

Rampion 2 Wind Farm **Category 4: Compulsory Acquisition**

Land Engagement Reports: National Grid Electricity Transmission

**Date: August 2024
Revision B**

Application Reference: 4.6.3

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

Ecodoc Reference: 005265875-02



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:	National Grid Electricity Transmission plc ("NGET")	URN on LRT:	055
AGENT:	Tom Price (BNP Paribas) Laura Crumpton (Ardent)	Relevant Rep Ref:	RR-032
PROPERTY NAME:	Twineham Court Farm, Bob Lane, Twineham, Haywards Heath, RH17 5NH, adjacent to Bolney Substation, Wineham Lane, Wineham, Henfield (WSX347615)	Written Rep Ref:	REP1-057 REP4-089
LAND INTEREST:	Part 1 (Category 1 and Category 2) and Part 3	PLOT No:	32/2, 32/5, 32/15, 32/16, 33/1, 33/2, 33/5, 33/7, 33/8, 33/9, 33/10, 33/12, 33/13, 33/14, 33/15, 33/16, 34/15, 34/16, 34/19, 34/20, 34/21, 34/22, 34/23, 34/24, 34/25, 34/26, 34/27, 34/28, 34/29, 34/30, 34/31, 34/32, 34/33, 34/34, 34/35, 34/37
<p>STATUS</p> <p>The Applicant has consulted with NGET since 2021 via the statutory process and has considered NGET's consultation feedback from both the 2021 and 2022 Statutory Consultations.</p> <p>The Applicant has discussed the Heads of Terms for a cable easement deed of grant at length with NGET's agent. Various amendments have been made to the Heads of Terms Option plan, protective provisions and wording within the Heads of Terms to provide comfort regarding the proposed development.</p> <p>The connection point for the Rampion 2 at the Bolney Substation was not confirmed to NGET until 18/04/2024.</p> <p>NGET is undertaking the design exercise for the Bolney Substation extension which will allow the Rampion 2 scheme to connect to the electrical transmission network. The work is ongoing and expected to be completed later in 2024. This has meant that the exact area of land required for the voluntary cable easement deed of grant cannot be refined and reduced until after the design information has been provided by NGET. The rights for the Applicant's equipment to be installed at Bolney Extension are proposed to be secured by the Connection Agreement.</p> <p>Following the Compulsory Acquisition Hearing on 17th and 21st May the applicant has now submitted a change request to the ExA in response to the points made by NGET in relation to the use and possible restrictions imposed on its land. The change request goes some way in trying to address NGET's concerns by reducing the area over which rights are sought and also reduces the permanent acquisition of land to the permanent acquisition of rights for the land required for the Bolney Extension. The change was put forward in an attempt to and to enable NGET to reach a voluntary agreement for land rights.</p>			
<p>NEGOTIATIONS FOR VOLUNTARY ACQUISITION OF RIGHTS</p> <ul style="list-style-type: none"> The Applicant completed an NGET enquiry form and requested a quote for an undertaking in May 23 NGET Contacts provided on 30th May 23 further to targeted 'Bolney Extension' consultation on April 23 A series of multi-disciplinary Teams calls held between the Applicant and NGET held from August 2023 to discuss EIA, land requirements, technical requirements and programme. Heads of Terms were issued on 9 November 2023 On 17 November 2023, the Applicant circulated an updated plan to NGET and the agent has confirmed that NGET would like to work towards collaboratively with the Applicant to agree terms. On 27 November 2023, the Applicant's agent emailed the NGET Land Enquiry team to obtain the best contact to move forwards with discussions. A response was received on 27 November 2023, confirming Tom Price is the best contact moving forwards. On 28 November 2023, the Applicant had an online teams call with Tom Price, the agent acting on behalf of NGET to discuss the Heads of Terms and confirm next steps. A chaser was sent on 27 December 2023 to Tom Price to confirm his attendance at the next meeting. On 11 December 2023 an online teams call was held with NGET's representatives and the Applicant and their representatives where a tracked changes version of the Heads of Terms was discussed in detail. Various takeaways from the meeting, including Tom Price to prepare a desktop land review. Following the meeting on 22 December 2023, the Applicant emailed a copy of the constraints plan of the Bolney area direct to NGET and their advisers. On 15 January 2023, the Applicant sent a chaser email to Tom Price to request the desktop land review. 			

- From 19 January 2024 onwards, Oliver Kirkham (Rampion 2) emails Laura Crumpton to confirm that he will be taking over liaising with NGET to progress agreement on the Heads of Terms.
- On 9 February 2024, Laura Crumpton sent over the Statement of Common Ground (“SoCG”) to Oliver Kirkham to progress associated discussions.
- On 13 February 2024, Tom Price shared the interim NGET Heads of Terms.
- On 14 February 2024 an online Teams call was held with Tom Price to discuss the template provided by NGET and negotiate where possible.
- On 15 February 2024, Tom Price followed up the teams call with details of the processes required by NGET and a revised, tracked changes Heads of Terms document.
- Oliver Kirkham emails Laura Crumpton on 27 February 2024 to progress the discussions regarding landscape mitigation in this location and requesting regular calls.
- On 1 March 2024, a response is received from NGET engineering representatives .
- On 4 March 2024, Oliver Kirkham emails Treanity to request an updated design for the Bolney substation and requesting that an electrical engineer from Rampion 2 could join.
- Treanity replied on 4 March 2024, confirming that the surveys for the extension of the Bolney substation are in the process of being planned. A contractor had been identified but approval was waiting.
- On 29 March 2024, Oliver Kirkham responded to Tom Price, with concerns raised over the Interface Agreement and construction programme associated with the Bolney Extension. Confirms Rampion 2’s understanding that NGET will build the bays.
- On 04 April 2024, Oliver Kirkham chases Treanity for the survey results.
- On 04 April 2024, Treanity responds to confirm the tree surveys were carried out and that he would be in touch to schedule a call when the results are available.
- On 9 April 2024, Oliver responds to Treanity.
- On 18 April 2024, Vicky Portwain of the Applicant responds to Tom Price, attaching a tracked changes version of the Heads of Terms including Rampion 2’s comments and requesting a sensible approach forward to capture the rights required for NGET and Rampion 2 alongside each other.
- On 22 April 2024, there were emails between the parties to agree on a date for the next meeting.
- On 23 April 2024, Jordan Darley connections engineer circulates an area to indicate the proposed area reserved for the location of the NGET extension.
- On the same day (23 April 2024), Oliver Kirkham requested the timings for the grid connection and other points regarding the area impacted by UKPN. Also attached a land plan of the Bolney area.
- On 25 April 2024, Jordan Darley connections engineer emails Oliver Kirkham with queries on the constraints in the area.
- Cal held 9 May and minutes circulated 22 May 2024
- On 16 May 2024, Oliver Kirkham emails Laura Crumpton (o/b NGET) with updated Option Plan and Laura responds on 17 May 2024.
- On 19 June proposed revised approach to the land agreement sent to Laura Crumpton for comment
- Call arranged for 1 July to discuss HoTs and SoCG.
- Updated SoCG issued 3 July for comment, with comments received 5 July 2024
- SoCG review and comments provide to NGET 9 July 2024
- Call held 16th July to try and establish a solution to the voluntary agreement and appropriate wording to include acting reasonably in not restricting works on NGET land subject to the Applicants approval

PROGRESS OF NEGOTIATIONS TO ACQUIRE LAND RIGHTS FOLLOWING CAH 1

- **Since CAH1, the Applicant sent a letter to NGET on 3 July 2024 to confirm the Applicant’s position in respect of fees for professional advice.**
- **Updated easement plans issued to NGET 16 May 2024 showing revised option area**
- **On the 23 May 2024 Teams call discuss the approach to land acquisition and rights sought over NGET land.**
- **Email to confirm revised approach to rights sought and voluntary land agreement sent to Laura Compton NGET and request for meeting.**
- **On 20 June 2024, Oliver Kirkham emails Tom Price the Option Plan and summarises the main changes.**
- **28 June updated SoCG issued to NGET for comment. Including update to rights sought over Plot 34/28**
- **An online Teams meeting was held on 1 July 2024 to discuss the outstanding issues regarding the Heads of Terms, namely the Option area. A number of the NGET representatives were on leave at the time which hindered discussions somewhat.**
- **The Applicant has provided a plan identifying the land it requires for the option which shows the DCO order limits and an indicative centreline permanent cable easement. The Applicant noted whilst the indicative permanent cable easement centreline is not likely to be implemented, a detailed cable corridor cannot at this stage be designed ahead of NGETs Bolney extension design and further site investigations and detailed design work . It was noted that the previous plan was created prior to the Applicant receiving the updated cable route drawings from NGET.**
- **Comments on the SoCG were received from NGET on 5 July, the Applicant will be responding in due course.**
- **A revised Heads of Terms offer for the cable route is due to be sent out to NGET in due course.**

- Both parties are looking to arrange a call to confirm that the Applicant has sufficient land rights whilst maintaining NGET's ability to undertake works on their land where appropriate. The Applicant has submitted a change request proposal which will propose:
 - A reduced scope of works to land west of Bolney substation, changing from Work 19 Cable Installation to Work 13 Construction Access, and a change in land rights for Plot 34/31 and part of Plot 34/25 from permanent to temporary usage.
 - A reduced scope of works to land east of Bolney substation, changing from Work 17 Environmental Mitigation to Work 13 Construction Access, and a change in land rights for the majority of Plot 34/27 from permanent rights to temporary rights. The southern part of Plot 34/ 27 is still required for environmental mitigation rights.
 - In the area of the proposed substation extension, a change in land rights for Plot 34/28 is proposed from permanent acquisition down to permanent rights and restrictive covenant.

LANDOWNER ENGAGEMENT

- The Applicant has been in regular correspondence with NGET since it's grid application in 2019.
- The Applicant visited the proposed location of the cable construction corridor in February 2023 to undertake buried services and other surveys on the area. Since then, the Applicant has had regular contact with the Land Interest on land matters.
- A series of online Teams call have been held between the parties from August 2023
- Tracked changes version of the Heads of Terms have been considered and commented on by both parties.

ALTERNATIVES

- In early 2023 the Applicant was made aware by NGET that a new substation would be required as part of the development which was outside of the DCO Order Limits (at that time). Subsequently, a targeted Rampion 2 National Grid substation extension at Bolney was consulted upon from 28 April 2023 to May 2023. The changes to the design which were subsequently made were as follows:
 - Small extension to Bolney Substation, with the installation of permanent infrastructure. The total of area of which extends to circa 1.6 acres into land already owned by NGET. The proposed location is on the south-eastern edge of the existing site, near an area of woodland. Two possible electrical designs for the substation extension were considered, with NGET to provide direction as to the most preferable design, considering the needs of the wider substation and legal requirements. Planning consent was sought for both options, so a decision could be made nearer to the date of construction. The technology option for the connection use either Air Insulated Switchgear (AIS) where the main electrical equipment would be visible outside and would regard a larger area, or Gas Insulated Switchgear (GIS), which would be housed within a building but require a smaller area.
 - An AIS connection would look similar to most of the existing Bolney substation, with electrical equipment up to 12m high. Existing busbars (used to transmit electricity) within the NGET site would be extended eastwards into the new area. This option uses a larger area of land, up to 0.65ha, increasing the substation area by 6%.
 - For GIS, an enclosed building for switchgear would be required. Detailed design would be carried out at a later date, with a maximum building dimensions of 35metres (m) x 20m, and 12m tall. This would be similar to the other large buildings on the existing National Grid site. Existing busbars (used to transmit electricity) within the National Grid site would be extended up to our new building. This option would use less land, around 0.35ha, only increasing the substation footprint by 3%.
 - The creation of a temporary construction access to enable construction of the substation.
 - The creation of a temporary construction compound.

NGET considered different entry points for Rampion 2 cable coming into Bolney. Early discussions between the parties provided an indication that the eastern side of the substation was most likely to be the connection point but this was not confirmed by National Grid until 2024.

A detailed summary of engagement is listed below.

IMPACT ON LAND INTEREST

- **NGET owns pasture land affected by the Proposed Rampion 2 cable route and a proposed substation extension would form permanent infrastructure.**
- NGET owns the freehold land adjacent to the existing Bolney substation which is currently arranged as a pasture field. This is identified on page 34 of the Works [PEPD-005] and the Land Plans Onshore [PEPD-003].
- The Applicant understands that the majority of the land affected is outside of the fenced operational area of Bolney substation. Operational access is however required through the NGET substation itself to the Bolney extension area.

Substation (Current and Proposed)

- **Plot 34/29 (WSX347615) and 34/30 (SX347615 and Leasehold - WSX157951) – Comprise the existing Bolney substation. Land not subject to Powers of Compulsory Acquisition or Temporary Use over approximately 90425**

square metres of land being Bolney Substation and overhead telecommunication lines, lying east of Wineham Lane and south west of Coombe House in the parish of Twineham CP and Land not subject to Powers of Compulsory Acquisition or Temporary Use over approximately 14425 square metres land being Bolney Substation, lying east of Wineham Lane and south west of Coombe House in the parish of Twineham CP.

- **Plot 34/28 (WSX347615) is required for the extension works to the substation and will become “operational land” (Works No.20)** - All interests in approximately 7079 of land being Bolney Substation, track and scrubland and overhead telecommunication lines, lying east of Wineham Lane and south west of Coombe House in the parish of Twineham CP.

Work No.13 – Temporary Construction Access

- **Plot 34/15 (Unregistered) – In respect of adopted highway And Presumed ownership of subsoil (Part width of highway)** - Temporary Possession and Use of approximately 1195 square metres of land being adopted highway and verge (Wineham Lane) and overhead electricity lines, lying north of Old Doctors and south of Eastridge Lodge in the Parishes of Cowfold CP, Bolney CP, Shermanbury CP and Twineham CP.
- **Plot 34/32 (WSX347615 – Freehold) – Temporary Possession and Use of approximately 54 square metres of land being private access track and woodland at Bolney Substation in the Parish of Twineham CP.**
- **Plot 34/33 (WSX347615 – Freehold) – Temporary Possession and Use of approximately 11 square metres of land being private access track and woodland at Bolney Substation in the Parish of Twineham CP.**
- **Plot 34/34 (Unregistered) – Temporary Possession and Use of approximately 53 square metres of land being adopted highway and verge (Wineham Lane), and trees lying west of Bolney Substation and east of The Hatch in the Parish of Twineham CP**
- **Plot 34/35 (WSX347615 – Freehold) – Temporary Possession and Use of approximately 493 square metres of land being woodland at Bolney Substation in the Parish of Twineham CP.**
- **Plot 34/36 (WSX313398 – Freehold) – Temporary Possession and Use of approximately 70 square metres of land being garden and trees at Old Doctors Farm in the Parishes of Twineham CP and Shermanbury CP**
- **Plot 34/37 (Unregistered) - In respect of adopted highway And Presumed ownership of subsoil (Part width of highway)** - Temporary Possession and Use of approximately 3157 square metres of land being adopted highway and verge (Wineham Lane), trees and overhead electricity and telecommunication lines, lying west of Bolney Substation and east of The Hatch in the Parishes of Twineham CP and Shermanbury CP.

Works No.13 – Temporary Construction Access and Works No.19 – Onshore connection works

- **Plot 34/20 (Freehold – WSX22448, Leasehold - WSX417829)** - Acquisition of Rights by the Creation of New Rights or the Imposition of Restrictive Covenants over approximately 59 square metres of land being agricultural land and overhead electricity lines, lying north east of Bolney Substation and north of Bob Lane in the Parish of Twineham CP.
- **Plot 34/21 (Freehold – Unregistered, Leasehold – WSX426909)** - Acquisition of Rights by the Creation of New Rights or the Imposition of Restrictive Covenants over approximately 25 square metres of land being agricultural land, hedgerow and overhead electricity lines, lying north east of Old Doctors and south of Eastridge Lodge in the Parish of Twineham CP.
- **Plot 34/22 (Freehold – WSX417881, Leasehold – WSX417829)** - Acquisition of Rights by the Creation of New Rights or the Imposition of Restrictive Covenants over approximately 166 square metres of land being agricultural land, drain and hedgerow lying north east of Bolney Substation and south east of Old Doctors in the Parish of Twineham CP.
- **Plot 34/25 (Freehold - WSX347615)** - Acquisition of Rights by the Creation of New Rights or the Imposition of Restrictive Covenants over approximately 77767 square metres of land being agricultural land, trees, private access track, drain, pylons and overhead electricity lines lying north of Bolney Substation and south east of Old Doctors in the Parish of Twineham CP.

Works No 17 (Environmental Mitigation)

- **Plot 34/27 (WSX347615) is required for boundary reinforcement landscape planting** - Acquisition of Rights by the Creation of New Rights or the Imposition of Restrictive Covenants over approximately 6967 square metres of land being agricultural land, woodland, hedgerow and overhead telecommunication lines, lying east of Bolney Substation and north of Bob Lane in the Parish of Twineham CP.

Works No.19 (Onshore Connection Works)

- **Plot 34/16 (WSX331357) – Freehold** - Acquisition of Rights by the Creation of New Rights or the Imposition of Restrictive Covenants over approximately 78304 square metres of land being agricultural land, public footpath (TWI/1T/2), hedgerow and overhead electricity lines, lying north of Bolney Substation and south of Nyeshill Farm in the Parish of Bolney CP.
- **Plot 34/19 (WSX22448) – Freehold** - Acquisition of Rights by the Creation of New Rights or the Imposition of Restrictive Covenants over approximately 21289 square metres of land being agricultural land, trees, hedgerow and overhead electricity lines lying north east of Old Doctors and south of Eastridge Lodge in the Parish of Twineham CP.

- **Plot 34/23 (WSX417881) – Freehold** - Acquisition of Rights by the Creation of New Rights or the Imposition of Restrictive Covenants over approximately 1088 square metres of land being woodland and agricultural land lying north east of Bolney Substation and south east of Old Doctors in the Parish of Twineham CP.
- **Plot 34/24 (WSX374905 – Freehold** - Acquisition of Rights by the Creation of New Rights or the Imposition of Restrictive Covenants over approximately 6762 square metres of land being grassland and hedgerow lying west of Twineham Substation and north of Bob Lane in the Parish of Twineham CP.
- **Plot 34/26 (WSX347615) – Freehold** - Acquisition of Rights by the Creation of New Rights or the Imposition of Restrictive Covenants over approximately 21333 of land being agricultural land, woodland, scrubland, track and overhead telecommunication lines, lying east of Bolney Substation and north of Bob Lane in the Parish of Twineham CP.
- **Plot 34/31 (Freehold - WSX347615, Leasehold - WSX157951)** - Acquisition of Rights by the Creation of New Rights or the Imposition of Restrictive Covenants over approximately 343 square metres of land being Electricity substation, hardstanding and private access track at Bolney Substation in the Parish of Twineham CP.

***Note the above rights are subject to the changes outlined in the proposed DCO change request as set out above in the PROGRESS OF NEGOTIATIONS TO ACQUIRE LAND RIGHTS FOLLOWING CAH 1**

IMPLICATIONS OF IMPACT

1 - Permanent Above Ground Infrastructure

- An area of land adjacent to existing Bolney National Grid Substation would be developed into the Substation extension, to form permanent infrastructure. This is the only permanent infrastructure across the route (other than the manhole covers above the link boxes within the cable route). The Design and Access Statement [AS-003] outlines what the detailed design of the onshore substation at Oakendene 2km east of Cowfold and the extension to the existing National Grid Bolney substation shall accord with, as per Requirements 8 and 9 of the Draft DCO [PEPD-009].
- A plan of the proposed substation extension is shown by in the Land Plans as Plot 34/28 on sheet 34.

2 – Cable Easement

- The Applicant would also require a 99 year cable easement over part of the land in order to connection the 'Onshore connection works' into the proposed Substation extension. The exact location of this cable route will be determined by further survey work which will inform engineering design.

3 – Landscape Planting

- Landscape planting - Section 3.3 of the Design and Access Statement (DAS) [AS-003] secures the design principles that are embedded to manage the landscape impacts of the National Grid Bolney substation extension works. This includes Indicative Landscape Plans (ILP, Appendix C) for the existing National Grid substation at Bolney which shows the retention of the existing vegetation and the associated design principles (paragraph 3.3.12 of the DAS [AS-003]) with which the detailed design must accord. The ILP shows the area of additional planting proposed along the border to Bob Lane to the south and which is secured as a design principle in the DAS [AS-003] in paragraph 3.3.12 to be secured through Requirement 9 of the Draft Development Consent Order [PEPD-009].
- The Outline Landscape and Ecology Management Plan [APP-232] (secured via Requirement 12 within the Draft Development Consent Order [PEPD-009] details further information on landscaping. Together with the Draft Development Consent Order [PEPD-009] Requirement 13 this secures the provision of a detailed landscape plan for the existing National Grid Bolney substation extension works in accordance with design principles in the DAS [AS-003] for the approval of Mid Sussex District Council (MSDC).
- As per DCO Requirements 9 and 22, detailed in the Draft Development Consent Order [PEPD-009], the works must not commence until details of landscaping of the extension to the existing National Grid substation at Bolney have been submitted to and approved in writing by the relevant planning authority, in this case Mid-Sussex District Council. Work must be carried out in accordance with the approved details.

PROPOSED MITIGATION

- **There was initial misunderstanding by NGET as to the amount of mitigation proposed on land owned by NGET. The Applicant understands that NGET has a standing policy of objecting to the use of its freehold land for any use that may compromise its ability to perform its statutory undertaking. As such NGET objected to Plot 34/26 being used in its entirety for "ecological mitigation".**
- **The Applicant has since clarified that only land to the south of Plot 34/27 is required for boundary reinforcement planting. This matter is included in the SoCG and is dealt with elsewhere. The planting is mutually beneficial and this is now accepted by NGET.**

OUTSTANDING ISSUES DELAYING CONCLUSION OF VOLUNTARY AGREEMENT

- Discussions are ongoing regarding the structure of the documentation required to secure the land rights.

- The Applicant has proposed a DCO change request as noted above under PROGRESS OF NEGOTIATIONS TO ACQUIRE LAND RIGHTS FOLLOWING CAH 1
- The Applicant requires NGET to seek the Applicant's approval for works on land owned by NGET which is in proximity to the proposed connection works. NGET's concern is that this land would effectively become sterilised by these provisions, however, the Applicant is only seeking sufficient protection to ensure no impacts upon its apparatus and/or proposed works which may compromise its ability to connect to the transmission network.
- Surveys and consultation with DNOs and third party connections are required to inform the detailed design of the substation extension. Once these exercises are complete a finalised design can be issued to the Applicant later in 2024, however interim cable design work is being carried out in September 2024
- NGET has requested that the Option area within the Heads of Term Option plan be consolidated. This plan only includes land necessary for the Proposed Development. Further refinement will be informed by NGET's outstanding design information for the grid connection works and additional interim cable design work being carried out by the Applicant.
- Protective provisions discussions are ongoing though the outstanding points largely await the voluntary land agreement being reached.

CJ Negotiations/Contact Summary	Date of Contact	Method of Contact
<p>Summary email - National Grid e-permit process</p> <p>I'm e mailing you to confirm the process for accessing National Grid's non-operational property. National Grid have a system called e permits which we (Dalcour Maclaren) manage on their behalf. Please see the below and attached in relation to this.</p> <p>E permits are required for all access requests in relation to non-operational property that is not within a designated CDM area.</p> <p>Please find attached:</p> <ol style="list-style-type: none"> 1. An RFI 2. A brief overview of the e permits system 3. A blank statement of facts form 4. An e permits arrangement summary <p>The RFI provides us with the information we require to set a company up on the system to provide them with log ins.</p> <p>Once you have log ins, you may go in and add colleagues who will be attending site and you will also be able to upload a suite of RAMS documents. When you upload RAMS you can include up to 5 documents and as a minimum we require:</p> <ol style="list-style-type: none"> a. Risk Assessment b. Method Statement c. Plan of the work area showing access and egress routes d. A completed statement of facts (blank copy attached) <p>We will review these documents, if the work you wish to undertake involves breaking ground, then the RAMS will be referred to National Grid's Land Remediation Team for further review which can add on up to three weeks to this process. If you do plan on breaking ground, it is suggested that in order to reduce this time you include consideration to encounter contaminated or made ground in both the Risk Assessment and Method Statement. Reference should be made to stopping work immediately and informing National Grid and Dalcour Maclaren if unexpected contamination is encountered and mitigation measures for preventing contact with potentially contaminated soils should be listed. Mitigation measures for encountering made ground may include (but are not limited to): PPE to prevent contact with potentially contaminated soils, washing hands / face before eating or smoking, use of bootwash /</p>	<p>Jul-20</p>	<p>Email</p>

<p>overalls to prevent track back of soils to welfare / vehicles. Adherence to HSG47 is mandatory in situations where breaking ground will occur. You will also need to provide evidence that you have undertaken EAGLES and Linesearch enquiries and that you have contacted all affected asset owners.</p> <p>As soon as the RAMS have been reviewed, you can submit an e permit request for the date you wish to attend which we will review and issue as soon as we are satisfied that all criteria have been met (including contacting Team Leaders, SAPs etc.).</p> <p>It sounds long winded, but it is quite straight forward once you have logged on to the system.</p>		
Phil Kerton (DM) was originally the liaison for the e permit process at NG	Apr-21	Email
E permit process is sent to Wood	20/04/2021	Email
EV resends form to Phil Kerton	08/06/2021	Email
RFI reminder letter	10/06/2021	Letter
Various emails between CJ, Wood and DM regarding survey access, not providing unless necessary	09/06/2021-August 2022	Email
Statutory letter Section 42	14/07/2021	Letter
Statutory letter section 42	14/10/2022	Letter
Land and property meeting – project introduction	21/09/22	Teams Call
Land and Property Parties at Bolney	14/10/22	Teams Call
LT send email to David Wright regarding surveys and previous correspondence	28/11/2022	Email
SITE MEETING - After obtaining permission from National Grid (David Knight), LT met with Ryan (of Telbridge properties) a neighbouring landowner who allowed access across his land, to view the edge of the non-operational land. Photos were taken of the vegetation and sent to the engineering team as these were required in order to understand the next steps before undertaking a GPR survey.	01/12/2022	Site Meeting
Land and property meeting – Matters discussed include project update, consenting strategy for DCO and land constraints.	30/05/2023	Teams Call
Letter from NGET further to April 23 Bolney Extension consultation providing contact details for land negotiations	30/5/23	Letter
Teams call with NGET Ellie Laycock and the Applicant: Vicky Portwain, James D'Allesandro, Peter Woodcock	3/ 8/ 23	Teams call
Land and property meeting – Matters discussed included consenting and land transaction	30/08/23	Teams Call
Laura Crumpton to Vicky Portwain confirming she will be dealing with SoCG on behalf of	28/9/23	Email

NGET and return email from VP requesting dates for a Teams Call		
VP email to Laura Crumpton including meeting notes from 3/8/23	28/9/23	Email
VP email to Laura Crumpton requesting meeting is widened to all aspects (engineering, land and consents)	2/10/23	Email
Vicky Portwain to Laura Crumpton – meeting arrangements	4/10/23	Email
Applicant's Engineering and NGET Engineering teams – discussions on the connection offer	4/10/23	Teams call
VP emails NGET: Hi Laura We've received this document for signing from NGET. I will hold fire on getting it signed until you come back and confirm that Dalcour will be dealing with voluntary land document such as the cable easement within NGET land. All the best Vicky	12/10/2023	Email
Email from Laura Crumpton at Ardent Hi Vicky, To confirm it is no longer Dalcour who will be dealing with this transaction, it has gone over now to BNP Paribas, they took over on 21st Sept. If you have already paid your application fee to Dalcour then this isn't a problem as it goes into a client account but BNP will be dealing with the enquiry if it has been accepted. Thanks Laura	12/10/2023	Email
KEY TERMS ISSUED	09/11/2023	Key Terms Issued
LT sent updated plan	17/11/2023	Email
LT emails NGET Land enquiry team to confirm best contact Dear Land Team, Please could you confirm who is the best contract going forwards to move forwards with the attached HOTs. Shall we put a meeting in the diary for later this week? Many thanks, Lucy	27/11/2023	Email
Email from Sophie phillips at NGET: Good Afternoon, BNP Paribas will be the best contact, and the relevant land development managers from National Grid and the equivocal for BNP. I have CC'd those relevant to Bolney specifically as this sits in the south. I believe I have forwarded this on previously, has this been picked up now? Many Thanks,	27/11/2023	Email

<p>Charlie Webber from NGET confirms tom price is best contact and sends details: Hi Lucy Please can you speak to @tom.price@realestate.bnpparibas regarding this matter who will be dealing with this. Many thanks</p>	27/11/2023	Email
<p>ONLINE TEAMS CALL WITH TOM PRICE FROM BNP</p>	28/11/2023	Online Teams Call
<p>LT re-sends Key Terms plan to Jake Cross-Bancroft from BNP: Good morning Jake, Please see attached Key Terms plan. Thanks, Lucy</p>	28/11/2023	Email
<p>LT emails Tom Price to confirm his attendance at the next meeting: Hi Tom, Thanks for your time last Tuesday. Please could you confirm if you are able to join the NGET call at 11am on Monday 11th December? Have you been able to progress with Step 2 of your land process – the Desktop Land Review? Thanks, Lucy</p>	07/12/2023	Email
<p>Tom Price responds to email: Hi Lucy, No problem, great to catch up with you both too. I will be on the call on Monday, thank you for forwarding that invite.</p> <p>I haven't looked at the desktop land review yet as I was waiting for you to send over your own constraints plan to cross reference with our findings? Could you action this please? In the meantime, have a good weekend! Kind regards, Tom</p>	08/12/2023	Email
<p>ONLINE TEAMS CALL WITH NGET</p>	11/12/2023	Online Teams Call
<p>VP emails NGET with the constraints plan around the Bolney area: Hi Tom Please find the constraints plan. I look forward to speaking with you later. All the best Vicky</p>	11/12/2023	Other
<p>LT emails Tom Price for an update on the Desktop land review: Hi Tom, Please could you update us on your progress with the Desktop Land review? Many thanks, Lucy</p>	15/01/2024	Email
<p>OK emails Laura Crumpton saying he will be taking over liaising with NGET: Dear Laura,</p>	19/01/2024	Email

<p>I have recently joined the Rampion 2 team and will be taking over on the role of coordinating liaison between the scheme and NGET from Fruzsina. I look forward to meeting you on the call on the 25th January.</p> <p>Please find attached the first version of the Statement of Common Ground between our organisations. This captures the priority issues from the Relevant Representations that NGET have submitted.</p> <p>I also attach the notes from the full set of meetings that have happened to date on the Statements of Common Ground – any comments on these are welcome if you have anything to add from your own records.</p> <p>We welcome your review and comments on the SOCG – please track changes and use comment boxes to allow us understand any amendments. In the first instance, please confirm that the positions we have captured are a true reflection of your current position. We have provided a response to each of your concerns. These are all marked as ‘in discussion’ though based on the meetings we are hopeful to edge into a green soon with regards to some of these topics. We will aim to continue the series of calls until such a point that all points are agreed or final positions are reached. I’ll issue invitations for the following:</p>		
<p>Laura Crumpton responds to Oks email with the SoCG attached: Hi Oliver,</p> <p>Thank you for this and please see attached the SoCG with some amends and comments.</p> <p>Many thanks Laura</p>	09/02/2024	Email
<p>Interim NGET HOTs shared by Tom Price for discussion on: Hi all,</p> <p>Sorry for the delay. Turns out my superior in NG was on annual leave yesterday so they haven’t been able to sign off the heads of terms.</p> <p>I will share these with you in the interim on the proviso that they are strictly without prejudice and subject to client approval.</p> <p>I’ll see you all tomorrow.</p> <p>Kind regards,</p> <p>Tom</p>	13/02/2024	Email
<p>TEAMS CALL WITH TOM PRICE FROM BNP</p>	14/02/2024	Online Teams Call

<p>Tom Price emails following the call on Tuesday, with specific HOTs attached: Email also discusses statement of Common Ground and construction of the grid park is to be undertaken by NGET with RED being responsible for construction of connection bays, and construction practices under option agreement.</p>	15/02/2024	Email
<p>Email from OK to Laura Crumpton: Trying to arrange regular meetings, as well as including points on the HOTs and landscape matters. Also chasing an update on the design.</p>	27/02/2024	Email
<p>Treanity replies to OK:</p> <p>Greetings all, The survey is yet to be done but I propose we have an alignment meeting on Thursday the 7th of March at 0900am.</p> <p>Kind regards,</p>	01/03/2024	Email
<p>OK replies to Treanity: Thank you for the update Treanity,</p> <p>Do you want us to organise the arboricultural survey? Also would it be useful for our electrical engineer to join the alignment call? We are undertaking some internal studies in parallel which may be useful to you.</p> <p>Is it realistic to expect to receive a design in the next week or so?</p> <p>Kind regards,</p> <p>Oliver</p>	04/03/2024	Email
<p>Treanity replies to OK:</p> <p>The surveys for extension of Bolney 400kV Grid Supply Point are NGET works. NGET have identified a contractor to carry out the surveys however the contractor awaits approval to access NGET non-operational land via a 3rd party provider. Once the approval is granted surveys will be carried out immediately.</p> <p>The alignment meeting is open to all members of the project team.</p> <p>Kind regards, Treanity</p>	04/03/2024	Email
<p>OK responds to Tom Price: Regarding the interface agreement and construction agreement and associated timescales. Further comments on construction of the bays.</p>	29/03/2024	Email
<p>OK chases for the survey results from Treanity: Good morning Treanity,</p> <p>I hope you've had a good easter.</p>	04/04/2024	Email

<p>We're likely to be updating our tree retention and loss plan for the next DCO deadline. Do you have any feedback from the arb survey that's been undertaken for the Bolney compound?</p> <p>Also please can you confirm a suitable date for a call early next week for an update for the connection design?</p> <p>Kind regards,</p> <p>Oliver</p>		
<p>National Grid engineer (Treanity) replies to OK: I had a great easter hopefully yours was great. Thank you for the reminder, the trees survey was carried out & we are expecting the results anytime from now. I will share the outcome as soon as it reaches me. I would suggest we schedule a call once the tree survey results are out. King regards, Treanity</p>	04/04/2024	Email
<p>OK responds to Treanity Thank you for the response Treanity,</p> <p>I think the arborists where on site on the 20th March, please could you follow up with them to confirm when they are due to issue the report. If you do not have capacity, please can you let me have their contact details and I will get in touch.</p> <p>I will put some time in for a call this Thursday morning.</p> <p>Best regards,</p> <p>Oliver</p>	09/04/2024	Email
<p>VP emails Tom Price: Attaching the updated Heads of Terms with associated Rampion 2 comments. Comments on the interface agreement and requesting another call.</p>	18/04/2024	Email
<p>OK emails Tom Price, Laura Crumpton, Jordan Darley requesting a date for a next meeting</p>	22/04/2024	Email
<p>Laura responds with a suggested date and requests Tom's attendance</p>	22/04/2024	Email
<p>Jordan responds suggesting 01/05/2024 as a potential meeting date and circulating an area to indicate the proposed location of the NGET extension.</p>	23/04/2024	Email
<p>Email from OK in response to Jordan, requesting timings for grid connection and other points regarding the areas impacted by UKPN. Also attaches a land plan of the Bolney area.</p>	23/04/2024	Email

Jordan Darley emails OK regarding queries about the constraints in the area.	25/04/2024	Email
OK emails Laura with updated Option Plan attached.	16/05/2024	Email
Laura Crumpton responds	17/05/2024	Email
OK emails Tom Price the updated Option Plan and summarises the main changes	20/06/2024	Email
GL – Email out to Larua Compton (NGET agent) with details of change notification to ExA	28/06/2024	
Online Teams meeting was held with National Grid. OK, LT, Jeremy Lee, Tiffany Bate, attended.	01/07/2024	Online Teams Meeting
OK sends plan direct to Tiffany Bate, following the meeting	02/07/2024	Email
Agent's Fee Clarification Letter Sent Via Post	03/07/2024	Letter
Email from NGET (Tiffany Bate) requesting a call with solicitors to move aspects of the land agreements forward. Provides a number of dates, either 12 th July or 16 th July 2024.	09/07/2024	Email
Oliver Kirkhams responds and say he will come back following discussions with Eversheds	09/07/2024	Email
OK – email to provision of change request notification and discussion of changes		
Online Teams meeting was held with National Grid. OK, LT, Tiffany Bate, Laura Compton, Tom Price, Martin Holden, Fiona Strachan. Structure and wording of land agreements to be drafted between parties and change request response.	16/07/2024	Online Teams Meeting
OK – Follow up to 16 th July call	18/07/224	Email
SoCG call	30/07/24	Online Teams Meeting
SoCG close out	01/08/24	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.