

Rampion 2 Wind Farm

Category 4:

Compulsory Acquisition

Land Engagement Reports:

Karen Henderson

Date: August 2024

Revision A

Application Reference: 4.6.77

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

Ecodoc Reference: 005279626-01



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:	Karen Henderson	URN on LRT:	128
AGENT:	N/A	Relevant Rep Ref:	N/A
PROPERTY NAME:	Land on the east side of Wineham Lane 0.26 acres within DCO Order Limits (potentially affected by scheme)	Written Rep Ref:	N/A
LAND INTEREST:	Category 1/2 13. Temporary Construction Access 19. Onshore connection work	PLOT No:	34/5, 34/6, 34/17
<p>STATUS</p> <p>The Applicant has consulted with the Landowner since June 2021. The Landowner owns pasture land which is affected by the proposed onshore connection works (Plot 34/17) as well as rights of access over Wineham Lane (Plot 34/5 & 34/6). The proposed construction methodology in this location is Horizontal Directional Drilling (HDD).</p> <p>Site meetings were held in November 2021 and October 2022 where the Applicant outlined the project's proposals, and addressed the Landowner's concerns surrounding project timescales.</p> <p>Heads of Terms were issued on the 6 June 2024 and revised Heads of Terms on 25 June 2024. A teams meeting was held with the Landowner on the 26 July 2024 to agree the Heads of Terms which were received by email following the meeting.</p>			
<p>NEGOTIATIONS FOR VOLUNTARY ACQUISITION OF RIGHTS</p> <ul style="list-style-type: none"> The Applicant has met with the land interest on a number of occasions to outline the impact of the project on her landholdings. Following design changes and the confirmation of the substation site, it was communicated to the land interest by letter on 13 July 2022 that her land would be impacted by the proposed cable route. Heads of Terms were issued on the 25 June 2024. The Applicant contacted the Landowner via telephone on the 8 July 2024 and the Landowner confirmed they had no objection to the rights being sought from them or the project. The Applicant has received signed terms on the 26 July 2024. 			
<p>PROGRESS OF NEGOTIATIONS TO ACQUIRE LAND RIGHTS FOLLOWING CAH 1</p> <ul style="list-style-type: none"> Heads of Terms were issued on the 6 June 2024. Revised Heads of Terms were issued on the 25 June 2024. A Letter was sent on 8 July 2024 to confirm the project's position in relation to fees for professional advice. The Applicant made contact with the Landowner on the 8 July 2024 who confirmed they had no objection to the project or rights being sort from them. The Applicant will arrange instruct their solicitors to issue the draft Option and Easement once the Landowner has confirmed who they have appointed as their solicitor. 			
<p>LANDOWNER ENGAGEMENT (2021 to 2024)</p> <ul style="list-style-type: none"> The Applicant has been in correspondence with the Landowner since June 2021. Meetings were held in November 2021 (on a Teams call) and October 2022 (in person on site), where the Applicant outlined the project's proposals, and the Applicant addressed the Landowner's concerns surrounding project timescales. 			
<p>IMPACT ON LAND INTEREST</p> <ul style="list-style-type: none"> The Landowner owns pasture land affected by the proposed Rampion 2 cable route. The proposed construction methodology in this location is HDD. <p>IMPLICATIONS OF IMPACT</p> <ul style="list-style-type: none"> The proposed construction methodology is HDD and there is no anticipated impact above ground in this location. 			
<p>PROPOSED MITIGATION</p> <ul style="list-style-type: none"> No anticipated above ground impacts as a result of HDD. Noise surveys to be arranged adjacent to the proposed HDD pit where sensitive receptors are identified. 			

OUTSTANDING ISSUES DELAYING CONCLUSION OF VOLUNTARY AGREEMENT

- The Applicant has received signed Heads of Terms from the land interest.

CJ Negotiations/Contact Summary	Date of Contact	Method of Contact
Introductory project letter from Carter Jonas (CJ) - Land Referencing.	24.11.2020	Letter
Letter posted re dormouse tubes surveys to take place	01.04.2021	Letter
Email correspondence re project and access for surveys between CJ and Karen Henderson (KH).	16.06.2021	Email
Request for land ownership information reminder letter posted	10.06.2021	Letter
s.42 letter posted	14.07.2021	Letter
Will Gullett (WG) emails KH re organising site meeting	22.09.2021	Email
WG emails KH re various surveys and requests a site meeting	01.10.2021	Email
Correspondence between WG and KH re surveys and signing licence	04.10.2021	Email
Email correspondence re signed licence received, payment form to be completed etc. WG to KH.	19.10.2021	Email
Correspondence between WG, Lucy Tebbutt (LT), Fraser Duncan and Karen Henderson organising virtual meeting	21.10.2021	Email
WG emails KH a copy of her completed licence	27.10.2021	Email
Virtual meeting with FD and LT	03.11.2021	Online Teams Meeting
LT sends follow up email to FD	04.11.2021	Email
Correspondence between WG, LT, EV and KH with provision of payment information form	28.02.2022	Email
Correspondence between WG and KH re surveys	25.05.2022	Email
General update letter posted regarding Substation decision	13.07.2022	Letter
WG requesting meeting with KH	14.07.2022	Email
Correspondence between WG and KH - site meeting	16.08.2022	Email
Correspondence between WG and KH -site meeting	06.10.2022	Email
Site Meeting between Karen Henderson, LT & WG. Project overview, programme and issues arising.	06.10.2022	Site Meeting
WG follow up email to KH following site meeting and chaser of payment form	07.10.2022	Email
s.42 letter posted	14.10.2022	Letter
s.42 letter posted	26.04.2023	Letter
Email to landowner detailing that the DCO has now been submitted	14.08.2023	Email
S.56 letter posted	25.09.2023	Letter
Toby Swindells (TS) of CJ emails Karen Henderson attaching the heads of terms	06.06.2024	Email
Karen Henderson responds being broadly supportive of the project	06.06.2024	Email
Toby Swindells emails confirming survey payment issued November 2022	18.06.2024	Email
LT emails Karen Henderson to request a date for a site meeting	19.06.2024	Email
KH responds to LT email	19.06.2024	Email

Revised Key Terms Letter Sent	25.06.2024	Letter
Email to Karen Henderson requesting feedback on revised HOTS	02.07.2024	Email
Letter issued to Karen Henderson outlining position on professional fees associated with the project	08.07.2024	Letter
Teams meeting with Karen Henderson to agree the Heads of Terms. Signed Heads of Terms were sent over via email after the call.	26.07.2024	Online Teams Meeting

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.