work alongside them, but no further information has been forthcoming neither was any reference made to these planting proposals in the response to the Rampion 2 Statutory Consultation process</p> <p>> Requested details of Mr Dickson's proposals</p>		
<p>EM from Guy Streeter (Savills) re Rampion II - Mr Dickson - Update</p> <p>> Acknowledging receipt of letter dated 19 08 22</p>	24/08/2022	Email
<p>EM from Guy Streeter (Savills) re Rampion 2 - College Wood Farm - Mr T Dickson</p> <p>> Reference to letter dated 19 08 22</p> <p>> Commented that Mr Dickson is greatly disappointed by rejection of partial HDD proposal and slightly amended route or the proposed cable route across College Wood Farm</p> <p>> Letter did not refer to the plan that was attached to GS letter of 19 07 22 as Mr Dickson was hoping RWE would consider a route that was slightly closer to the northern boundary of the farm to prevent unnecessary disturbance to the ecology on the farm, the farming operations and to move the proposed development away from the farmstead</p> <p>> States letter dated 19 08 22 is not a true an honest record of facts and discussions held at on-site meeting on 08 04 22.</p> <p>> Mr Dickson ended the meeting as it had become clear to Mr Dickson that the meeting was not a consultation but merely an opportunity for RWE to confirm its intentions and naturally, Mr Dickson was not happy</p> <p>> GS claims item 3 (of the agenda) was refused and there was no meaningful discussion</p> <p>> Requested in email of 04 04 22 the importance of the correct representatives of RWE and their advisors attend - RWE not fully organised or prepared - Mr Dickson felt intentionally ignored, fobbed off or given false promises by the RWE team</p> <p>> Mr Dickson felt completely hoodwinked by VW and JDA as to the nature of the meeting and that was the reason the meeting failed, especially as Mr Dickson has assembled a professional team of Matt Gilks (lawyer), Perry Hocking (Arborweald) a minute taker and GS from Savills - at</p>	26/10/2022	Letter

<p>considerable cost to Mr Dickson</p> <ul style="list-style-type: none"> > Meeting proposed on 25 05 22 did not go ahead for the same reason. The meeting on 15 05 22 did go ahead and was a constructive and meaningful meeting. > GS comments that RWE have progressed with their plans solely on their terms despite Mr Dickson raising concerns about the proposals having significant detrimental effect on his land from which he generates his livelihood. Mr Dickson considers that RWE are not willing to work collaboratively with him > Unimproved grassland definition > Kent Street - an email was sent in response to email of 23 11 21 to JDA on 10 12 21 > Kent Street - Mr Dickson's position has not changed and this was made abundantly clear in letter dated 26 05 22 		
<p>LTR from Guy Streeter to RWE re Consultation November 2022</p> <ul style="list-style-type: none"> > Requested all ecological survey data undertaken across Mr Dickson's land at both College Wood Farm and Kent Street - in order to provide a considered response to RWE's consultation > Requested confirmation of what economic assessments have been undertaken in respect of the impact of the proposed cable installation works on Mr Dickson's farming business and conclusions of those assessments > Confirmed that Mr Dickson does not have access to the internet - requested confirmation that the following documents have been provided in paper form to his address: <ul style="list-style-type: none"> - Preliminary Environmental Information Report (PEIR) and Non-Technical Summary (NTS) to the PEIR - Supplementary Information Report (SIR) to the PEIR - Consultation Booklet - Other documents as available online, plans and maps showing the nature and location of the proposal and - The Consultation Response form 	07/11/2022	Letter
<p>EM from Guy Streeter (Savills) re Rampion 2 - College Wood Farm - Mr T Dickson</p> <ul style="list-style-type: none"> > Requested that all correspondence between Mr Dickson, GS, RWE, CJ and any other consultant to be included as formal responses to the consultation > Intending to provide a full consultation response upon hearing for RWE in response to consultation email submitted on 07 11 22 > The automated response indicated that RWE would aim to respond within 5 working days, concerned that Mr Dickson is now being discriminated against by his lack of use of computers and email. RWE should have provided Mr Dickson full information about the current consultation and considered his and others with similar needs as part of an Equality Impact Assessment to ensure the processes and procedures adopted were fair and compliant with the Equality Act 2010 	17/11/2022	Email
<p>EM to Guy Streeter (Savills) (from RWE) re Rampion 2 - College Wood Farm - Mr T Dickson</p> <ul style="list-style-type: none"> > VW confirmed received request and hard copies will be sent to Mr Dickson 	17/11/2022	Email

<ul style="list-style-type: none"> > VW confirmed this will entail 18 ring binders in total > VW confirmed response to GS's letter to Tom Glover dated 08 11 22 is being progressed with intention of a response early next week 		
<p>EM from Guy Streeter (Savills) re Rampion 2 - College Wood Farm - Mr T Dickson</p> <ul style="list-style-type: none"> > Mr Dickson is interested in the PEIR information in relation to his property 	18/11/2022	Email
<p>EM to Guy Streeter (Savills) (from RWE) re Rampion 2 - College Wood Farm - Mr T Dickson</p> <ul style="list-style-type: none"> > VW confirmed that documents have been dispatched to Mr Dickson > The courier is DHL, with the following tracking number: 1270092040 	21/11/2022	Email
<p>EM to Guy Streeter (Savills) (from RWE) re Rampion 2 - College Wood Farm - Mr T Dickson</p> <ul style="list-style-type: none"> > VW received notification from DHL that attempted delivery to Mr Dickson address - no one able to receive - when can they re-deliver? 	22/11/2022	Email
<p>EM from Guy Streeter (Savills) re Rampion 2 - College Wood Farm - Mr T Dickson</p> <ul style="list-style-type: none"> > Mr Dickson has gone away, requested package is redirected to Savills office in Petworth 	22/11/2022	Email
<p>EM to Guy Streeter (Savills) (from RWE) re Rampion 2 - College Wood Farm - Mr T Dickson</p> <ul style="list-style-type: none"> > Redirected package with DHL - should arrive at Savills office in Petworth marked for your attention 	23/11/2022	Email
<p>EM from Guy Streeter (Savills) to M Krebber (RWE Renewables CEO) re Rampion 2 - Onshore Cable DCO NSIP Project - Sussex UK</p> <ul style="list-style-type: none"> > Letter attached dated 24 11 22 > Reference to letter to Tom Glover, RWE UK Chair dated 08 11 22 > Received a holding response from VW, stating Mr Glover would respond before 24 11 22 - no full response provided > Insufficient information provided to Mr Dickson from inception of the project, and fundamental communication failures have occurred during the entire process including the current statutory consultation > Rampion 2 has not met the criteria set by the Planning Act 2008 in respect of requirements to engage and consult with stakeholders as a necessary part of the DCO process > Rampion 2 have overlooked and given inadequate consideration to the Equality Act 2010 > The environmental assessments and ecology surveys have not been completed properly and will not meet the vigorous requirements of the UK EIA Regulations > An open and conciliatory approach would have lead to higher levels of engagement which would have been most advantageous to your UK colleagues in resolving problems and obtaining voluntary agreement to their proposals > Mr Dickson is contemplating challenging RWE Rampion 2 team at the DCO examination to the extent that he has not ruled out Judicial Review due to his experiences > Rampion not only have to convince the Planning Inspectorate but also the Secretary of State as to the merits of the scheme and how the pre application engagement meets the necessary criteria for a NSIP 	24/11/2022	Letter

<p>EM from Guy Streeter (Savills) re Mr Dickson - Kent St / College Wood Farm</p> <ul style="list-style-type: none"> > Kent Street - Southern route much more favourable to Mr Dickson - as discussions with the Woodland Trust and Platinum Jubilee Committee have indicated planting may work if the land is not split into two > Kent Street - Only learned from CJ that the cable easement will be reduced to 15m - "good news" > Kent Street - Mr Dickson remains keen to reach terms for a route that works for both parties on an amicable basis > College Wood Farm - Attach photos showing wet nature of the farm - would make construction difficult > College Wood Farm - Review alternative cable route closer to the northern boundary - Mr Dickson may be willing to agree to this > College Wood Farm - HDD under access road and adjoining ancient woodland hedge and ditch 	18/01/2023	Email
<p>EM to Guy Streeter (Savills) (from RWE) re Mr Dickson - Kent St / College Wood Farm</p> <ul style="list-style-type: none"> > VW confirming unable to attend TEAMS call on 20.01.23 > VW needs to liaise with James D'Alessandro (RWE) and CJ before reverting back to GS > VW confirmed latest likely submission dates is towards May / June 2023 	19/01/2023	Email
<p>EM from Guy Streeter (Savills) re Mr Dickson - Kent St / College Wood Farm</p> <ul style="list-style-type: none"> > Kent Street - Rampion favouring northern route through Mr Dickson's Kent Street land - accepts no decision has been made yet > Kent Street - Northern route is the worst option as it dissects the land in two - preclude the woodland trust and platinum jubilee woodland committee from progressing woodland planting proposal > Kent Street - Northern route also crosses several ponds, has the greatest number of protected species (compared to southern route) > Kent Street - Southern route would run cables along southern boundary of Mr Dickson's property, and would allow the majority of the land to the north to be planted in conjunction with the woodland trust > Kent Street - Access is shared by Mr Dickson and access to the electrical substation on Mr Dickson's land > Kent Street - Land in this area has previously been used as a land fill (inert tipping and grading) > College Wood Farm - photos showing land at College Wood Farm is very wet > College Wood Farm - Mr Dickson is seeking confirmation in writing that if the cables come through the farm they will be as far north as possible - avoiding the wet ground & less accommodation works, better H&S - more amenable to Mr Dickson > College Wood Farm - Small area of trees asking for the cable route to come to the south of these trees 	24/01/2023	Email

<p>EM to Guy Streeter (Savills) (from RWE) re Mr Dickson - Kent St / College Wood Farm</p> <ul style="list-style-type: none"> > Letter attached dated 27 01 23 (Land at Kent Street) > Reference to VW's letter dated 25 11 22 > Rampion still considering outcomes of the recent consultation process regarding the cable corridor > Contemplating reducing cable corridor width from 50m to 40m requiring a 20m permanent easement > Oakendene to NGET Bolney - construction corridor 30m has now been reduced to 15m permanent easement > Welcome opportunity to meet with GS and Mr Dickson at Kent Street 	27/01/2023	Letter
<p>EM from Guy Streeter (Savills) re Mr Dickson - Kent St / College Wood Farm</p> <ul style="list-style-type: none"> > Chaser email to VW requesting when an update will be available 	20/02/2023	Email
<p>EM from Guy Streeter (Savills) re College Wood Farm</p> <ul style="list-style-type: none"> > Letter attached from Mr Dickson's vet (Westpoint Farm Vets - dated 10 02 21) > Plan attached showing Mr Dickson's preferred cable route through College Wood Farm > The route avoids wet fields that flood through the winter > The route is on slightly higher ground to the south of Spinhandle Rough - away from the pond and wet ground > The small area of trees which jut into the land from the northern boundary (Ash) of insignificant size - not an ecological constraint > The route goes through "Percy's Piece" an enclosed triangular field adjacent to the drive - best place for junction box > The route on the west boundary of the farm is through a field to the north of the ditch screening the farmstead > Mr Dickson requests a short HDD to get the cables under the drive and ancient woodland remnant hedge and ditch 	08/03/2023	Email
<p>LTR to Guy Streeter (Savills) re Proposed Cable Route in respect of Rampion 2 Project</p> <ul style="list-style-type: none"> > Reference to GS's letter dated 07 03 23 > VW clarified that Mr Dickson stated his intention to not disclose to Rampion or the future DCO Examining Authority the letter he has received from the Queen's Green Canopy (QGC) Committee in relation to Mr Dickson's 70 acre QGC application - raised concerns about the impact of the proposed cable on the proposed planting at Kent Street and have indicated they would withdraw support for Mr Dickson's proposed scheme > VW clarified that Mr Dickson stated his intention to instead be prepared to swear under oath that he had received such a letter at a future DCO Hearing during the Examination of Rampion 2 Project application > VW advised Mr Dickson that evidence was required to be able to apply appropriate weight to Mr Dickson's statement relating to the QGC Committee's position > VW confirmed that Rob Gully (RWE) Senior Consents Manager had attempted to contact GS to discuss position before Mr Dickson advances any further with any statements > VW set out a number points that RG intended to raise for clarity > VW confirmed that GS's statements made in letter dated 	10/03/2023	Letter

<p>07 03 23 were insufficient to change the weight Rampion would apply to current understanding of hte QGC Committee's position</p> <ul style="list-style-type: none"> > VW confirmed CJ were seeking to explore whether any amendments could be made to the "southern" cable route > VW urged Mr Dickson to provide whatever evidence he can in relation to the QGC Committee's position > VW confirmed that the Project Team are making arrangements for an on-site meeting on 15 03 23 		
<p>Site Meeting with Mr Dickson, Guy Streeter (Savills), Rob Gully (RWE) and Mark Henry (RWE) at College Wood Farm</p>	<p>15/03/2023</p>	<p>Other</p>
<p>EM from Vaughan Weighill (RWE) re Mr Dickson Update following phone call with Mr Dickson</p> <ul style="list-style-type: none"> > Mr Dickson confirmed that he had terminated his contract with Guy Streeters (Savills) > Mr Dickson requested that all communications are by hardcopy letter to Mr Dickson at College Wood Farm > Mr Dickson re-emphasised the biodiversity aspects of the field > VW confirmed that a follow up letter was being drafted by the Rampion 2 Project Team 	<p>17/03/2023</p>	<p>Email</p>
<p>EM from James D'Alessandro (RWE) re Notes of Vaughan Weighill (RWE) phone call to Mr Dickson (at 17:30 29 March 2023)</p> <ul style="list-style-type: none"> > Mr Dickson confirmed he is currently abroad and will therefore not have received the Kent Street letter > College Wood Farm - Mr Dickson wanted assurances that his cable route proposal was being taken seriously > College Wood Farm - Mr Dickson requested VW's support regarding his proposal, commenting "the engineer had been very supportive" during site meeting of 15 03 23 > College Wood Farm - Mr Dickson was concerned that RG had not been made aware of the issues (such as the Bridleway) > College Wood Farm - Mr Dickson commented that Rampion's proposed route creates a risk to him and to members of the public > College Wood Farm - Mr Dickson commented that CJ "didn't know the facts" > College Wood Farm - Mr Dickson commented that he hadn't received any indication about a decision at College Wood Farm > College Wood Farm - Mr Dickson asked VW whether VW had seen how small the size of his requested change was > Kent Street - Mr Dickson explained that trees have been planted on the northern route, and that trees will continue to be planted on the southern route > Mr Dickson believes there have been "lots of mistakes" made on the project > Mr Dickson commented that Rampion should not make a mistake with him, that Rampion should take on board everything he has said and that it would be a mistake not to do what he is suggesting > Mr Dickson explained that he feels he is being fobbed-off, with no positive dialogue taking place 	<p>30/03/2023</p>	<p>Email</p>

<ul style="list-style-type: none"> > Mr Dickson asked what weight Rampion are putting on reaching agreements with landowners > Mr Dickson commented that he had "bent over backwards" to work with Rampion, and questioned whether VW had the authority to make decisions on the cable route. > Mr Dickson commented that Rampion could have an amicable deal with him > Mr Dickson commented he knows Rampion have been in "lengthy negotiations" with Oakendene, and is surprised that Rampion haven't discussed Biodiversity Net Gain with him. > VW commented that the Rampion 2 Team are currently evaluating his change request for College Wood Farm, but there was no decision yet > VW confirmed Rampion will provide feedback on the decision (and apologised if Mr Dickson feels he has been fobbed-off) > VW confirmed Rampion will reply to Mr Dickson regarding College Wood Farm and Kent Street - by the end of the week 		
<p>Tel. con. with Mr Dickson</p> <ul style="list-style-type: none"> > Confirmed receipt of plans delivered by Vicky Portwain (RWE) today - has agreed to meet with Vicky Portwain (RWE) on 03 04 24 > Key concern is H&S - based on historic events - is convinced the project presents a serious risk of loss of life - will take this further > Current cable route presents too much disruption to his farming practice, difficulties in crossing trench > LTR next week will confirm why his request to move the cable route northwards cannot be accommodated > Accused RWE of ignoring him, and that he is not being consulted with properly > Stated that if he receives a letter NOT accommodating his request he would perceive any letter as being an insult. 	31/03/2023	Telecom
<p>LTR to Mr Dickson (from RWE) re College Wood Farm: Proposed Cable Route in respect of Rampion 2 Project</p> <ul style="list-style-type: none"> > Reference to site meeting on 15 03 23 > Cable routeing and constraints > Concerns raised in letter from Westpoint Farm Vets (of 10 02 21) > Effect of cable installation on farming practices > Crossing of driveway > Danger to horse riders > Access gate on driveway > Planning applications > Biodiversity reports 	14/04/2023	Letter
<p>LTR from Mr Dickson</p> <ul style="list-style-type: none"> > Cable routeing - woodland and tree constraints and buffer distances used from ancient woodland > Cable routeing - proximity to Grade II Listed building (College Wood Farm) > Potential for a trenchless crossing under the access road to College Wood Farm > Farming, animal welfare, and health and safety concerns about Rampion's proposal > Prospective development proposals at College Wood Farm 	18/04/2023	Letter

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<ul style="list-style-type: none"> > Comments on Mr Dickson feels he has been treated by Rampion 2 		
<p>TEL. CON. VP (RWE) spoke with Mr Dickson > Mr Dickson specifically asked NOT to be sent HoTs</p>	22/05/2023	Telecom
<p>LTR to Mr Dickson (from RWE) re College Wood Farm: Proposed Cable Route in respect of Rampion 2 Project</p> <ul style="list-style-type: none"> > Reference to Mr Dickson's letter dated 18 04 23 > Cable Routeing - Woodland / tree constraints > Cable Routeing - Listed Building Considerations > Trenchless crossing under your access road > Farming, animal welfare, health and safety > Contents about how you feel you have been treated by Rampion 2 <ul style="list-style-type: none"> - reference to RWE complaints procedure > Development Plans > Summary of latest position 	24/05/2023	Letter
<p>EM from VP (RWE) re Mr Dickson HoTs > Confirmation that Mr Dickson does NOT want to be sent HoTs</p>	25/05/2023	Email
<p>EM from Matt Gilks (Lester Aldridge) - Rampion 2 - Proposed Cable Re College Wood Farm and Kent Street</p> <ul style="list-style-type: none"> > Confirmation Lester Aldridge instructed by Mr Dickson > Requested acknowledge receipt of email > Requested provision of a single person to whom all further contact with the Rampion 2 Project Team ought to be conducted <ul style="list-style-type: none"> > Requested address of Rampion's solicitors > Requested to set out in detail how Rampion 2 Project has recorded, assessed and considered Mr Dickson's protected characteristics and thereafter supply that information to LA and a paper copy to Mr Dickson > Agree in principle to reconsider and thereafter enter into substantive negotiations for Mr Dickson's preferred alternative route including HDD over the far northern edge of College Wood Farm <ul style="list-style-type: none"> > Impact on farm business / re-considering cable route amendments proposed by Mr Dickson > Accusing Rampion 2 of unreasonable behaviour seeking to recover professional and legal fees > Requested emails to AL but paper copies to Mr Dickson 	28/07/2023	Email
<p>LTR from Mr Dickson</p> <ul style="list-style-type: none"> > Additional tree lines > Requested measurement statistics on a plan > Re-routing insisting alternative route is adopted > Animal welfare > Health & safety > Farming matters > Double width remnants of ancient woodland hedgerow > Kent Street - cable route along southern boundary > Platinum Jubilee Wood > Commitments Register > Traffic flows > Business extinguishment > Soil restoration policy > Discrimination suffered (ref. Guy Streeter's letters of 17 11 22 & 19 07 22 - not being informed of Parish Council meetings) 	31/07/2023	Email

<p>EM from Chris Tipping (Batcheller Monkhouse) re College Wood Farm</p> <ul style="list-style-type: none"> > CT has spoken to Mr Dickson - looking to arrange site meeting in wk. c. 04 09 23 > Requested VP (RWE) to respond to Mr Dickson's letter dated 31 07 23 	18/08/2023	Email
<p>EM from Chris Tipping (Batcheller Monkhouse) re College Wood Farm</p> <ul style="list-style-type: none"> > Chasing response to EM of 18 08 23 	21/08/2023	Email
<p>EM to Chris Tipping (Batcheller Monkhouse) re College Wood Farm</p> <ul style="list-style-type: none"> > Requesting what dates would be suitable for site meeting in wk. c. 04 09 23 	21/08/2023	Email
<p>EM from Chris Tipping (Batcheller Monkhouse) re College Wood Farm</p> <ul style="list-style-type: none"> > Email confirming Mr Dickson has dismissed CT as his agent, and will no longer be acting on behalf of Mr Dickson 	21/08/2023	Email
<p>LTR to Mr Dickson (from RWE) re College Wood Farm: Proposed Cable Route in respect of Rampion 2 Project</p> <ul style="list-style-type: none"> > Reference to Mr Dickson's letter dated 31 07 23 > Reference to ES documents couriered to College Wood Farm on 26 10 23 > Plan of cable routes considered with lengths and vegetation > Animal welfare > Health and safety > Reinstatement of "Double width" remnants of ancient woodland hedgerow > Traffic Movement and Access > Kent Street - Woodland Trust Withdrawal of Support for "Platinum Jubilee Woodland" Project > Commitment register C204 > Ecology, Cultural Heritage, Water Environment and Agricultural / Soil Assessments > Outline Code of Construction Practice and Soil Management Plan > Stockperson Funding > Meeting arrangements > Documents requested by Guy Streeter 07 11 22 & 15 12 22 > DCO Examination format > Discrimination escalation correspondence 	11/01/2024	Letter
<p>LTR to Mr Dickson re Key Terms Pack</p> <ul style="list-style-type: none"> > HoTs covering letter, key terms and plan issued to Mr Dickson re College Wood Farm 	26/01/2024	Letter
<p>EM to Simon Mole (Montagu Evans) re Mr Dickson</p> <ul style="list-style-type: none"> > Requested SM to confirm basis of appointment by Mr Dickson - provide copy of ToB to verify appointment > Attached letter dated 11/01/24 and Key Terms Packs > Requested confirmation of who we progress discussions of HoTs with > Requested confirmation of Mr Dickson's response to the HoTs > Requested dates for a meeting to discuss the HoTs 	07/03/2024	Email
<p>EM from Simon Mole (Montagu Evans) re Mr Dickson</p> <ul style="list-style-type: none"> > Proposed site meeting on 17th or 19th April > Advised intention to mark up the Key Terms documents and plans to form basis of discussions 	09/04/2024	Email

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EM to Simon Mole (Montagu Evans) re Mr Dickson > Proposing alternative date for site meeting, between Monday 22nd and Thursday 25th April	09/04/2024	Email
EM from Simon Mole (Montagu Evans) re Mr Dickson > Proposing 11am on Monday 22nd April for site meeting	09/04/2024	Email
EM to Simon Mole (Montagu Evans) re Mr Dickson > Agree to put hold in diary and to confirm w/c 15th April	09/04/2024	Email
EM from Simon Mole (Montagu Evans) re Mr Dickson > Proposing changing date to Tuesday 23rd or Wednesday 24th April > Asked for confirmation that a representative from RED will be in attendance	09/04/2024	Email
EM to Simon Mole (Montagu Evans) re Mr Dickson > Confirmed NA is available on either date and will confirm once heard back from RED on availability	09/04/2024	Email
EM from Simon Mole (Montagu Evans) re Mr Dickson > Requesting to change site meeting to Tues 23 or Wed 24 April - and confirmed who from RED will attend	12/04/2024	Email
EM to Simon Mole (Montagu Evans) re Mr Dickson > Either date could work, and will confirm who from RED will attend	12/04/2024	Email
EM from Simon Mole (Montagu Evans) re Mr T R Dickson - College Wood Farm & Green Properties) - Land at Kent Street > Includes annotated Key Terms attachments & kent street plan > Confirming meeting at Kent Street next week with Mr Dickson & Vicky Portwain. > SM confirmed that crossing points are not suitable for Mr Dickson as he is not able to work them safely. > SM would like to see the draft option agreement and draft easement documents > SM referred to a number of changes to the HoTs he is seeking	18/04/2024	Email
Site Meeting with Mr Dickson, Simon Mole (Montagu Evans), and Vicky Portwain (RWE) at Kent Street & College Wood Farm	24/04/2024	Other
EM to Simon Mole (Montagu Evans) re Mr Dickson - Confidential Document Submission > Enquiry as to whether RWE's solicitors may liaise directly with Mr Dickson's solicitor to request to see the document	02/05/2024	Email
EM from Simon Mole (Montagu Evans) re Mr Dickson - Confidential Document Submission > Confirmation from SM that Eversheds may approach Lester Aldridge for a copy of the confidential document	02/05/2024	Email
EM to Simon Mole (Montagu Evans) re Notes of Meeting 24/04/24 with Mr Dickson > Forwarded Notes of Meeting with Mr Dickson and SM	03/05/2024	Email
EM from Simon Mole (Montagu Evans) re Notes of Meeting 24/04/24 with Mr Dickson > Requested word version of Notes of Meeting. > Requested what the next steps are to assess this potential corridor > Chased for response to marked up / annotated HoTs	07/05/2024	Email

<p>EM from Simon Mole (Montagu Evans) re Notes of Meeting 24/04/24 with Mr Dickson</p> <ul style="list-style-type: none"> > Forwarded Minutes of Meeting (with SM / Mr Dickson's notes) > Confirmed the belt of Ash Trees to the East of College Wood Farm Track have been felled and should no longer be an environmental constraint. 	09/05/2024	Email
<p>EM to Simon Mole (Montagu Evans) re Mr T R Dickson - College Wood Farm & Green Properties - Land at Kent Street</p> <ul style="list-style-type: none"> > Attached draft Option Agreement and draft Easement. > Revised HoTs with SM's handwritten comments - and added some for SM to review > Challenged measurement SM used > Confirmed payment rate will remain the same at Kent Street (despite being a wider area) 	10/05/2024	Email
<p>EM to Simon Mole (Montagu Evans) re Kent Street and College Wood Farm</p> <ul style="list-style-type: none"> > Attached letter to Mr Dickson dated 09 05 24 re Proposed Cable Route in respect of the Rampion 2 Project > Kent Street <ul style="list-style-type: none"> - Reviewed on-site proposed cable route as shown on the plan emailed by SM on 18 04 24 - Cable route proposed is identified shaded red and labelled 'Ex1' on the plan - Noted the proposed cable route varies in width and is partially within and to the South of the DCO RLB - Discussed trenchless crossing exit locations in different fields East of Kent Street - Proposed route would require the cable route to exit from further South in the Oakendene substation site - which RWE's engineer commented that this could not be accommodated due to the requirements of the substation site infrastructure - Proposed trenchless crossing exiting in the second field East of Kent Street - may be feasible from an engineering perspective, but is not appropriate from an environmental perspective due to proximity to ecological features. - A trenchless crossing exit in the third field would involve significantly greater length of trenchless crossing which substantially increase costs. - An access through the hedgerow from Kent Street would also have environmental impacts. - Mr Dickson's proposed cable route has greater engineering and environmental impacts compared with the DCO RLB cable route. > Further Rampion 2 Proposal at Kent Street <ul style="list-style-type: none"> - Extend HDD beyond tree planting area > College Wood Farm <ul style="list-style-type: none"> - Rampion have assessed "Alternative Route 3" - cannot progress as it crosses tree belt plus 5 trenchless crossings - Potential re-route to the South to avoid tree belt 	10/05/2024	Email
<p>EM from Simon Mole (Montagu Evans) re Letter to Mr Dickson - Kent Street and College Wood Farm [SUBJECT TO CONTRACT]</p> <ul style="list-style-type: none"> > Thanked VP & NA for giving SM's comments proper consideration. > Requested updated HoTs plans to reflect sketches in VP's letter to Mr Dickson > Requesting a commitment on items raised in VP's letter 	13/05/2024	Email

<p>to form part of HoTs or as a separate binding undertaking</p> <ul style="list-style-type: none"> > Confirmed that the tree belt has been felled - seeking to agree that these trees are no longer creating a constraint 		
<p>EM to Simon Mole (Montagu Evans) re Letter to Mr Dickson - Kent Street and College Wood Farm</p> <ul style="list-style-type: none"> > Following the ExA's ASI on 14/05/24 including a visit to College Wood Farm, it does not appear that the tree belt has been felled / cleared > Previously explained it would be inappropriate to use this as an updated baseline for assessment as other landowners may be incentivised to undertake this type of activity along the cable route. If the trees have been felled, provide photos and a clearly marked plan. 	15/05/2024	Email
<p>EM from Simon Mole (Montagu Evans) re Letter to Mr Dickson - Kent Street and College Wood Farm [SUBJECT TO CONTRACT]</p> <ul style="list-style-type: none"> > Attached letter to VP dated 17/05/24 > Route corridor > Ancient Woodland / Woodland > Short Throw HDD Crossings 	17/05/2024	Email
<p>TEAMS Call with Simon Mole (Montagu Evans) & Vicky Portwain (RWE) re College Wood Farm</p> <ul style="list-style-type: none"> > SM querying distance from ancient woodland - citing Fishchels (Sweethill Farm) as example > SM commenting that if the tree belt was not there could Mr Dickson's proposed cable route be acceptable > SM commented that if an agreement can be reached with Mr Dickson that Rampion would not exercise DCO rights > VP commented that any agreement reached outside of the RLB would require a TCPA and that Rampion would use their reasonable endeavours to obtain said consent > SM is seeking 25m standoff from ancient woodland and 15m through tree belt > SM is seeking appropriate wording to be included in relation to the driveway (particularly assurances on timescale) 	24/05/2024	Telecom
<p>EM to Simon Mole (Montagu Evans) re College Wood Farm Cattle</p> <ul style="list-style-type: none"> > Requested confirmation of which months of the year the cattle are at College Wood Farm 	28/05/2024	Email
<p>EM from Simon Mole (Montagu Evans) re Mr T Dickson - College Wood Farm</p> <ul style="list-style-type: none"> > Photograph showing felled trees area > Chasing update on detailed proposals 	29/05/2024	Email
<p>EM to Simon Mole (Montagu Evans) re Mr T Dickson - College Wood Farm</p> <ul style="list-style-type: none"> > Requesting TEAMS call on 31/05/24 to discuss latest positions > Additional Trenchless Crossing - timeframes > Commitment relating to retained access for Mr Dickson along College Wood drive 	30/05/2024	Email
<p>EM from Simon Mole (Montagu Evans) re Mr T Dickson - College Wood Farm</p> <ul style="list-style-type: none"> > Meeting 31/05/24 > Mr Dickson has offered a site visit next week to walk a 	30/05/2024	Email

revised corridor and to inspect the area where the trees have been cleared		
<p>EM to Simon Mole (Montagu Evans) re College Wood Farm Cattle</p> <ul style="list-style-type: none"> > Specifically in relation to Kent Street - confirm which (if any) land is grazed within the landholding now that the planted saplings are insitu and which fields are to be used for hay > Whether the cable corridor would be required to be crossed by hay making vehicles and equipment if cattle are not being brought onto the land > What are Mr Dickson's short term plans for the land given the land is currently on the market for sale with no cattle grazing the land 	30/05/2024	Email
<p>TEAMS Call with Simon Mole (Montagu Evans) & Vicky Portwain (RWE) re College Wood Farm</p> <ul style="list-style-type: none"> > VP confirmed that a Design Change Review has been undertaken > Watercourse, woodland standoff distances - cannot avoid > 25m buffer through felled tree belt required > VP confirmed Rampion would use reasonable endeavours to secure TCPA. > SM queried whether a "Rochdale Envelope" is applicable - VP only where within RLB > SM commented that Mr Dickson's solicitor is not keen on TCPA - risk on Mr Dickson - would prefer change request within DCO Examination > VP outlined likelihood of TCPA being submitted post DCO and likely to be determined in Sept / Oct 2024 > SM confirmed that Mr Dickson would "ordinarily" buy in cattle in March / April and sell in Autumn of each year - not this year due to weather conditions - and would take hay when not grazed. 	31/05/2024	Telecom
LTR sent to Mr Dickson / Green Properties clarifying position on Agent's Fees	06/06/2024	Letter
<p>EM from Simon Mole (Montagu Evans) re College Wood Farm Cattle</p> <ul style="list-style-type: none"> > Requesting confirmation of when updated plans can be provided for College Wood Farm and Kent Street > Confirm availability for site visit 	06/06/2024	Email
<p>EM to Simon Mole re Mr Dickson - College Wood Farm</p> <ul style="list-style-type: none"> > "Alternative 3" conclusions remain against taking forward the proposal <ol style="list-style-type: none"> 1) Trenchless crossing amenity impact on the property to the North has not been assessed 2) Increase surface water flooding risk 3) Additional unknown services 4) Overlap with the ancient woodland buffer 5) Additional tree line crossing (as cannot be avoided from the easement) > Willing to find pragmatic solution, prepared to discuss if there would be a potential for agreement by Mr Dickson to the Northern cable alignment with no trenchless crossings on the land. > Rampion would require flexibility to determine the appropriate course of action to facilitate such a change in light of the lack of environmental information and 	06/06/2024	Email

assessment. Rampion would be prepared to commit to reasonable endeavours to secure consent if this would result in an agreed way forward		
EM from Simon Mole (Montagu Evans) re Mr Dickson - College Wood Farm <ul style="list-style-type: none"> > Trees that have been removed does not make any difference from the DCO application prospective as the ecological assessment date was as per the date of the DCO submission (Sept 23) > Other factors which have not been assessed against the alternative corridor and a full EIA has not been carried out <ul style="list-style-type: none"> > BRAG rating on the alternative corridor has been carried out which concludes DCO corridor is preferable due to increased level of surface water, trenchless crossing and unknown services - questioning adequacy of BRAG rating as there is surface water on the DCO corridor - requested copy of the BRAG assessment > Lack of timescales provided - further surveys will be required > Site meeting on 13/06/24 at 3:30pm > In terms of ensuring progression within the Examination Period - propose 3 options <ol style="list-style-type: none"> i) Change request to the current DCO submission by Rampion ii) A Non-Material Application to the DCO after its confirmation iii) A TCPA application > Preference for a change request - with surveys being undertaken during the remaining timescales of the Examination Period 	07/06/2024	Email
EM to Simon Mole (Montagu Evans) re Mr Dickson - College Wood Farm <ul style="list-style-type: none"> > Confirming meeting on 13/06/24 at 3:30pm 	10/06/2024	Email
EM from Simon Mole (Montagu Evans) re Mr Dickson - College Wood Farm <ul style="list-style-type: none"> > Requesting a plan to be produced to attached to the updated HoTs 	10/06/2024	Email
Site Meeting with Mr Dickson, Simon Mole (Montagu Evans), and Vicky Portwain (RWE) at College Wood Farm	13/06/2024	Other
EM from Simon Mole (Montagu Evans) re Mr Dickson - Proposed Change Plan <ul style="list-style-type: none"> > Requesting proposed change plan to be forwarded to SM 	13/06/2024	Email
EM to Simon Mole (Montagu Evans) re Mr Dickson - Proposed Change Plan <ul style="list-style-type: none"> > Providing proposed change plan to SM 	13/06/2024	Email

<p>EM from Simon Mole (Montagu Evans) re Mr Dickson - College Wood Farm</p> <ul style="list-style-type: none"> > Key Points <ul style="list-style-type: none"> - A construction width of 40m throughout - An easement width of 20m throughout - The woodland standoff remains but look to utilise, where possible, this space - Mr Dickson is willing to remove the oak tree to help with constraints in this location - Willing to compromise on the farm drive crossing in terms of open cut - but will want some controls around timing of the works and reinstatement - Keep the western gate open and available > Happy to allow access for surveys in order to facilitate a change request 	14/06/2024	Email
<p>EM to Simon Mole (Montagu Evans) re Mr Dickson - College Wood Farm</p> <ul style="list-style-type: none"> > Responses added to SM's email of 14/06/24 	17/06/2024	Email
<p>EM from Simon Mole (Montagu Evans) re Mr Dickson - College Wood Farm</p> <ul style="list-style-type: none"> > Responses added to email of 17/06/24 	17/06/2024	Email
<p>EM from Simon Mole (Montagu Evans) re Mr Dickson - College Wood Farm</p> <ul style="list-style-type: none"> > Requesting update on proposals 	19/06/2024	Email
<p>EM to Simon Mole (Montagu Evans) re Mr Dickson - College Wood Farm</p> <ul style="list-style-type: none"> > Engineering and environmental comments provided on the proposed revised DCO Order Limits at College Wood Farm <ul style="list-style-type: none"> > Will Mr Dickson accept - DCO corridor of 60-70m (within which the 40m working construction corridor will be located > Will Mr Dickson accept - approx. easement width of 20m but wider if the project requires 	19/06/2024	Email
<p>EM from Simon Mole (Montagu Evans) re Mr Dickson - College Wood Farm</p> <ul style="list-style-type: none"> > Willing to agree to the cable route corridor - subject to the following conditions: <ol style="list-style-type: none"> 1) Where there are no identified constraints, the cable corridor area is a maximum of 60m in width, and where there are identified constraints, a maximum width of 70m 2) The 2 week crossing of the farm drive 3) Site surveys - where required are undertaken and completed no later than 28/06/24 4) Change Request submitted to the ExA no later than 05/07/24 in full accordance with the Guidance Note - NSIP - Advice Note 16 5) To be clear the Change Request should seek to remove plots 25/1, 25/2 (and amend plot 25/3) from the DCO application and replace with the alternative route 6) A copy of the Change Request submission is provided to SM and Mr Dickson as soon as possible 7) Professional fees incurred in agreeing the alternative route are recoverable from Rampion 	20/06/2024	Email

<p>EM to Simon Mole (Montagu Evans) re Mr Dickson - College Wood Farm</p> <ul style="list-style-type: none"> > Reference to SM's email dated 20/06/24 > Setting out information on the requirements and timeframes that would be associated with any change to the proposals seeking to progress, outlining the challenges Rampion face in terms of implementing a change via a DCO change request > 28-day consultation period would make it difficult to consult prior to the end of the Examination, NPS places the onus on Mr Dickson to demonstrate the proposed route / change suitability > Rampion is prepared to make appropriate (legal) commitments to work with Mr Dickson to use reasonable endeavours to facilitate the agreed change post-DCO Examination using a mechanism which allows for the proper consideration of the change > Next step - seek to agree a list of "key principles for proposing the cable route amendment" to be attached to the HoTs 	21/06/2024	Email
<p>EM to Simon Mole (Montagu Evans) re Mr Dickson - College Wood Farm</p> <ul style="list-style-type: none"> > Includes updated Key Terms Pack - which includes a document outlining key principles surrounding pursuing "Plan 1" as the preferred option but reverting to "Plan 2" should the EIA assessment show unacceptable impacts or if consent is not approved further to reasonable endeavours by Rampion to secure 	27/06/2024	Email
<p>EM from Simon Mole (Montagu Evans) re Mr Dickson - College Wood Farm</p> <ul style="list-style-type: none"> > Re-issue "Plan 2" as it is not downloading / opening 	27/06/2024	Email
<p>LTR to Mr Dickson / Green Properties re Agent's Fees Clarification</p>	03/07/2024	Letter
<p>EM from Simon Mole (Montagu Evans) re Mr Dickson - College Wood Farm [SUBJECT TO CONTRACT]</p> <ul style="list-style-type: none"> > Requesting confirmation of <ul style="list-style-type: none"> - Current Wood Plan not being correct (colours do not marry up) - provide updated plan - Confirmation of what the "Formal Land Agreement" is - Confirmation of what the "change through a formal consent process" will be 	03/07/2024	Email
<p>EM to Simon Mole (Montagu Evans) with requested plan and response to queries</p>	11/07/2024	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.