

# **Rampion 2 Wind Farm Category 4: Compulsory Acquisition Land Engagement Reports: Network Rail Infrastructure Limited**

**Date: August 2024  
Revision A**

Application Reference: 4.6.17  
Pursuant to: The Infrastructure Planning (Examination Procedure)  
Rules 2010, Rule 8(1)(c)(i)  
Ecodoc Reference: 005279374-01



## 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>	Network Rail Infrastructure Limited	<b>URN on LRT:</b>	<b>034</b>
<b>AGENT:</b>	<b>David Bradshaw (NRIL), Jonathan Sinclair</b>	<b>Relevant Rep Ref:</b>	RR-266
<b>PROPERTY NAME:</b>		<b>Written Rep Ref:</b>	REP1-060
<b>LAND INTEREST:</b>	Category 1 and Category 2 9. Cable installation works. 15. Operational access.	<b>PLOT No:</b>	3/4, 3/18, 3/23, 3/24
<b>STATUS</b>			
<p>The Rampion 2 export cable route as proposed crosses land owned by Network Rail near Little Hampton. The railway line in question is the Coastway line.</p> <p>The Applicant has been in discussions with Network Rail for some time and has sought to address the concerns raised. In addition to the physical railway infrastructure a nightingale nesting site is also located in close proximity to the western boundary of the order limits adjacent to the Three Bridges to Havent via Horsham line.</p> <p>The Applicant has engaged with Network Rail on its internal processes to obtain business and technical clearance, sought to agree protective provisions, agree a Basic Asset Protection Agreement and negotiate a voluntary land agreement.</p> <p>The Applicant has provided outline engineering details of its approach to the crossing of Network Rail's land and infrastructure and further detail will be provided through the detailed design phase.</p> <p>For the voluntary land agreement Network Rail suggested the same approach as that taken for Rampion 1 and the Applicant has agreed Heads of Terms on this basis subject to financial approval by the Applicant of the easement payment. Network Rail have worked positively with the Applicant and agreement is expected between parties in the near future.</p>			
<b>NEGOTIATIONS FOR VOLUNTARY ACQUISITION OF RIGHTS</b>			
<ul style="list-style-type: none"> <li>• <b>Heads of Terms were issued in July 2023</b> with the preferred route of the landowner and the <b>previous agent confirmed that the Land Interest would like to work collaboratively</b> with the Applicant to agree terms.</li> <li>• <b>Site meeting in Sept-2023</b> to work collaboratively on outstanding issues.</li> <li>• The Applicant sent the <b>Land Interest a Letter in March 2024</b> regarding feedback on the Heads of Terms/ concerns over.</li> <li>• The land interests' agent retired in April 2024, and the Applicant has been working with the new agent (Chris Topping) on remaining items.</li> <li>• Applicant sent over <b>updated HOTS in April 2024, and held meetings 18 June 2024, 5 July, 15 July, 30 July</b> <b>To which the Land Interest responded in May 2024</b>, the Applicant is currently compiling their feedback.</li> </ul>			
<b>PROGRESS OF NEGOTIATIONS TO ACQUIRE LAND RIGHTS FOLLOWING CAH 1</b>			
<ul style="list-style-type: none"> <li>• <b>Meetings held with the land interest's agent on 18 June 2024, 5 July, 15 July, 30 July.</b></li> <li>• <b>Updated HOTS with amended commercial offer 18 July 2024</b></li> </ul>			
<b>LANDOWNER ENGAGEMENT (2021 to 2024)</b>			
<ul style="list-style-type: none"> <li>• The Applicant has been in regular correspondence with the Land Interest and their agents since January 2021. <b>Site meetings</b> were initially held in <b>February 2021 and August 2021</b>, where the Land Interest expressed concerns about the severance of fields as well as use of the driveway as a construction access.</li> </ul>			
<b>ALTERNATIVES – REVIEWED AT THE LANDOWNERS REQUEST</b>			
<ul style="list-style-type: none"> <li>• Subsequently, a change request was progressed and the route was amended to take a route towards the edge of the field to minimise severance. The construction access was also amended to exclude the majority of the driveway and these amendments <b>were presented at a site meeting in May 2022.</b></li> </ul>			
<b>ALTERNATIVE CONSTRUCTION ACCESS – REVIEWED AT THE LANDOWNERS REQUEST</b>			
<ul style="list-style-type: none"> <li>• The Land Interest also put forward an alternative location for the construction access which was reviewed and <b>not taken forward for consultation on the basis of highways considerations.</b> The rationale for this was presented verbally at a consultation event and in a <b>Letter in January 2024 and summarised in RR-258</b></li> </ul>			
<b>IMPACT ON LAND INTEREST</b>			
<ul style="list-style-type: none"> <li>• The cable route is intended to pass under the West Coastway Line to the west of Brook Barn Farm near Little Hampton.</li> </ul>			
<b>IMPLICATIONS OF IMPACT</b>			

- It is intended that Horizontal Directional Drilling (HDD) will be used to avoid surface works and disturbance to the railway.

#### PROPOSED MITIGATION

- Mitigation to be included where possible with crossing points/ accesses/ fencing
- Route to a compensation claim in respect of the occupier of the land – any action by the applicant that inhibits operation of the railway line though this is very remote.
- HDD is proposed to take the cable underneath the railway avoid any disturbance to the operation of the railway.

#### OUTSTANDING ISSUES DELAYING CONCLUSION OF VOLUNTARY AGREEMENT

- The financial nature of the agreement is the final matter the applicant is seeking to agree

CJ Negotiations/Contact Summary	Date of Contact	Method of Contact
RF sends email to Gregg Kelly requesting contact details to discuss scheme	24/09/2024	Email
GK copied in surveyors for the route	25/09/2024	Email
RF requested call with NR surveyors	25/09/2024	Email
Correspondence between Wood, CJ and Network Rail regarding 'kick-off' meeting	28/09/2020 - 05/10/2020	Email
RF sent meeting agenda to NR	16/10/2020	Email
Meeting did not go ahead, Stephen Sprei requested solicitors details and requested costs to be covered. Also confirmed contacts for progression of ASPRO and Property Agreements	20/10/2020	Email
RF emailed SS and requested plan of ownership	22/10/2020	Email
Enquiry questionnaire sent from RWE to NR	30/10/2020	Email
RF sends solicitors details	12/11/2020	Email
NR close enquiry as RWE not ready to progress	13/11/2020	Email
RF requested call to discuss comments from other NR team members	17/11/2020	Email
SS asked who had been approached, and asked for provisions to stop conflict of interest	20/11/2020	Email
RF sent comments on Col and requested call to discuss scheme	07/01/2021	Email
RF requested call with SS	20/02/2021	Email
AT emails NR to request RFI return	06/04/2021	Email
Jess Sanderson requested AT to fill out initial enquiry questionnaire	06/04/2021	Email
SD emails confirming timetable for submission of DCO	12/07/2022	Email
Confirmation of appointment of Dentons to deal with PPs received	16/11/2022	Email
Email establishing communication lines for the submission of ASPRO Questionnaires	22/11/2022	Email
Consultation response received by RWE	25/11/2022	Email
Email received confirmation on Contact dealing with Property Agreement	14/12/2022	Email
Email received regarding cost undertakings	28/02/2023	Email
SS sent SMI forms to SD with questions and fees	18/10/2023	Email
SD confirms DCO accepted and sent query re payment	18/10/2023	Email

# Carter Jonas

SS requests SMI forms from SD	31/10/2023	Email
SD sent forms and plan	31/10/2023	Email
SS requested plans be sent with separate plot numbers, SD sent DCO land plan	01/11/2023	Email
SS requested update on SMI forms	06/11/2023	Email
SD sent SMI forms to SS	07/11/2023	Email
SS sent ecological impact and requested call to discuss	22/12/2023	Email
SD emails update on ecology query re ground nesting birds	05/01/2024	Email
Agent's Fees Clarification Letter Sent Via Post	03/07/2024	Letter
Virtual meeting held to discuss terms	05/07/2024	Meeting (Virtual)
Virtual meeting held to discuss terms	30/07/2024	Meeting (Virtual)

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.