

**Rampion 2 Wind Farm**  
**Category 4:**  
**Compulsory Acquisition**  
**Land Engagement Reports:**  
**Nigel Allen Light & Colette Jane**  
**Light**

**Date: August 2024**  
**Revision A**

Application Reference: 4.6.14  
Pursuant to: The Infrastructure Planning (Examination Procedure)  
Rules 2010, Rule 8(1)(c)(i)  
Ecodoc Reference: 005279371-01



## Document revisions

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

<b>LANDOWNER/ LAND INTEREST NAME:</b>	Nigel Allen Light & Colette Jane Light	<b>URN on LRT:</b>	022
<b>AGENT:</b>	Alistair Cameron (Batcheller Monkhouse)	<b>Relevant Rep Ref:</b>	RR-273
<b>PROPERTY NAME:</b>	Greentrees Farm 7.76 acres within DCO Order Limits (potentially affected by scheme)	<b>Written Rep Ref:</b>	N/A
<b>LAND INTEREST:</b>	Category 1  Works 09 – Cable Installation Works	<b>PLOT No:</b>	30/4, 30/5
<b>STATUS</b>			
<p>The Applicant has consulted with the Landowner and their Agent since May 2021. The Landowner owns pasture land, a residential property and an associated private equestrian complex. The residential property and equestrian complex are not within the DCO Order Limits, however they are located nearby to the cable route. The pasture land is affected by the potential cable route (Plot 30/4) and the entrance to the driveway to the Landowner’s residential property and equestrian complex is affected by a proposed construction access, albeit this is included within Works.No.9 (Plot 30/5).</p> <p>A site meeting was held in September 2021 where the Landowner expressed concerns about the proximity of the proposed cable route to their equestrian complex. As a result, and demonstrating meaningful engagement, the Applicant presented an amended route at a site meeting in April 2022. Further site meetings were held in October and December 2023, followed by a Letter and email correspondence providing information relating to construction equipment and construction methods.</p> <p>The Applicant has discussed the Heads of Terms at length with the Landowner’s Agent since they were issued on 15 March 2023, as well as mitigation measures, details around the construction of the scheme, and the proposed Trenchless crossing compound on the land.</p> <p>The Applicant issued revised commercial Heads of Terms on the 28 June 2024 to help progress discussions. The Applicant had a brief phone call with the agent on 31 July 2024 and followed up with an email attaching Heads of Terms with associated updates which were agreed at meetings on 1 July 2024 (and followed up via email on 4 July 2024) and a phone call on 19 July 2024. The Applicant understands from the landowner’s agent that the landowner would like to reach a voluntary agreement, but there are still some outstanding points regarding fencing and gates to be agreed. The Applicant will continue discussions and is hopeful a voluntary agreement can be reached before the start of any works.</p>			
<b>NEGOTIATIONS FOR VOLUNTARY ACQUISITION OF RIGHTS</b>			
<ul style="list-style-type: none"> <li>• <b>Heads of Terms were issued on 15 March 2023</b> with the preferred route of the Landowner.</li> <li>• On <b>1 December 2023</b>, the Applicant sent the Option and Easement documentation direct to the Landowner and their agent, along with a trenchless crossing /HDD briefing note.</li> <li>• <b>A site visit was undertaken on 4 October 2023 and 12 December 2023</b> to discuss accommodation works.</li> <li>• An <b>email was sent on 1 December 2023</b> detailing HDD construction methodology and likely programme and a <b>Letter dated 5 December 2023 was sent to the Landowner with comments on HDD construction methodology.</b></li> <li>• Furthermore, <b>an engineering site visit was conducted in April 2024.</b></li> <li>• The Applicant sent the <b>Landowner a Letter in March 2024</b> regarding feedback on the Heads of Terms/ concerns over.</li> <li>• In <b>June 2024</b>, the Applicant emailed the Landowner’s Agent requesting feedback on the Heads of Terms.</li> <li>• The Applicant sent over <b>revised Heads of Terms on 28 June 2024 and held online meetings with the Landowner’s Agent.</b></li> <li>• Further discussions were held on <b>2 July 2024, 4 July 2024, 19 July 2024 and 31 July 2024.</b></li> <li>• On 4 July 2024 and 19 July 2024 the Landowner’s agent requested two addition elements of inclusion within the Heads of Terms to which the Applicant agreed to verbally and in writing via email. The Applicant understands these were presented to the landowner on 20 July 2024 before the agent went on holiday. Subsequently, updated Heads of Terms were issued to the Landowner’s agent via email on 31 July 2024, when the agent returned from holiday, to which the Applicant is awaiting feedback on.</li> </ul>			
<b>PROGRESS OF NEGOTIATIONS TO ACQUIRE LAND RIGHTS FOLLOWING CAH 1</b>			
<ul style="list-style-type: none"> <li>• The Applicant <b>sent a Letter to the Landowner to clarify</b> the position in respect of fees for professional advice.</li> </ul>			

- The Applicant **issued revised Heads of Terms on the 28 June 2024**, sent directly to the Landowner and via email to their agent. These contained a commercial offer to progress discussions and reach agreement.
- The Applicant has had various discussions via on-line teams meetings with the Landowner's Agent regarding the Heads of Terms.
- The Applicant has provided answers to queries in respect of Trial pits, marker posts, the calculation of construction access payments, operational access usage and areas for indicative trenchless crossing locations outside of the 40m working width.
- The Applicant has had discussions and email correspondence on **25 June 2024, 1 July 2024 and 3 July 2024 4 July 2024, 19 July 2024 and 31 July 2024 (as detailed below)**.
- The Applicant has sought to provide information and commitments where possible to overcome the Landowner and their agent's concerns. However, **there are still some outstanding points regarding fencing and gates to be agreed as well as other points that the Applicant is awaiting feedback on. The Applicant will continue discussions and is hopeful a voluntary agreement can be reached** before the start of any works.

#### LANDOWNER ENGAGEMENT (2021 to 2024)

- The Applicant has been in regular correspondence with the Landowner and their Agent since **May 2021**.
- **Site meetings** were initially held in **September 2021**, where the Landowner expressed concerns about the proximity of the proposed cable route. This resulted in a design change (as detailed below).
- A further site meeting was held on **4 October 2023** to discuss the impacts and concerns of the Landowner.
- A Letter summarising the trenchless construction methodology was subsequently sent on **5 December 2023**.
- A site meeting was also held on **12 December 2023** with the engineers present in order to better understand the Landowner's concerns regarding the proposed construction access, siting of the trenchless crossing compound and haul road.
- The Applicant responded to the Landowner's relevant representation (RR-273) on the following points:
  - Greentrees Lane traffic considerations
  - Impact on the bridleway in this location
  - Use of the access point/ land to the west of the A281
  - Maintenance of access to the residential dwelling and equestrian complex

#### ALTERNATIVES – REVIEWED AT THE LANDOWNERS REQUEST

- A site meeting was initially held in **September 2021** where the Landowner expressed concerns about the proximity of the proposed Rampion 2 cable route to their equestrian complex.
- The proposed cable route was amended further to consideration of these concerns and re-routed further East, further away from the equestrian facilities.
- The amended route was presented to the Landowner at a site meeting in April 2022 and consulted upon in the October 2022 Second Statutory consultation Modified Cable Route identified as (MR-11).
- The route amendment was subsequently incorporated into the DCO Order limits design.

#### IMPACT ON LAND INTEREST

- The Landowner owns pasture land, residential property and associated private equestrian complex. The residential property and equestrian complex are located nearby to the cable route.
- The pasture land is affected by the potential cable route.
- The entrance to the driveway to the Landowner's residential property and equestrian complex is affected by a proposed construction access.

#### IMPLICATIONS OF IMPACT

- Temporary loss of grazing
- Impact on access to residential dwelling and equestrian facility.

#### PROPOSED MITIGATION

- **Mitigation to be included where possible with crossing points/ accesses/ fencing**
- **Security provisions as detailed within the Code of Construction practice and temporary bridleway closure**
- **Maintenance of Landowner's access used for Operational Access.**
- **Acoustic fencing around trenchless crossing compound**

#### OUTSTANDING ISSUES DELAYING CONCLUSION OF VOLUNTARY AGREEMENT

- Although the Applicant has issued a revised set of Heads of Terms with a commercial offer, there are number of points to be agreed, including fencing and gates.
- The Applicant has sought to provide information and commitments where possible to overcome their concerns (as detailed by the commitments detailed within the Letter attached and the engagement schedule below).. The Applicant will continue to negotiate and hopes that a voluntary agreement could be reached before the start of any works.

CJ Negotiations/Contact Summary	Date of Contact	Method of Contact
Introductory letter posted by the Carter Jonas (CJ) Land Referencing Team	24.11.2020	Letter
Initial introductory email from Lucy Tebbutt (LT) to Colette Light	11.12.2020	Email
Colette Light withdraws their licence	13.12.2020	Email
LT emails Colette Light	14.12.2020	Email
Email from Nigel Light confirming that they have appointed Robert Crawford-Clarke (RCC) of Henry Adams as their agent.	26.01.2021	Email
Nigel Abbott (NA) emails Mr and Mrs Light re-issuing the licence and requesting they reconsider requirement for ecological surveys	26.03.2021	Email
LT emails RCC asking him to confirm the landowners which he acts for	28.04.2021	Email
Email correspondence from RCC re survey access	01.05.2021	Email
Email correspondence with RCC re survey licences for Messrs Light	05.05.2021 and 06.05.2021	Email
Email from LT - sending licences and amended plans to RCC	10.05.2021	Email
RCC confirms Messrs Light will sign licence with reduced survey area	12.05.2021	Email
New licence plan sent to RCC for Messrs Light	20.05.2021	Email
RCC sends over the signed licence from the Messrs Light	25.05.2021	Email
Email with engrossed licence sent to Messrs Light with survey schedule	01.06.2021	Email
Phone call between LT and Mrs Light	03.06.2021	Telecom
Mrs Light confirms receipt of the table of dates	04.06.2021	Email
LT emails Mrs light re surveys	07.06.2021	Email
s.42 letter posted	10.06.2021	Letter
Email from RCC setting out that surveys not carried out in accordance with schedule	11.06.2021	Email
LT responds to RCC's email apologising	16.06.2021	Email
LT apologises for surveys being delayed	23.06.2021	Email
s.42 letter posted	14.07.2021	Letter
Various emails re surveys	Jul-21	Email
Kellie Gutteridge (KG) of CJ emails Messrs Light re surveys	13.08.2021	Email
LT emails Messrs Light re survey access	02.09.2021	Email
Site meeting at Messrs Light property - RCC attended and Jenn Bryden of RWE following landowner surgery	02.09.2021	Site Meeting

LT thanks Mrs Light for the site visit and provides details of upcoming surveys	07.09.2021	Email
Engagement form sent to the RCC following the site meeting	24.09.2021	Email
RCC Confirms receipt of the engagement notes and confirms he has sent them to the landowners	27.09.2021	Email
Regular emails re surveys	13.10.2021	Email
Mrs Light emails RCC with some additions to the engagement notes	25.10.2021	Email
Email to Mrs Light re surveys	4.11.2021	Email
Email to Mrs Light re surveys	31.01.2022	Email
Email to Mrs Light re soil surveys	03.03.2022	Email
LT emails Mrs Light confirming comments passed to ecological surveyors	04.03.2022	Email
Email from LT to Mrs Light - re surveys and requesting another meeting	05.04.2022	Email
Site Meeting - LT, RCC and Will Gullett (WG) attended	25.04.2022	Site Meeting
Email to Mrs Light re surveys	18.05.2022	Email
s.42 letter posted	14.10.2022	Letter
New licence for Messrs Light sent to RCC. This was chased again on 14.11.2022.	04.11.2022	Email
RCC requests new licence doc	22.11.2022	Email
New licence for Messrs Light sent to RCC.	24.11.2022	Email
Formal Consultation response received from RCC - sent to LT by James D'Alessandro (JDA) via email	23.11.2022	Formal Consultation Response
RCC confirms Messrs Light have now instructed another agent,	30.11.2022	Email
Email from Alistair Cameron (AC) detailing that they have now been appointed by Messrs Light. Chaser sent on 19.12.2022	16.12.2022	Email
Chaser email from Alistair Cameron and LT replies	21.12.2022	Email
Updated licence sent to AC by LT, and AC responds	23.12.2022	Email
AC returns Messrs Light licence	05.01.2023	Email
LT emails AC re survey licence	10.01.2023	Email
RWE sends over the consultation response which was submitted by AC to Rampion inbox on 29.11.2022	23.01.2023	Email
LT emails AC update awaited. Signed licence sent to JDA.	10.02.2023	Email
Fully engrossed and signed licence sent to AC and Messrs Light	17.02.2023	Email
AC confirms Messrs Light to be contacted directly for surveys	15.03.2023	Email
KEY TERMS ISSUED VIA EMAIL	15.03.2023	Key Terms Issued
Phone call between LT and Messrs Light	04.07.2023	Telecom

Email to Messrs Light from LT to confirm occupier details and construction requirement. Code of Construction practice circulated	05.07.2023	Email
Email to landowner detailing that the DCO has been submitted	14.08.2023	Email
s.56 letter posted	25.09.2023	Letter
<b>Site Meeting - LT, CL, AC and Vicky Portwain present @ 3pm</b>	04.10.2023	Site Meeting
Correspondence between LT and Mr Light dating back to Oct 2023 re meeting notes and HDD briefing note emailed to Messrs Light with Option and Easement documentation	01.12.2023	Email
Phone call between LT and AC	04.12.2023	Telecom
Email chain between LT and AC organising site visit for 12th Dec	05.12.2023	Email
Letter sent to Messrs Light and their agent with points on HDD construction methodology.	05.12.2023	Letter
<b>Site Meeting - LT, CL, AC</b>	12.12.2023	Site Meeting
LT sends follow up email to Messrs Light and AC setting out action points from the meeting	21.12.2023	Email
Heads of Terms letter posted to Messrs Light	22.03.2024	Letter
LT emails AC digital copies of the letters posted to his clients	25.03.2024	Letter
LT emails AC requesting a site meeting for the engineers.	08.04.2024	Email
Engineering site visit. Landowner met with engineers	11.04.2024	Site Meeting
Agent's Fees Clarification Letter Sent	06.06.2024	Letter
Revised Key Terms Letter Sent	28.06.2024	Letter
Updated offer sent to Messrs Light and LT lists action points for AC	01.07.2024	Email
Teams call between LT and AC	01.07.2024	Telecom
LT Emails AC - Without Prejudice and Subject to Contract - Further to our call on Monday (01 July 2024), comments on Heads of Terms	02.07.2024	Email
LT responds to an email from AC with comments	04/07/2024	Email
Telephone call between LT and AC	08/07/2024	Telecom
Rob Miller (RM) of RWE emails AC the precedent documents	08/07/2024	Email
Phone call between LT and AC to understand the land interest's current position in respect of the Heads of Terms	19/07/2024	Telecom
Email to AC with tracked changes word document of the Heads of Terms	30/07/2024	Email

Brief phone conversation with the agent to discuss the current status with respect of Heads of Terms.	31/07/2024	Telecom
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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.



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Kings Worthy  
Winchester  
SO23 7TW

Mr & Mrs Light (care of Alistair Cameron)

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
RH13 8HQ

Your ref:  
Our ref: WSX173752

5 December 2023

Dear Mr & Mrs Light,

CC: Alistair Cameron (Batcheller Monkhouse)

Following recent correspondence, the project team has considered your queries about the HDD methodology and include our comments below. Please review alongside the HDD briefing note attached to the email dated 30/11/2023, included for indicative information only at this stage.

## 1) Scale / size of the HDD compound for this location

An approx. 50x75m footprint HDD compound (as detailed in the ES).

## 2) A list of likely HDD equipment

Likely HDD Drill Equipment (this will finally depend on the selected contract and their equipment fleet as well as site specific requirements):

- HDD Drill Rig
- Drill Rod Storage Rack
- Control Unit Container
- Diesel Electric Power Pack (if not integrated with drill rig)
- General Site Generator
- Drill Fluid Pump
- Drill Fluid Make-up Recycling Unit
- Temporary Sedimentation Ponds for Drill Fluid
- Drill cuttings storage & transport container
- Lighting Equipment
- Light Excavator
- Site Welfare Units

## 3) A list of vehicles likely to be using the haul road

- General site access / personnel transport
- General purpose HGV to supply / remove equipment
- General purpose HGV to supply / remove materials

- Site equipment required for HDD compound set-up
- All site equipment (as above)

#### 4) Likely indicative programme for HDD

As the attached document indicates:

1. Construction Site Preparation at HDD Entry and Exit points and HDD Equipment
  - Set-up. ≈ 2 Weeks. This includes stripping and storage (on site) of topsoil and welfare set up.
2. HDD Drilling Operations ≈ 2 Weeks (24hr working).
  - Step 1: Drilling the pilot hole.
  - Step 2: Reaming (enlarging the pilot hole to the required diameter).
3. Cable Conduit Pipe Fabrication (Parallel Activity to HDD Drilling Operations) ≈
  - 2 Weeks (12hr working).
4. Cable Conduit Pipe Installation ≈ 1 Day (24hr working).
5. HDD Equipment Demobilisation. ≈ 1 Week.
6. Construction Site Reinstatement ≈ 2 Weeks.

A total of 2-3 months for the HDD construction can be assumed.

Whilst the use of the land may be for the limited period as set out above, the whole cable route fencing may not be able to come down until right at the end of construction,

#### 5) Likely programme for

##### i) Trenching for the cable route in these two fields and

In general – Open Cut Trenching activities consist of the following:

1. Site Preparation & Drainage Survey will be undertaken
2. Engineering and Environmental Surveys
3. Working Width Preparation along Cable Route (incl stockproof fencing)
4. Topsoil Stripping & Storage
5. Temporary Haul Road Construction
6. Trench Excavation
7. Duct Installation
8. Backfilling of Trench
9. Site Reinstatement

Tasks are likely to occur in parallel along the cable route for all four circuits – approximate installation

speed is anticipated to be approximately 30m / day. However, this is dependent on site specific circumstances including ground conditions.

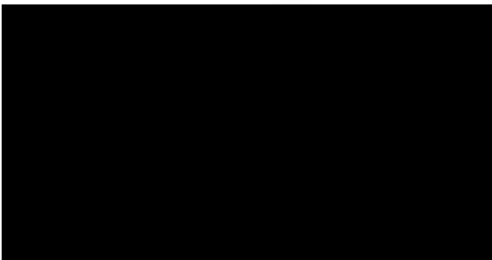
**ii) Likely programme for vehicles using this section of cable route haul road**

The mid-way point to the next construction access point from the south is about 600m along the cable route. Therefore, it is reasonable to assume a minimum of 20-25 working days for the trenching of the cable route along this distance towards the trenchless crossing. HDD and open cut trenching activities may or may not occur in parallel.

We look forward to discussing this further at our meeting on 12<sup>th</sup> December.

We have sent you key terms for your review and would be happy to discuss mitigation measures which could be captured in detail in a voluntary agreement in order to give you some certainty at an earlier stage of the DCO process.

Yours sincerely



**Lucy Tebbutt MRICS**  
Associate

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