

Rampion 2 Wind Farm
Category 4:
Compulsory Acquisition
Land Engagement Reports:
Ian William Winfield & Kathryn
Alice Victoria Thompson

Date: August 2024
Revision A

Application Reference: 4.6.16
Pursuant to: The Infrastructure Planning (Examination Procedure)
Rules 2010, Rule 8(1)(c)(i)
Ecodoc Reference: 005279373-01



Document revisions

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

LANDOWNER/ LAND INTEREST NAME:	Ian Winfield & Kathryn Thompson	URN on LRT:	030
AGENT:	Rowan Allan (HJ Burt)	Relevant Rep Ref:	RR-188
PROPERTY NAME:	Morley Manor - WSX359053 1.5 acres within DCO Order Limits (potentially affected by scheme)	Written Rep Ref:	N/A
LAND INTEREST:	Category 1 Works 09 – Cable Installation Works Works 13 – Temporary Construction Access	PLOT No:	30/3, 30/6

STATUS

The Applicant has consulted with the Landowner since May 2021 and has discussed the impact of the potential scheme, potential mitigation measures, and consideration within construction practices. The Landowner owns a property with an equestrian facility focused towards the training of dressage horses. The implications of the impact is the effect of the loss of grazing of paddock land impacted by the proposals, loss of equestrian grazing, as well as impact on an outdoor sand school due to a HGV compound of the neighbouring property.

The Landowner states that they operate an equestrian business surrounding the training of dressage horses for sale, this provides a possible route to claim for disturbance. If a business loss is demonstrated this offers a potential route of claim for disturbance.

Issues with challenging on-site meetings in June 2021 and May 2022 meant that surveys and on-site meetings were not pursued for a considerable time until an Agent was appointed by the Landowner.

Mitigation measures as well as reinstatement of the land including fencing and hedgerow removal have been discussed. The Applicant has also discussed more bespoke solutions including renting land elsewhere off site for grazing (which would form part of a compensation claim) and screening.

The Property is currently being marketed by the Landowner, and has been for some time. We are unaware of any progression of offers.

The Applicant has discussed the Heads of Terms at length with the Landowner's newly appointed agent including on site with the Landowner in July 2024 where a physical copy was delivered. The Applicant has followed this up with further information on mitigation and environmental impact specific to the Landowner's concerns.

NEGOTIATIONS FOR VOLUNTARY ACQUISITION OF RIGHTS

- The Applicant met with the Landowner on site in June 2021 and March 2022
- Heads of Terms were issued in July 2023.
- The Applicant has sought feedback on the Heads of Terms on a number of occasions including a Letter in March 2024 and via email in April 2024.
- Following the appointment of a new agent in June 2024 by the Landowner, the parties have been moving forwards positively with discussions.
- The Applicant arranged for a third site meeting in June 2024 in order to discuss how the Applicant can mitigate some of the Landowner's concerns.
- Applicant handed over a hard copy of updated HOTs at the site meeting in June 2024.
- The Applicant provided clarification on mitigation works and environmental impact via email in July 2024 as well as the position of a HDD compound on neighbouring land, and has yet to receive a response.

PROGRESS OF NEGOTIATIONS TO ACQUIRE LAND RIGHTS FOLLOWING CAH 1

- Following the appointment of a new agent in June 2024 by the Landowner, the parties have been moving forwards positively with discussions.
- A letter was sent by [X] on 6 June 2024, to clarify the position in respect of fees for professional advice.
- Since CAH1, the Applicant has issued revised Heads of Terms in June 2024, both directly to the Landowner (by hand on 27 June 2024) and via email to the agent. These Heads of Terms include an enhanced commercial offer to progress discussions and reach agreement.
- The Applicant has had a number of meetings with the Landowner's agent since CAH1, to discuss the general form of the Heads of Terms and specific points in relation to the land at Morley Manor.
- A meeting was held with the Landowner's newly appointed agent and Landowner on the 27 June 2024 to discuss the Project's proposals and understand the Landowner's main concerns.

- **The Applicant provided clarification on mitigation works and environmental impact via email in July 2024 as well as the position of a HDD compound on neighbouring land, and has yet to receive a response.**

LANDOWNER ENGAGEMENT (2021 to 2024)

- The Applicant has been in correspondence with the Landowner and, once appointed, their agent since May 2021.
- **Site meetings** were initially held in **June 2021 and March 2022**, focused initially on the overall scheme and survey access, but were limited in scope due to the challenging nature of discussions and unwillingness of the Landowner to engage in commercial terms discussions
- Consequently, engagement was focused through Letters and Emails until the Appointment of an Agent which resulted in the Applicant attending a site meeting in **June 2024** to discuss revised HOTS and mitigation works.

ALTERNATIVE CONSTRUCTION ACCESS – REVIEWED AT THE LANDOWNERS REQUEST

- The Landowner outlined their dissatisfaction with a proposed operational access which impacted an area of the Property.
- Subsequently, a change request was progressed and the route was amended to remove Access 25a at request in **February 2022**.

IMPACT ON LAND INTEREST

- The Landowner owns equestrian and pasture land potentially affected by the proposed Rampion 2 cable route. Ms Thompson also has concerns regarding the location of a proposed HDD compound on adjoining land in relation to her equestrian outdoor sand school..

IMPLICATIONS OF IMPACT

- **Temporary** loss of grazing/ crop loss, potential route to claim / temporary impact on equestrian business, please see commentary in 'Status' section above.

PROPOSED MITIGATION

- **Mitigation to be included where possible with screening and replacement fencing and hedgerows.**
- **Route to a compensation claim in respect of the occupier of the land, likely for loss of grazing and disturbance**

OUTSTANDING ISSUES DELAYING CONCLUSION OF VOLUNTARY AGREEMENT

- The Landowner and Landowner's Agent have expressed concern over reinstatement works being insufficient in terms of fencing and hedgerows.

In conversation with Landowner's appointed Agent it is clear that commercial terms are not agreeable to the land interest. The applicant has sought to provide information and commitments where possible to overcome their concerns, however, the land interest is unable to accept the Applicant's position, without removing the property title from the order limits entirely.

CJ Negotiations/Contact Summary	Date of Contact	Method of Contact
Introductory letter sent	24/11/2020	Letter
No RFI response	Early 2021	Letter
EV called Mr Winfield to discuss project and sign access licence - he hangs up on her. She found his number online.	Early May 2021	Telecom
LT had an hour phone conversation with Mr Winfield. He said he was unhappy about the project destroying his land and did not want it there. LT detailed main points of conversation within Engagement note	11/05/2021	Telecom
Section 172 Notice served on Mr Winfield with reasonable measures to engage prior.	26/05/2021	Letter
Site Meeting - LT and WG had a site meeting at Morley Manor (Mr Winfield's property). Mrs Thompson was also in attendance. We initially conducted the site visit with Mrs Thompson , and walked around the property and the paddocks (which are directly affected by the proposals). She calmly discussed her concerns. We then walked towards the house and were joined by Mr Winfield. He did not raise his voice or act in a threatening way, but was unfriendly and very upfront about how he did not want the cables on his land. He said he did not want surveys on his land and threatened that if we came to undertake surveys there, he would take legal action and lock his gates so no surveys could take place.	08/06/2021	Site Meeting
LT emails IW and CT Dear Mr Winfield & Ms Thompson, Thank you very much for your time at your home two weeks ago. Apologies I have not been in touch. I have recorded all your comments on file regarding your property and these will be passed to Rampion Extension Development (RED). I have spoken with the ecologists and we still do need access for some surveys on your land. I will seek to arrange a meeting, as requested, with someone more senior from my organisation. If you have any comments in the meantime, please feel free to contact me on my email address or the phone number below.	23/06/2021	Email
LT called and text Mrs Thompson intermittently to organise another site meeting with themselves and RWE project team present. Finding a date where everyone could meet was challenging.	June - Dec 2021	Telecom
Design change form to remove access - as discussed on file. This was removed! 'Winfield and Wells Access 25a	26/02/2022	Other
WG & CT attend site meeting following LT organising the meeting with Mrs Thompson (LT could not attend)	21/03/2022	Site Meeting
JDA sends a letter to Mr Winfield as a follow up to the meeting which escalated on 21/03/2022	01/04/2022	Letter
LT calls Mrs Thompson as part of the courtesy call prior to the start of the consultation. LT advises again that they should appoint an agent. Mrs Thompson advises she and Mr Winfield will attend the Ashurst Drop-In session, however, they do not attend.	13/10/2022	Telecom

Mr Winfield and Mrs Thompson did not attend the consultation event	20/10/2022	Other
<p>LT emails Mrs Thompson: Apologies, our phone conversation kept cutting out earlier. I think there must have been poor signal.</p> <p>Please feel free to give me a call back on 07795 047892 if you would like to discuss further.</p> <p>As discussed, we will be shortly sending out some key terms to you and your husband which detail a commercial offer for your review. We recommend you appoint a local land agent to represent you and their fees will be covered by the project in respect of the commercial offer.</p> <p>Numerous agents already act for landowners across the project, therefore it might be worthwhile asking your neighbours who they use to represent them, as they will already be aware of the project.</p> <p>Regarding the document you have been sent, this is a confirmation statement which has been sent to all landowners along the route to confirm that nothing has changed at your property (i.e. occupancy / tenancy/ ownership). As discussed, we understand you are currently in the process of selling your property, and at the moment of exchange we would welcome the details of the new property owners to include in our updated details. Alternatively, please feel free to pass on my details and I will get in touch when necessary.</p>	30/05/2023	Email
KEY TERMS issued by email and sent in the post as a hard copy	31/07/2023	Email
<p>Email from Mrs Thompson: Yes please send hard copy in post . No change ref sale of property at the moment (still ongoing) Many thx Mrs Winfield</p>	01/08/2023	Email
Letter sent to inform of DCO submission	14/08/2021	Letter
<p>Notified via phonecall to Mrs Thompson about DCO submission. She mentioned she has appointed Batcheller Monkhouse. Did not want them to access across the lake land - want that in writing. Keep fences to the same standards. Alistair Cameron or Harry Broadbent-Combe</p> <p>For your information and by way of an update I can confirm that Rampion Extension Development Limited (RED) have submitted their DCO application for the Rampion 2 Offshore WindFarm and associated infrastructure. The application will now go through a 28 day review process carried out by the Planning Inspectorate and if accepted will be subject to a formal section 56 Notice under the Planning Act 2008, which RED have a statutory obligation to serve, notifying persons of the acceptance for examination of the application.</p> <p>Project details will be made available on the Project Page of the Planning Inspectorate website if the application is accepted for examination - Rampion 2 Offshore Wind Farm National Infrastructure Planning (planninginspectorate.gov.uk)</p>	14/08/2023	Telecom

<p>The DCO application documents will set out the rationale for the design of the scheme and the process for considering and implementing modifications to the cable route where justified on environmental, land use and engineering grounds.</p> <p>We will continue to explain and respond to detailed questions about the decisions taken for the siting of the cable route and onshore infrastructure.</p> <p>I trust the above is of assistance however if you have any queries in connection therewith at this time please contact us.</p> <p>@Alistair Cameron including you within correspondence, as I understand you have been appointed by Mrs Winfield Thompson .</p>		
<p>Email from Alistair Cameron: re Winfields Confirmed he will be meeting with her next week and requesting a copy the letter dated 31 July 2023, the Heads of Terms and the plan.</p>	15/08/2023	Email
<p>LT forwarded key terms to AC</p>	15/08/2023	Email
<p>Nigel Abbott sent an email out around 07/09/2023 (as LT was away) notifying landowners that the project had been accepted by PINs</p>	07/09/2023	Email
<p>Email from AC Just to let you know we have decided not to act for Mr and Mrs Winfield as we believe there may be a conflict of interest regarding the removal and reinstatement of the trees and vegetation along the northern boundary of their land with Mr & Mrs Light, who we already act for.</p>	07/11/2023	Email
<p>LT emails the Winfields: Further to my email below and the Key Terms you received on 31/07/2023, have you had a chance to consider the offer? Please let me know if you have any questions or queries, and I will send over the Option and Easement documentation if you would like to proceed. I also understand Batchelor Monkhouse is not instructed to advise you on the matter. Please let us know if you have appointed another agent, and I will include them within future correspondence.</p>	21/12/2023	Email
<p>Chaser Letter Sent</p>	22/03/2024	Letter
<p>Text from Mrs Thompson Any time after 2pm is a good time to contact myself to discuss issues</p>		
<p>Email from Mrs Thompson Concerned over use of rear access Concerned over hedgerow replacement not to full height Concerend over appropriate compensation for lack of use for 2/4 paddocks for horse training</p>	04/03/2024	

<p>GDR Calls and Leaves Message Provides clarification on- hedgerow replacement options explored, rear access being outside boundary, process of compensation Requests further information on horse training facilities</p>	05/03/2024	
<p>GDR Calls Mrs Thompson - Provisionally organised in person meeting - The Landowner stated they had instructed an agent (Bachelor Monkhouse- she did not know the name but said she would confirm) - Reiterated concern over paddock restoration and hedgerow restoration in reference to horses - Concern over training arena and nearby use of heavy works traffic</p>	30/05/2024	Telecom
<p>GDR Emails Mrs Thompson - Following up from call - Requesting name of new agent - Suggested meeting for 26th or 27th June</p>	30/05/2024	Email
<p>Email from Mrs Thompson - Stated that they had appointed Rowan Allan - Stated they would prefer 27th June meeting but needed to confirm with agent</p>	03/06/2024	Email
<p>Agent's Fees Clarification Letter Sent</p>	06/06/2024	Letter
<p>Email from Mrs Thompson Requested that the latest update and request of permissions required for the Landowner to sign to be forwarded to Agent - Requested meeting for Thurs 27th noon/early pm</p>	06/06/2024	Email
<p>Email from Mrs Thompson - Requesting copy of key terms document to herself and Land Agent</p>	06/06/2024	Email
<p>Email to Landowner's Agent - Attempting to ascertain whether the letter has been received - Stating that a meeting will be arranged in due course</p>	13/06/2024	Email
<p>Email from Landowner's Agent 'I haven't seen any letter and please note the correct spelling of my email with an 'a' in Allan.'</p>	13/06/2024	Email
<p>Telephone Calls with Landowner and Landowner's Agent - Organising on site meeting</p>	26/07/2024	Telecom
<p>Meeting on site with Landowner and Landowner's Agent - Discussed revised HOTS as well as site issues</p>	27/07/2024	Site Meeting
<p>Email to Landowner and Landowner's Agent - Providing detailed clarification as required from meeting including neighbouring HDD compound and mitigation works</p>	12/07/2024	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.

