

**Rampion 2 Wind Farm**  
**Category 4:**  
**Compulsory Acquisition**  
**Land Engagement Reports:**  
**Benjamin Matthew Leathers &**  
**Joanna Margaret Leathers Rev A**  
**Date: August 2024**  
**Revision A**

Application Reference: 4.6.67

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

Ecodoc Reference: 005279612-01

The background of the lower half of the page features a photograph of several offshore wind turbines in the ocean. The turbines have white nacelles and three blades each, mounted on yellow cylindrical foundations. A small white boat is visible in the water between the turbines. The sky is a clear, pale blue, and the sea is a deep blue with some whitecaps. A decorative green and blue wave graphic runs across the top of the page, partially overlapping the text.

## Document revisions

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

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<b>LANDOWNER/ LAND INTEREST NAME:</b>	Benjamin Matthew Leathers & Joanna Margaret Leathers	<b>URN on LRT:</b>	118
<b>AGENT:</b>	Rowan Allan (HJ Burt)	<b>Relevant Rep Ref:</b>	N/A
<b>PROPERTY NAME:</b>	Homelands Farm, Partridge Green, Horsham 3.33 acres within DCO Order Limits (potentially impacted by Works No.9) 1.27 acres within DCO Order Limits (potentially impacted by Works No.15)	<b>Written Rep Ref:</b>	N/A
<b>LAND INTEREST:</b>	Category 1 9. Cable installation works. 15. Operational access	<b>PLOT No:</b>	Freehold Agricultural Land 28/25, 29/1  Existing driveway and Field  28/17, 28/18, 28/19, 28/20, 28/21, 28/22, 28/23
<b>STATUS</b>			
<p>The Applicant has consulted with the Landowner since March 2021. The Landowner owns pasture land and paddocks used for grazing horses affected by the proposed Rampion 2 cable route. In addition, the driveway to residential dwelling and equestrian livery yard facilities is proposed as an operational access. The location of the operational access has been amended in response to the Landowner's request.</p> <p>The Applicant understands that the Landowner has no remaining concerns regarding the Heads of Terms. Other than future clarification on crossing points, the Applicant is awaiting solicitor's details from the Landowner's Agent.</p> <p>Following discussions regarding the operational access and fencing required for this parcel of land, the Applicant and the Landowner's agent agreed Heads of terms in July 2024.</p>			
<b>NEGOTIATIONS FOR VOLUNTARY ACQUISITION OF RIGHTS</b>			
<ul style="list-style-type: none"> <li>• <b>Heads of Terms were issued on 22 May 2023.</b></li> <li>• Feedback was requested from the agent via email in <b>October 2023 and December 2023.</b></li> <li>• The Applicant emailed the <b>Landowner's Agent in February 2024</b> requesting feedback on the Heads of Terms.</li> <li>• The Applicant sent the <b>Landowner a letter in March 2024</b> regarding feedback on the Heads of Terms/ concerns over, which was followed up with <b>email correspondence with the Landowner's Agent in April 2024.</b></li> <li>• The Applicant emailed the Landowner and their Agent in <b>May 2024</b> to arrange a meeting.</li> <li>• A site meeting was held on <b>12 June 2024.</b></li> <li>• Following the meeting, a <b>summary of actions was sent to the Landowner's agent on 21 June 2024.</b></li> <li>• The Applicant sent over <b>revised Heads of Terms on the 27 June 2024.</b></li> <li>• Email from the agent on <b>5 July 2024</b> confirming a meeting had been held with the Landowner and requesting a time to meet and discuss.</li> <li>• Various email correspondence and telecoms on 5, 8 and 9 July 2024.</li> <li>• <b>An online Teams call was held with the agent on 8 July 2024</b></li> <li>• <b>The Applicant has discussed the Heads of Terms at length with the Landowner's agent and agreed terms on 9 July 2024.</b></li> </ul>			
<b>PROGRESS OF NEGOTIATIONS TO ACQUIRE LAND RIGHTS FOLLOWING CAH 1</b>			
<ul style="list-style-type: none"> <li>• Following CAH1, a <b>letter was sent to the Landowner on 6 June 2024</b> to confirm the Applicant's position in relation to fees for professional advice.</li> <li>• A <b>site meeting was held with the Landowner's agent and the land interest on 12 June 2024</b> to discuss outstanding concerns and 'blockers' for progressing with the Heads of Terms.</li> <li>• A number of points were raised which were summarised in an <b>email from the Applicant to the agent on 21 June 2024.</b></li> </ul>			

- On **27 June 2024**, the revised Heads of Terms were issued to the agent via email (and sent in the post to the Landowner) with a commercial offer to progress the agreement, as well as answers to the outstanding concerns.
- The Applicant spoke with the Landowner's Agent on the phone on **5 July 2024** and had an **on-line Teams meeting on 8 July 2024 regarding revised Heads of Terms**.
- A 'principles' document was discussed and amended between the parties and informed the drafting of further revised Heads of Terms
- **Heads of Terms were agreed on 9 July 2024.**

#### **LANDOWNER ENGAGEMENT (2021 to 2024)**

- The Applicant has been in regular correspondence with the Landowner and their agents since March 2021. **Site meetings** were initially held in **March 2021 and September 2021**, where the Landowner expressed concerns about the severance of fields as well as use of the driveway as a construction access.
- The Applicant then met with **the Landowner on site again in March 2022.**
- The Applicant corresponded with the Landowner and their agent through 2022 and 2023 regarding survey access and attempts to progress the Heads of Terms. This is listed in the engagement tracker extract below.

#### **ALTERNATIVE OPERATIONAL ACCESS – REVIEWED AT THE LANDOWNERS REQUEST**

- The Landowner put forward an amended operational access in meetings in March 2021 and September 2021, which the Applicant amended in response, demonstrating meaningful engagement.

#### **IMPACT ON LAND INTEREST**

- The Land Interest owns pasture land affected by the proposed Rampion 2 cable route which is arranged in paddocks for equine use.
- In addition, the access to the residential aspect of the Landowner's Holding and their equestrian facilities is **proposed permanent operational access**

#### **IMPLICATIONS OF IMPACT**

- **Temporary** loss of grazing and severance over pasture land arranged as paddocks for equine use
- Driveway to residential property and equine paddocks affected by operational access.

#### **PROPOSED MITIGATION**

- **Mitigation to be included where possible with crossing points/ accesses/ fencing in regards to severance**
- **Operational access amended in response to Landowner's request to be more suitable for the Landowner**

#### **OUTSTANDING ISSUES DELAYING CONCLUSION OF VOLUNTARY AGREEMENT**

- **The Applicant has agreed Heads of Terms with the Landowner.**
- **The Applicant understands there are no outstanding issues, other than obtaining solicitor's details.**

CJ Negotiations/Contact Summary	Date of Contact	Method of Contact
Introductory project letter from Carter Jonas Land Referencing	24/11/2020	Letter
Call with Richard Fearnall (RF) and Benjamin Leathers to discuss scheme, RF sends email to confirm	11/02/2021	Telecom
RF requests site meeting	16/02/2021	Email
RF requests site meeting	23/02/2021	Email
Site meeting - RF and BL attended	26/02/2021	Site Meeting
RF sent survey licence to BL	04/03/2021	Email
RF sent survey details to BL	10/03/2021	Email
Response from BL requested licence to be sent again, RF sent licence	11/03/2021	Email
Signed licence received from BL	11/03/2021	Email
Site Meeting - Ben Leathers & Will Gullett (WG) - intro meeting	19/03/2021	Site Meeting
Nigel Abbott (NA) sends survey details	19/03/2021	Email
Lucy Tebbutt (LT) sends survey details	15/04/2021	Email
WG sends survey details to BL	11/05/2021	Email
Email correspondence re surveys	21/05/2021 - 16/06/2021	Email
Email correspondence re survey delay	21/06/2021	Email
Statutory letter - section 42	14/07/2021	Email
WG sends survey details to BL	15/07/2021	Email
WG requests site meeting, BL accepts	06/09/2021	Email
Site Meeting - Ben Leathers & WG regarding operational access points	09/09/2021	Site Meeting
WG sent survey details	30/09/2021	Email
WG informed BL that survey has been postponed	13/10/2021	Email
WG provides survey update, BL informs there is lots of water on the land	04/01/2022	Email
WG sent survey details	22/02/2022	Email
WG sent further survey details	01/03/2022	Email
Site Meeting – Lucy Tebbutt (LT) & WG with Ben Leathers Talked about different route options for operational access/ Walked the potential options	17/03/2022	Site Meeting
WG sent further licence to BL	25/03/2022	Email
WG sent survey details, BL accepts	30/03/2022	Email
Chaser from WG re survey licence	13/04/2022	Email
Further chaser from WG to BL	26/04/2022	Email
Signed licence received from landowner, further correspondence re licence and surveys	03/05/2022 - 12/05/2022	Email
Email correspondence with landowner re survey licence	07/06/2022 - 08/06/2022	Email
WG sends survey details to BL who responds	15/06/2022	Email
WG email to landowner regarding railway line	20/06/2022	Email
Chaser to BL re above email	30/06/2022	Email
BL confirms direct access can be made from the farm	18/07/2022	Email

Statutory letter - section 42	14/10/2022	Email
WG sends survey details	26/10/2022	Email
Consultation response from Rowan Allan (RA)	28/11/2022	Consultation Response
Further survey licence sent to landowner	14/12/2022	Email
Call with BL re survey access on verbal basis agreed	20/03/2023	Telecom
Call with BL re operational access preferences	25/04/2023	Telecom
KEY TERMS ISSUED - email with Key Terms sent to BL and RA	22/05/2023	Key Terms Issued
WG call with BL regarding occupiers on his farm. BL confirmed occupier details	20/06/2023	Telecom
Email notifying landowner that the DCO has been submitted	14/08/2023	Email
Statutory letter - section 56	25/09/2023	Email
LT emails BL re surveys and licence, BL responds on 17/10 and states he has some queries	16/10/2023	Email
LT call with BL to discuss queries	17/10/2023	Email
LT sent update on BL concerns and issued licence	26/10/2023	Email
LT sends table to RA re key terms	31/10/2023	Email
LT sends table to RA re key terms and requests update	20/12/2023	Email
LT requests update from RA	13/02/2024	Email
Further chaser from LT to RA	20/03/2024	Email
Chaser Letter Sent by LT to BL	22/03/2024	Letter
Copy of chaser letter sent to RA	25/03/2024	Email
Email sent- Requesting response on Heads of Terms and meeting	25/04/2024	Email
Email received from BL suggesting discussions with RA	26/04/2024	Email
Email sent to BL and RA requesting on-line meeting to progress HOTs negotiations	30/05/2024	Email
Email from RA requesting on-site visit	30/05/2024	Email
Email sent to BL and RA requesting dates for meeting to progress HOTs negotiations	30/05/2024	Email
RA requested on site meeting. LT requested suitable dates	30/05/2024	Email
Agent's Fees Clarification Letter Sent	06/06/2024	Letter
Email from RA suggesting 12th June meeting BL and LT	10/06/2024	Email
LT chased RA to fill in key terms table	10/06/2024	Email
Site meeting – Vicky Portwain (VP), LT, RA and BL attended	12/06/2024	Site Meeting

Meeting with landowners agent – Held at their office		Site Meeting at agent's offices
LT sent RA updated table with actions	21/06/2024	Email
Revised Key Terms Package Sent by LT Via Post	25/06/2024	Letter
Email to RA with Revised Key Terms Attached with actions commentary pertinent to BL	27/06/2024	Email
Email to BL and RA circulating digital copy of Revised HOTS answering queries put forward and confirming timelines for agreement	02/07/2024	Email
Email from RA confirming meeting with BL	05/07/2024	Email
Online Teams meeting with RA to discuss Heads of Terms Followed by various emails on 9 July 2024 to agree points within the Heads of Terms	08/07/2024	Online Teams Meeting Followed by Emails
Email correspondence from RA confirming Heads of Terms are agreed	09/07/2024	Email/ Telecom
Email from LT to RA with comments regarding the Heads of Terms	25/07/2024	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.